

Market snapshot

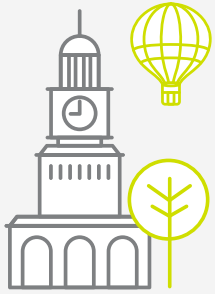
Sudbury



BOYDENS

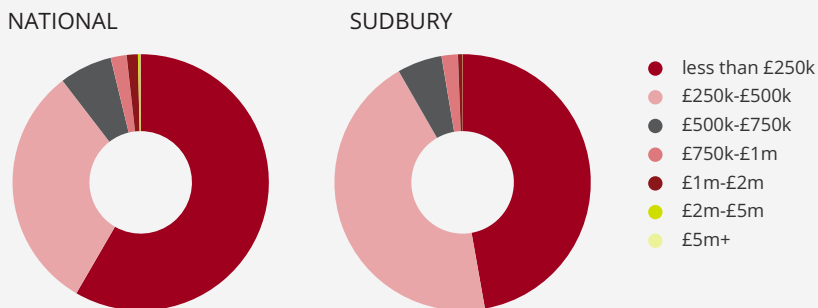
Built on service and trust

LOCAL MARKET ROUND UP



Over the last 12 full months there have been **1,092 sales** in Sudbury. This is a **-9%** change on the previous 12 month period. The average sales price was **£261,961**.

Transactions by price band over the last 12 months



House price growth over 1 year and 5 years



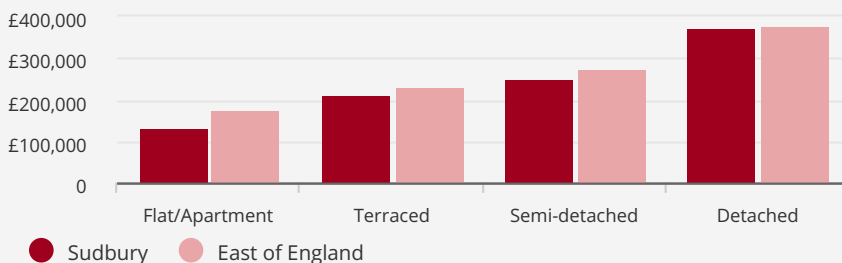
Top transaction in last 3 months

£950,000

CHURCH WALK
CO10



Average prices over last 12 months



Source: Dataloft, Land Registry

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NATIONAL MARKET

22 AUGUST 2017



We bring you the latest trends in the UK's housing market, with a detailed focus on Sudbury.

House prices

Average house prices across the UK rose by 4.9% in the 12 months to June, slightly lower than the 5.0% rate recorded in the 12 months to May. Annual growth remains strongest in the East and East Midlands where prices have increased by 7.2% and 7.1% respectively.

Economy

Defying expectations of a rise, the rate of inflation remained at 2.6% in July. While the cost of clothing, food and utilities rose in the month, this was offset by a fall in fuel prices which kept inflation in check. Wages also rose more strongly than expected in the three months to June but higher than target inflation is still outstripping wage growth and putting a squeeze on household incomes.

Transactions

Residential property sales fell below 100,000 in June for the first time in six months according to data released by the HMRC. 96,910 transactions were completed in June 2017, 3.4% lower than in May. However, transaction levels between April and June are significantly higher than in 2016 and just 3.1% lower than during the height of the market in 2014.

We hope you find this briefing useful. We're ready to assist you with all your property needs and look forward to hearing from you.