

## Central Bedfordshire

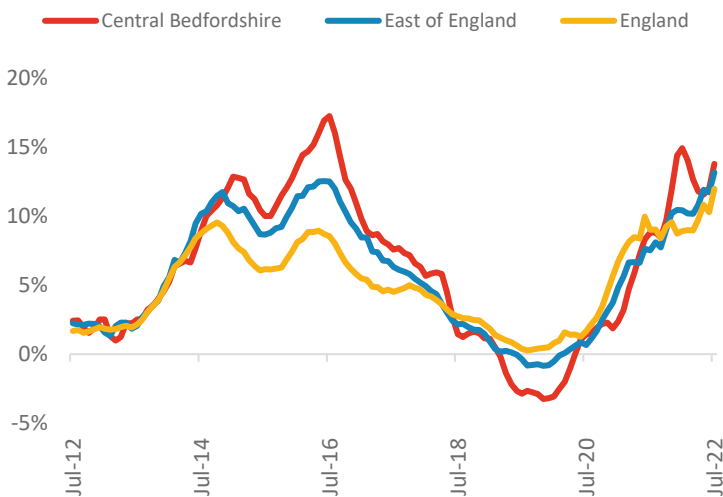


Powered by: **BuiltPlace**

	Current level	3 month	Annual	5 year	10 year
House prices	£384,500	4.3%	13.8%	23.8%	91.9%
Transactions	4,763	-18.5%	-18.2%	-13.9%	20.2%

### House Prices (July 2022 data)

#### Annual Change in House Prices

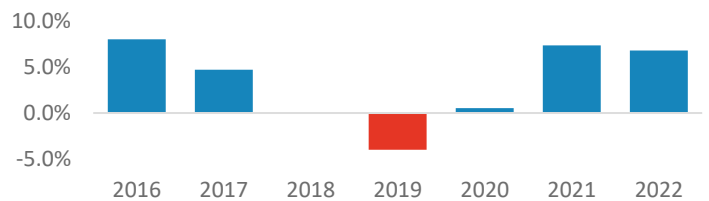


House prices in Central Bedfordshire grew by 13.8% in the 12 months to July 2022 (based on 3-month smoothed data). By comparison national house prices grew by 12.0% and prices in the East of England grew by 13.2% over the same period.

Central Bedfordshire house prices are now 69.9% 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 6.8% in 2022 so far, compared to growth of 7.4% over the same period last year.

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

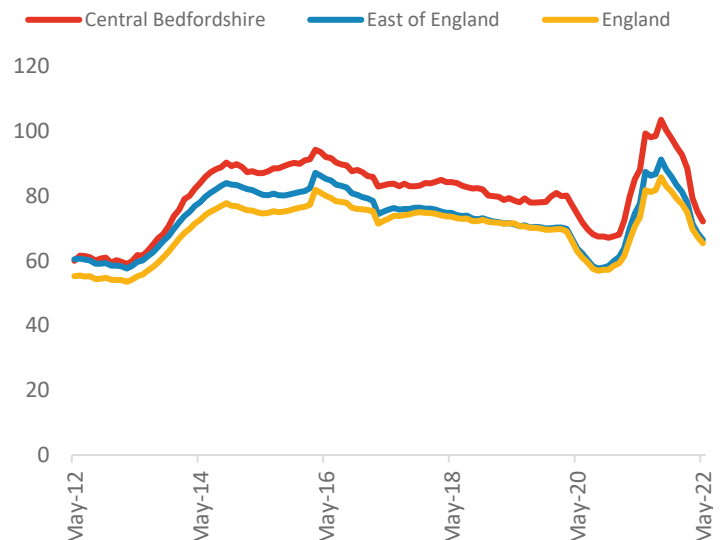


### Transactions (May 2022 data)

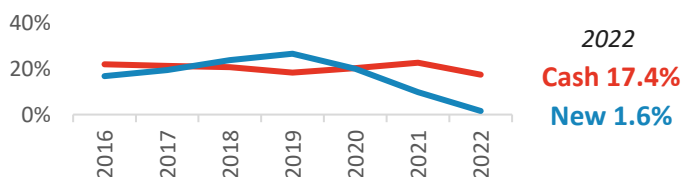
There were 4,763 transactions in Central Bedfordshire during the 12 months to May 2022. This is 72% of the average from 2001-05 and suggests activity is below pre-downturn levels.

Transactions in Central Bedfordshire have fallen by 19.8% 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.