

# February 2023 Housing Market Report

## Broadland

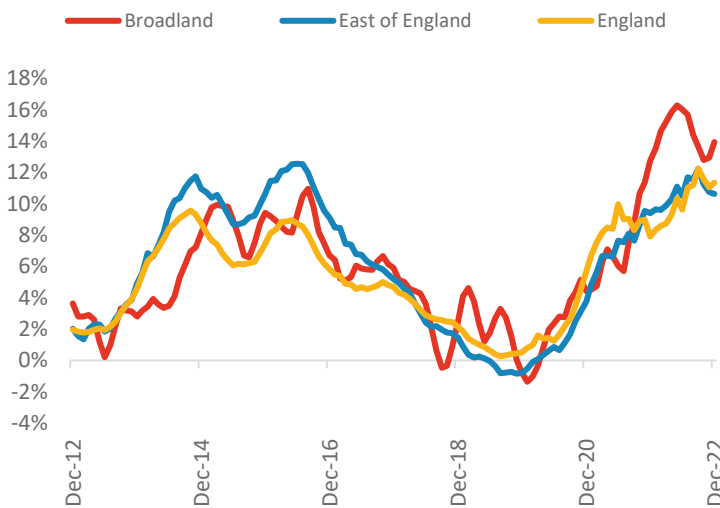
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	Current level	3 month	Annual	5 year	10 year
House prices	£356,919	4.1%	13.9%	36.4%	87.5%
Transactions	2,002	-1.0%	-25.7%	-18.0%	9.8%

### House Prices (December 2022 data)

#### Annual Change in House Prices

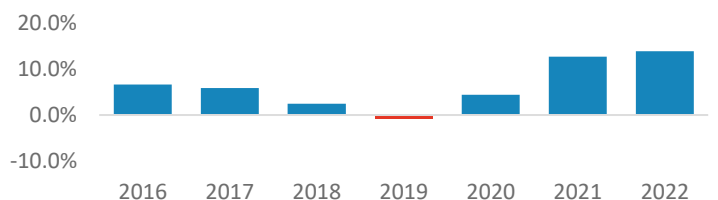


House prices in Broadland grew by 13.9% in the 12 months to December 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the East of England grew by 10.6% over the same period.

Broadland house prices are now 71.9% above their previous peak in 2007, compared to +74.0% for the East of England and +61.9% across England.

Local prices have grown by 13.9% in 2022 so far, compared to growth of 12.8% over the same period last year.

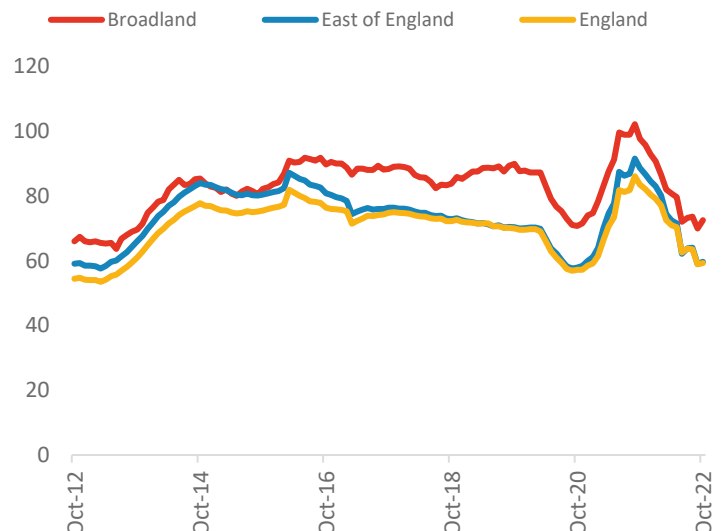
#### Year-To-Date Change in House Prices, December to December



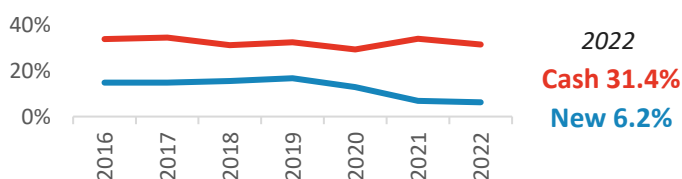
### Transactions (October 2022 data)

There were 2,002 transactions in Broadland during the 12 months to October 2022. This is 72% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Broadland have fallen by 12.5% since 2014, compared to changes of -28.4% for the East of England and -22.8% 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.