

## Epsom and Ewell

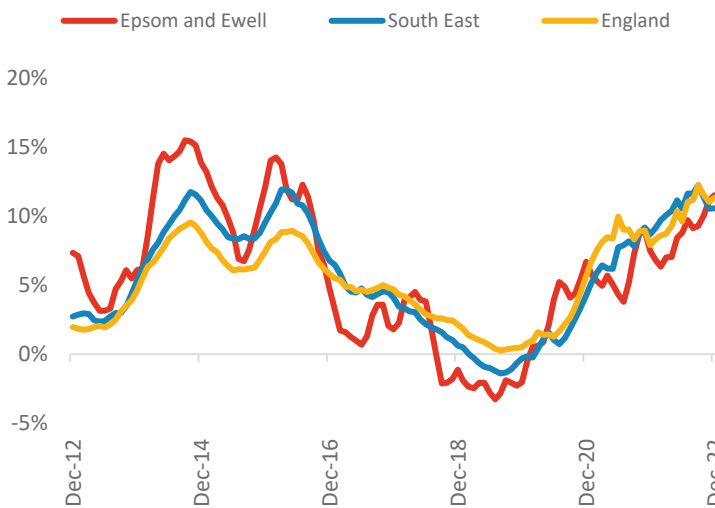
Powered by: **BuiltPlace**



	Current level	3 month	Annual	5 year	10 year
House prices	£564,307	3.6%	11.5%	23.9%	79.0%
Transactions	934	-4.8%	-38.6%	-23.3%	-25.8%

### House Prices (December 2022 data)

#### Annual Change in House Prices

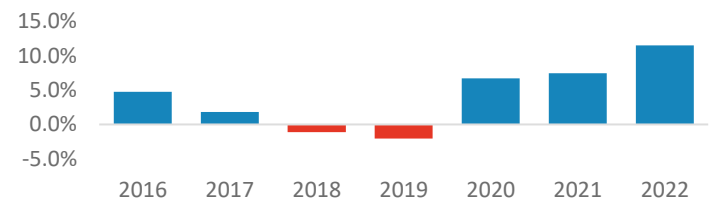


House prices in Epsom and Ewell grew by 11.5% in the 12 months to December 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the South East grew by 10.6% over the same period.

Epsom and Ewell house prices are now 80.8% above their previous peak in 2007, compared to +69.1% for the South East and +61.9% across England.

Local prices have grown by 11.5% in 2022 so far, compared to growth of 7.5% over the same period last year.

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

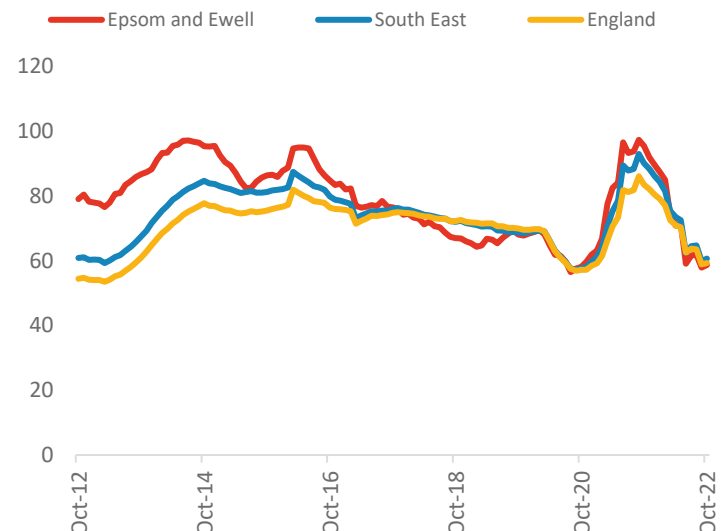


### Transactions (October 2022 data)

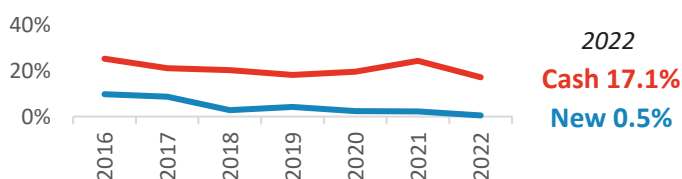
There were 934 transactions in Epsom and Ewell during the 12 months to October 2022. This is 59% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Epsom and Ewell have fallen by 38.5% since 2014, compared to changes of -27.5% for the South East and -22.8% for England.

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



#### 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.