

November 2022 Housing Market Report

Fenland

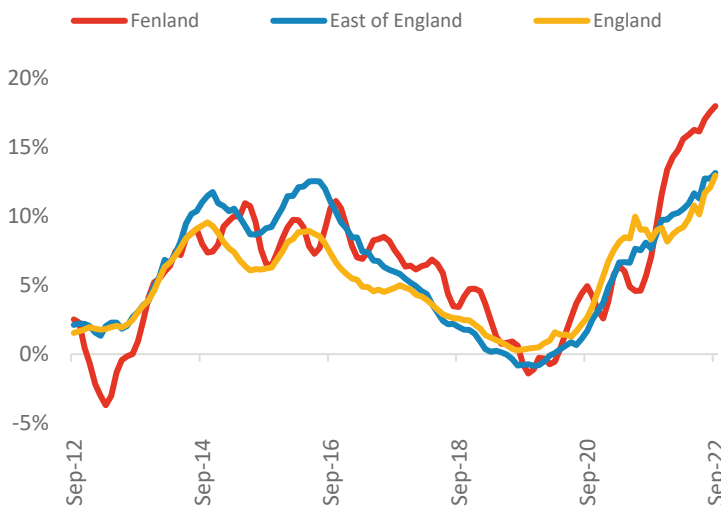
Powered by: **BuiltPlace**



	Current level	3 month	Annual	5 year	10 year
House prices	£248,276	5.0%	18.0%	36.2%	88.3%
Transactions	1,683	-11.0%	-15.6%	-16.5%	27.1%

House Prices (September 2022 data)

Annual Change in House Prices

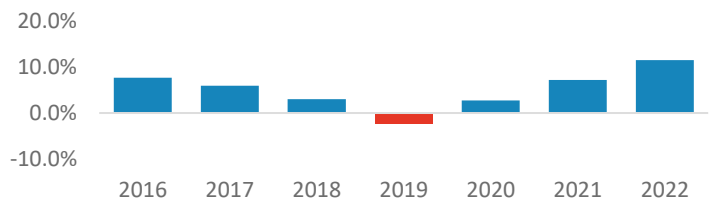


House prices in Fenland grew by 18.0% in the 12 months to September 2022 (based on 3-month smoothed data). By comparison national house prices grew by 13.0% and prices in the East of England grew by 13.2% over the same period.

Fenland house prices are now 60.2% above their previous peak in 2007, compared to +72.3% for the East of England and +60.8% across England.

Local prices have grown by 11.6% in 2022 so far, compared to growth of 7.2% over the same period last year.

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

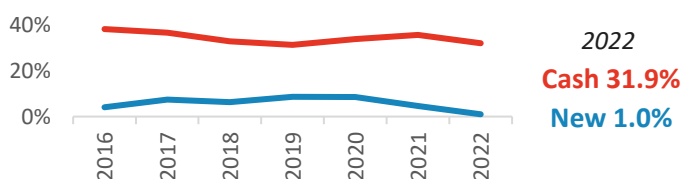


Transactions (July 2022 data)

There were 1,683 transactions in Fenland during the 12 months to July 2022. This is 62% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Fenland have fallen by 12.4% since 2014, compared to changes of -27.9% for the East of England and -21.9% 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)

