

## West Suffolk

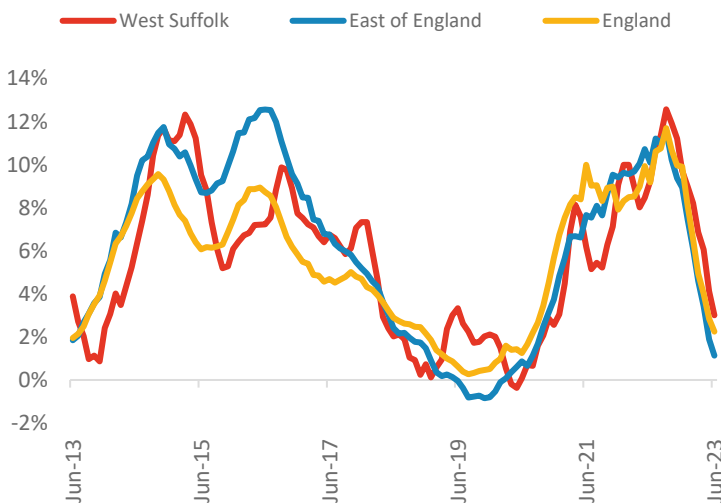


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	Current level	3 month	Annual	5 year	10 year
House prices	£304,819	-3.4%	3.0%	23.6%	68.1%
Transactions	2,332	-8.4%	-18.0%	-22.7%	-6.6%

### House Prices (June 2023 data)

#### Annual Change in House Prices

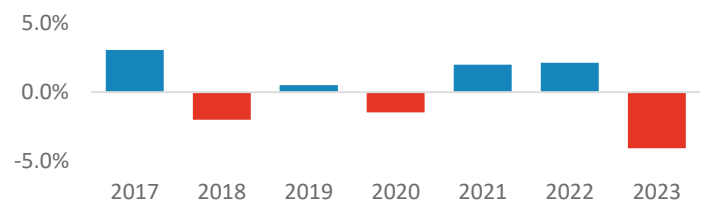


House prices in West Suffolk grew by 3.0% in the 12 months to June 2023 (based on 3-month smoothed data). By comparison national house prices grew by 2.2% and prices in the East of England grew by 1.1% over the same period.

West Suffolk house prices are now 59.0% above their previous peak in 2007, compared to +66.5% for the East of England and +56.6% across England.

Local prices have fallen by 4.1% in 2023 so far, compared to growth of 2.2% over the same period last year.

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

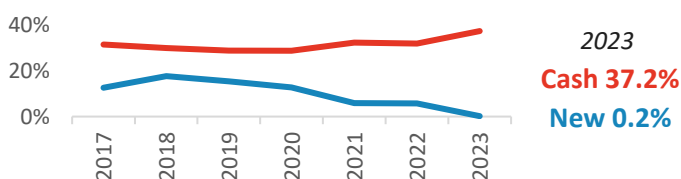


### Transactions (April 2023 data)

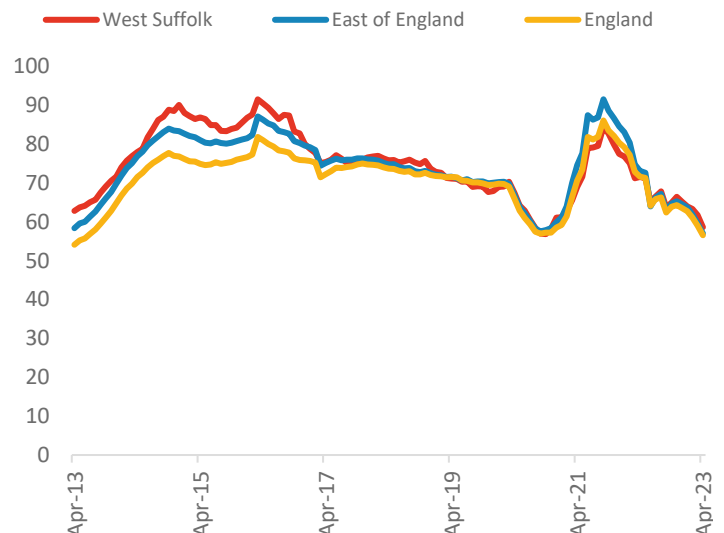
There were 2,332 transactions in West Suffolk during the 12 months to April 2023. This is 59% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in West Suffolk have fallen by 34.9% since 2014, compared to changes of -31.6% for the East of England and -26.4% 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.