

## South Cambridgeshire

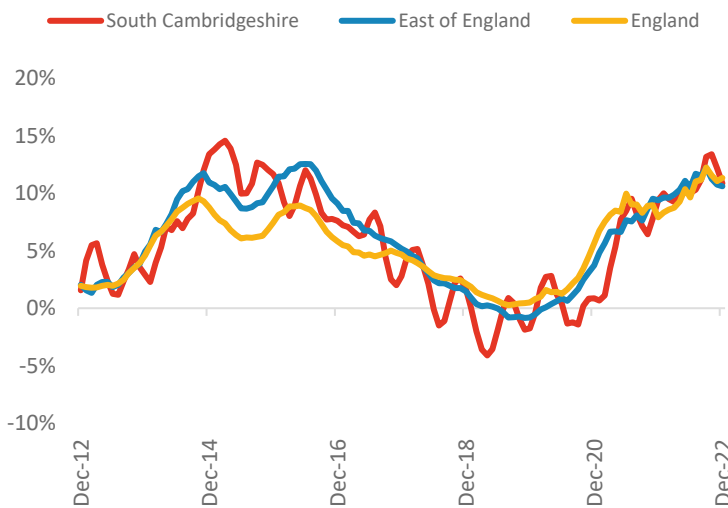


Powered by: **BuiltPlace**

	Current level	3 month	Annual	5 year	10 year
House prices	£462,297	1.2%	10.9%	22.3%	76.3%
Transactions	1,923	-8.2%	-33.9%	-20.1%	-13.2%

### House Prices (December 2022 data)

#### Annual Change in House Prices

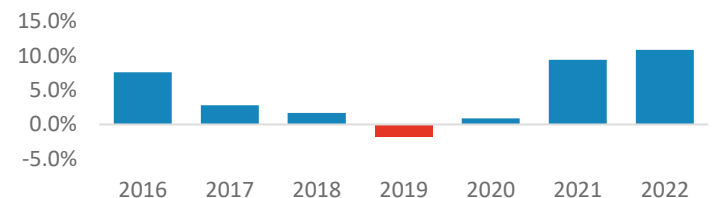


House prices in South Cambridgeshire grew by 10.9% in the 12 months to December 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the East of England grew by 10.6% over the same period.

South Cambridgeshire house prices are now 72.4% 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 10.9% in 2022 so far, compared to growth of 9.4% over the same period last year.

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

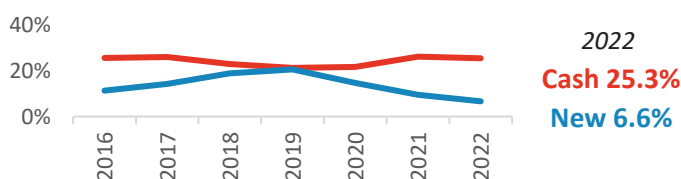


### Transactions (October 2022 data)

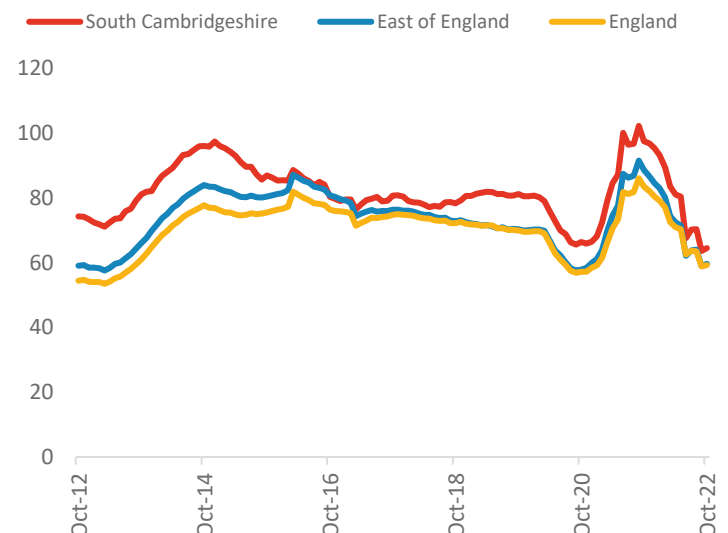
There were 1,923 transactions in South Cambridgeshire during the 12 months to October 2022. This is 64% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in South Cambridgeshire have fallen by 33.8% 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\*



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



\* 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.