

## East Cambridgeshire

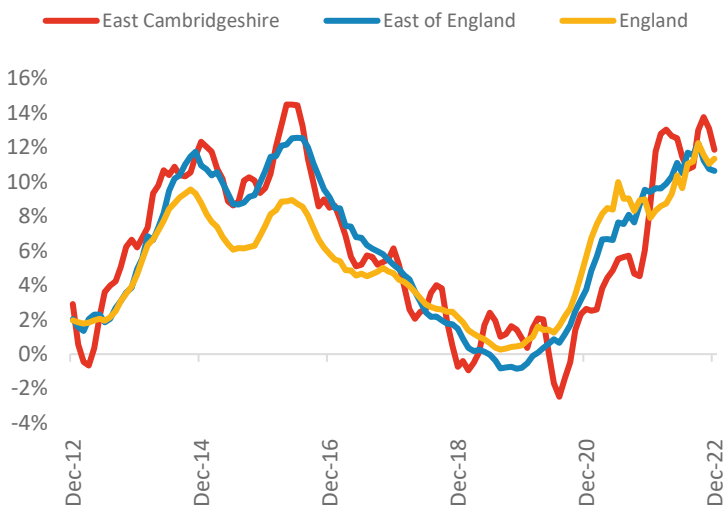


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|              | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £356,671      | 3.6%    | 11.9%  | 24.9%  | 88.2%   |
| Transactions | 1,160         | -5.8%   | -36.2% | -16.9% | -13.2%  |

### House Prices (December 2022 data)

#### Annual Change in House Prices

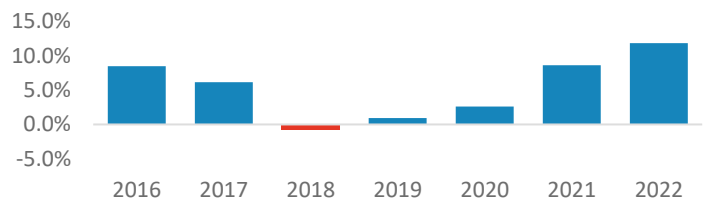


House prices in East Cambridgeshire grew by 11.9% in the 12 months to December 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the East of England grew by 10.6% over the same period.

East Cambridgeshire house prices are now 78.6% above their previous peak in 2007, compared to +74.0% for the East of England and +61.9% across England.

Local prices have grown by 11.9% in 2022 so far, compared to growth of 8.6% over the same period last year.

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

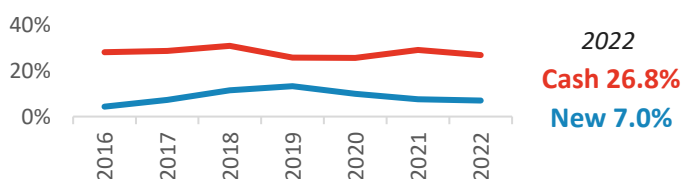


### Transactions (October 2022 data)

There were 1,160 transactions in East Cambridgeshire during the 12 months to October 2022. This is 57% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in East Cambridgeshire have fallen by 27.0% since 2014, compared to changes of -28.4% for the East of England and -22.8% 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)

