October 2026 Housing Market Report

Norwich

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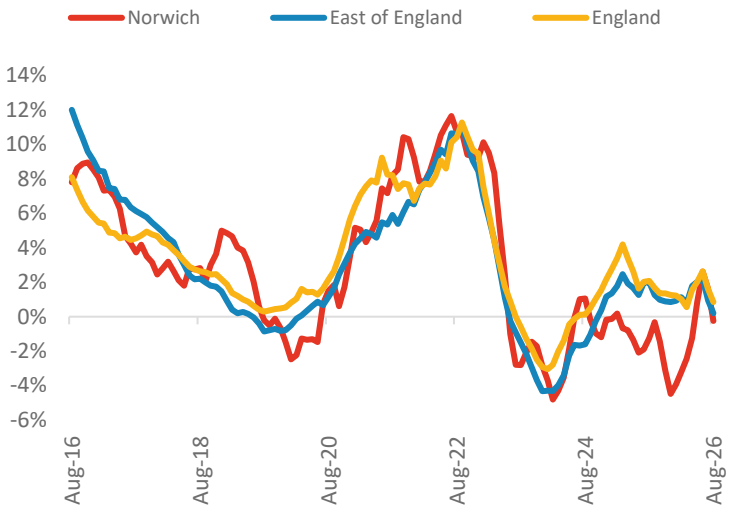
	Current level	3 month	Annual	5 year	10 year
House prices	£227,535	0.0%	-0.2%	7.1%	25.3%
Transactions	1,754	0.3%	-11.4%	-24.2%	-28.5%

House Prices (August 2026 data)

Annual Change in House Prices

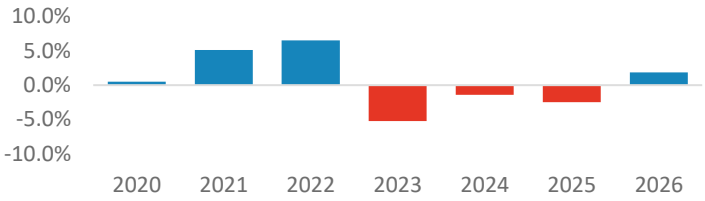


House prices in Norwich fell by 0.2% in the 12 months to August 2026 (based on 3-month smoothed data). By comparison national house prices grew by 0.9% and prices in the East of England grew by 0.2% over the same period.

Norwich house prices are now 43.0% 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 1.8% in 2026 so far, compared to a fall of 2.5% over the same period in 2025.

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

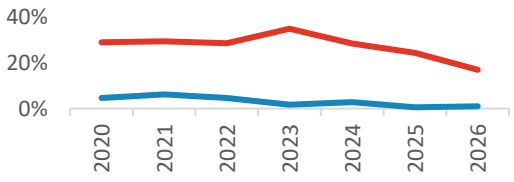


Transactions (June 2026 data)

There were 1,754 transactions in Norwich 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.

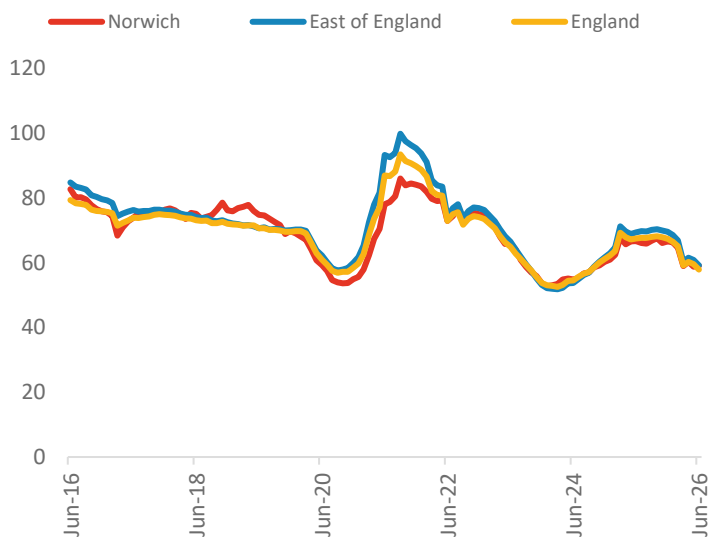
Transactions in Norwich have fallen by 29.8% since 2014, compared to changes of -29.0% for the East of England and -24.7% for England.

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



2026
Cash 16.9%
New 0.9%

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