

South Cambridgeshire

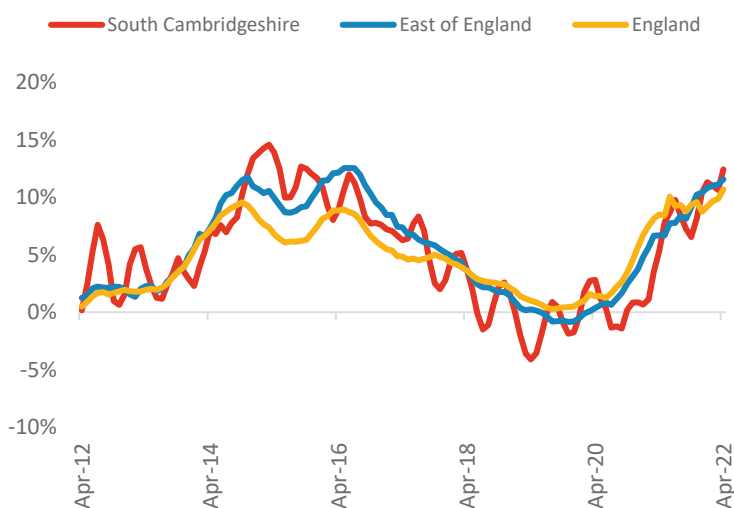


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	Current level	3 month	Annual	5 year	10 year
House prices	£456,952	4.8%	12.4%	21.1%	77.6%
Transactions	2,388	-14.3%	10.6%	0.7%	4.1%

House Prices (April 2022 data)

Annual Change in House Prices

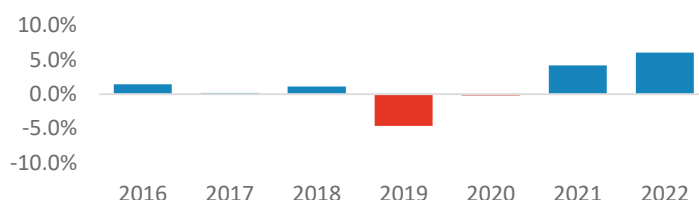


House prices in South Cambridgeshire grew by 12.4% in the 12 months to April 2022 (based on 3-month smoothed data). By comparison national house prices grew by 10.7% and prices in the East of England grew by 11.6% over the same period.

South Cambridgeshire house prices are now 66.5% above their previous peak in 2007, compared to +64.5% for the East of England and +52.7% across England.

Local prices have grown by 6.1% in 2022 so far, compared to growth of 4.2% over the same period last year.

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

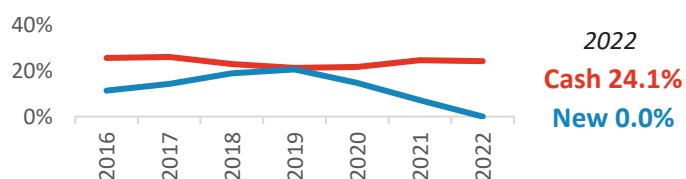


Transactions (February 2022 data)

There were 2,388 transactions in South Cambridgeshire during the 12 months to February 2022. This is 80% of the average from 2001-05 and suggests activity is below pre-downturn levels.

Transactions in South Cambridgeshire have fallen by 17.9% since 2014, compared to changes of -11.5% for the East of England and -7.7% for England.

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.

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

