

October 2023 Housing Market Report

Cambridge

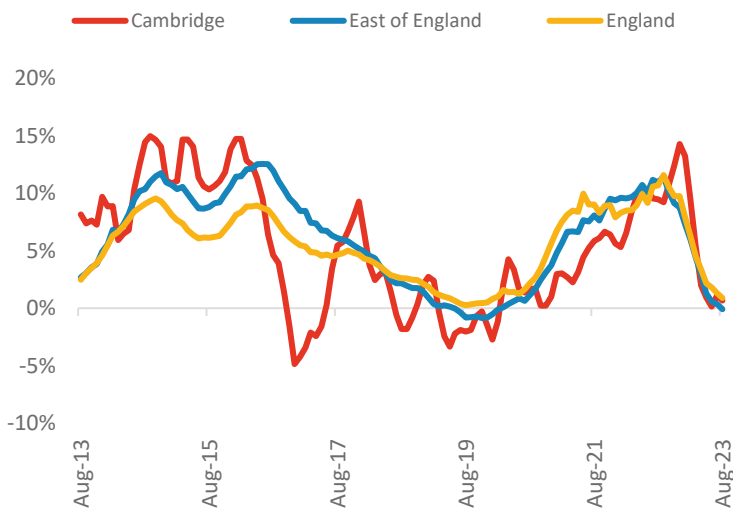
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| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £513,078 | 2.1% | 0.7% | 16.2% | 59.1% |
| Transactions | 1,172 | -6.8% | -1.8% | -18.4% | -27.7% |

House Prices (August 2023 data)

Annual Change in House Prices



House prices in Cambridge grew by 0.7% in the 12 months to August 2023 (based on 3-month smoothed data). By comparison national house prices grew by 0.9% and prices in the East of England fell by 0.1% over the same period.

Cambridge house prices are now 83.8% above their previous peak in 2007, compared to +67.9% for the East of England and +58.4% across England.

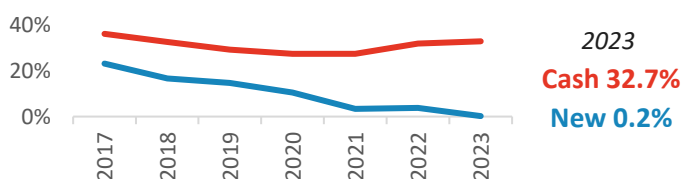
Local prices have fallen by 3.9% in 2023 so far, compared to growth of 9.1% over the same period last year.

Transactions (June 2023 data)

There were 1,172 transactions in Cambridge during the 12 months to June 2023. This is 60% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Cambridge have fallen by 41.9% since 2014, compared to changes of -35.0% for the East of England and -29.7% for England.

Cash and New Build Sales as % of Total, by Year*

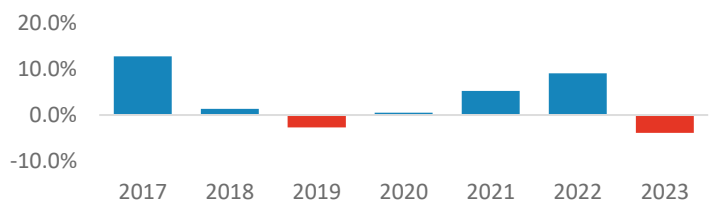


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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.

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



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

