

September 2022 Housing Market Report

Breckland

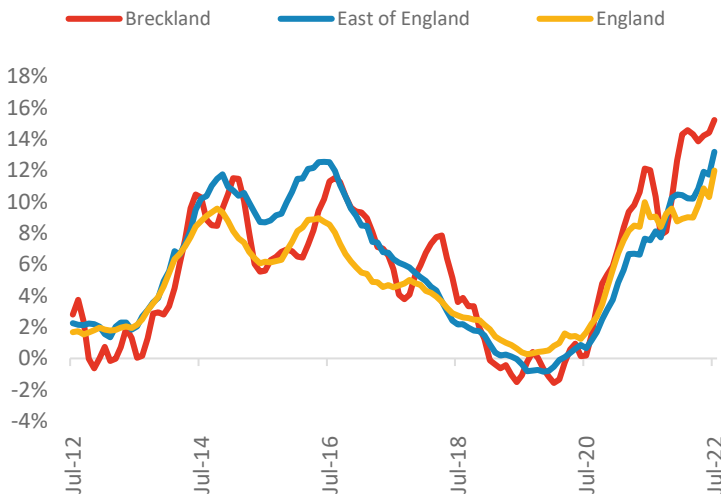
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	Current level	3 month	Annual	5 year	10 year
House prices	£288,691	1.4%	15.2%	32.5%	81.6%
Transactions	2,183	-14.7%	-17.4%	-13.6%	15.3%

House Prices (July 2022 data)

Annual Change in House Prices

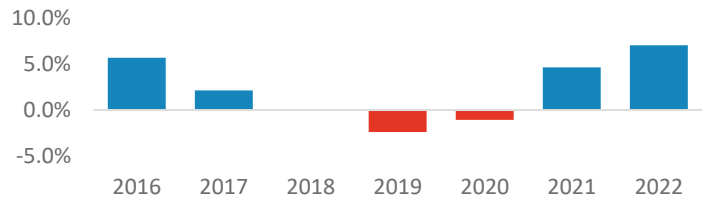


House prices in Breckland grew by 15.2% in the 12 months to July 2022 (based on 3-month smoothed data). By comparison national house prices grew by 12.0% and prices in the East of England grew by 13.2% over the same period.

Breckland house prices are now 57.3% above their previous peak in 2007, compared to +69.4% for the East of England and +57.1% across England.

Local prices have grown by 7.1% in 2022 so far, compared to growth of 4.7% over the same period last year.

Year-To-Date Change in House Prices, December to July

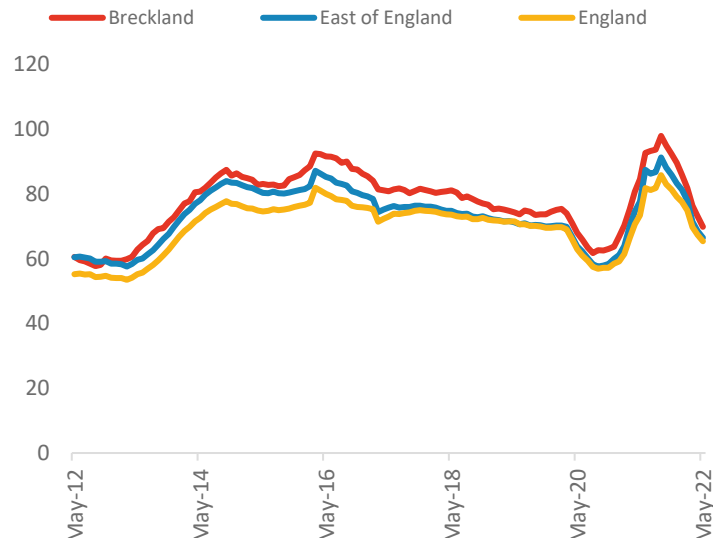


Transactions (May 2022 data)

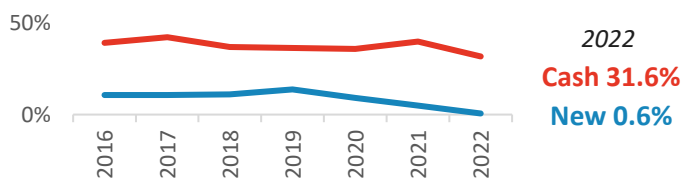
There were 2,183 transactions in Breckland during the 12 months to May 2022. This is 70% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Breckland have fallen by 19.1% since 2014, compared to changes of -20.3% for the East of England and -14.9% for England.

Annual Transactions, Indexed (2001-05 average = 100)



Cash and New Build Sales as % of Total, by Year*



* The latest data here is subject to the 'Land Registry Lag'. For more details:

<https://builtplace.com/digging-deeper-land-reg-lag-coronavirus/>

Note: These transaction counts do not include those identified as transfers under a power of sale/repossessions, buy-to-lets (where they can be identified by a mortgage), and transfers to non-private individuals.