

Epsom and Ewell

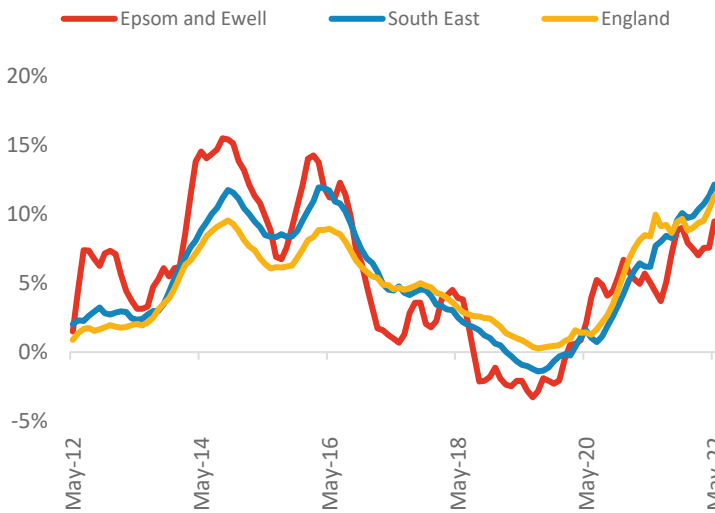
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	Current level	3 month	Annual	5 year	10 year
House prices	£544,173	3.2%	9.5%	19.6%	74.3%
Transactions	1,093	-21.6%	-11.4%	-10.8%	-12.3%

House Prices (May 2022 data)

Annual Change in House Prices

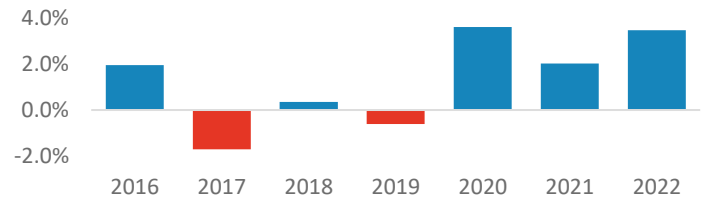


House prices in Epsom and Ewell grew by 9.5% in the 12 months to May 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the South East grew by 12.2% over the same period.

Epsom and Ewell house prices are now 68.5% above their previous peak in 2007, compared to +61.2% for the South East and +53.6% across England.

Local prices have grown by 3.5% in 2022 so far, compared to growth of 2.0% over the same period last year.

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

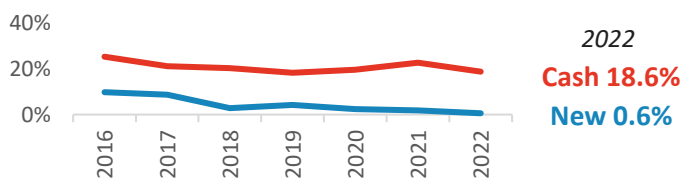


Transactions (March 2022 data)

There were 1,093 transactions in Epsom and Ewell during the 12 months to March 2022. This is 69% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Epsom and Ewell have fallen by 28.0% since 2014, compared to changes of -17.1% for the South East and -13.6% 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)

