October 2026 Housing Market Report

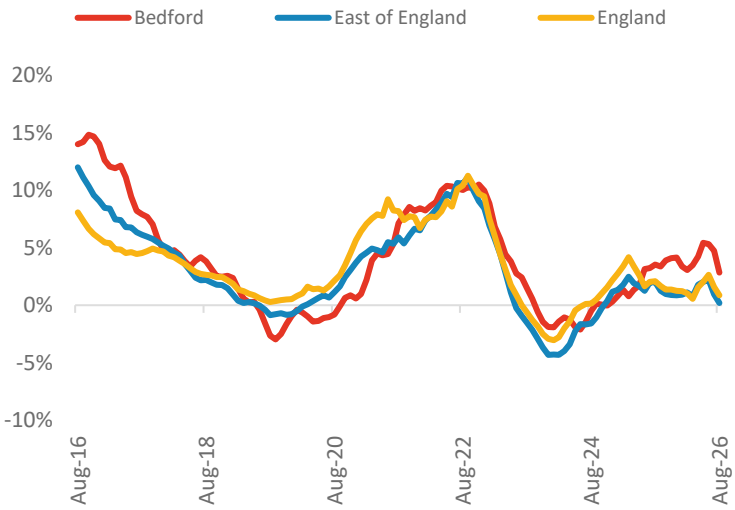
Bedford

Powered by: **BuiltPlace**

	Current level	3 month	Annual	5 year	10 year
House prices	£330,462	0.0%	2.8%	18.3%	37.2%
Transactions	2,155	-3.2%	-19.7%	-40.3%	-33.7%

House Prices (August 2026 data)

Annual Change in House Prices

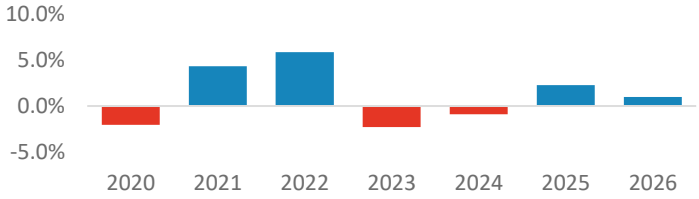


House prices in Bedford grew by 2.8% in the 12 months to August 2026 (based on 3-month smoothed data). By comparison national house prices grew by 0.9% and prices in the East of England grew by 0.2% over the same period.

Bedford house prices are now 72.1% above their previous peak in 2007, compared to +62.6% for the East of England and +59.3% across England.

Local prices have grown by 1.0% in 2026 so far, compared to growth of 2.3% over the same period in 2025.

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

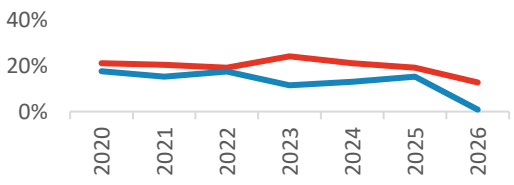


Transactions (June 2026 data)

There were 2,155 transactions in Bedford during the 12 months to June 2026. This is 59% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

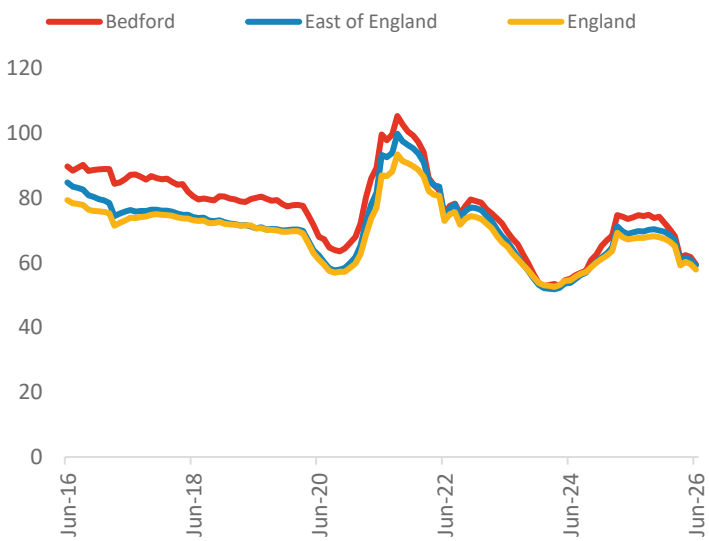
Transactions in Bedford have fallen by 30.9% since 2014, compared to changes of -29.0% for the East of England and -24.7% for England.

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



2026
Cash 12.7%
New 0.8%

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



** 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.

Source: UK House Price Index, Contains HM Land Registry data © Crown copyright