

## East Cambridgeshire

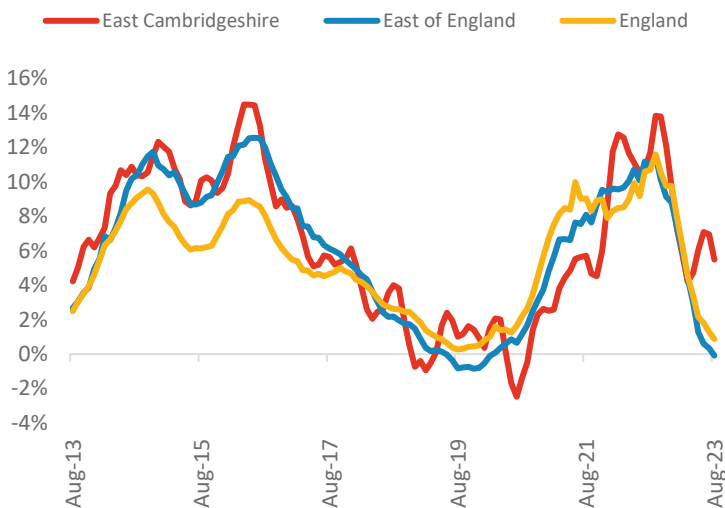


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	Current level	3 month	Annual	5 year	10 year
House prices	£358,486	1.7%	5.5%	24.0%	84.4%
Transactions	1,143	-13.9%	-11.6%	-17.6%	-3.5%

### House Prices (August 2023 data)

#### Annual Change in House Prices

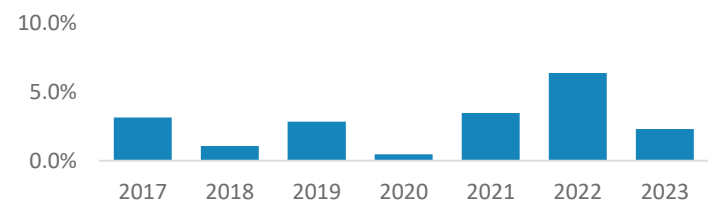


House prices in East Cambridgeshire grew by 5.5% in the 12 months to August 2023 (based on 3-month smoothed data). By comparison national house prices grew by 0.9% and prices in the East of England fell by 0.1% over the same period.

East Cambridgeshire house prices are now 79.2% above their previous peak in 2007, compared to +67.9% for the East of England and +58.4% across England.

Local prices have grown by 2.3% in 2023 so far, compared to growth of 6.4% over the same period last year.

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

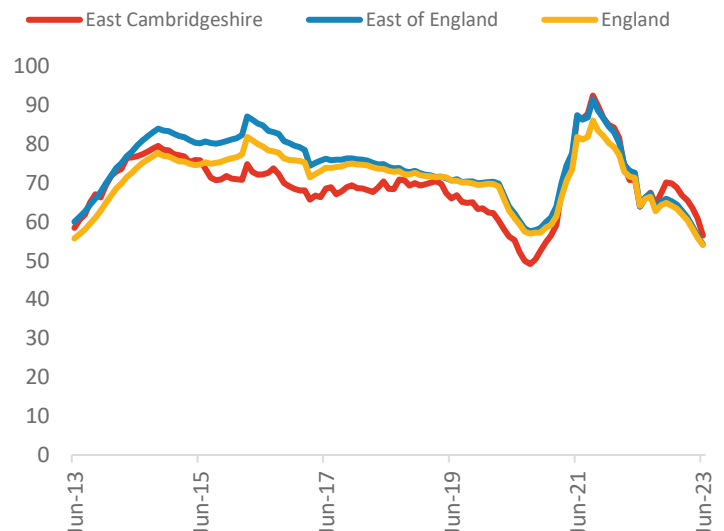


### Transactions (June 2023 data)

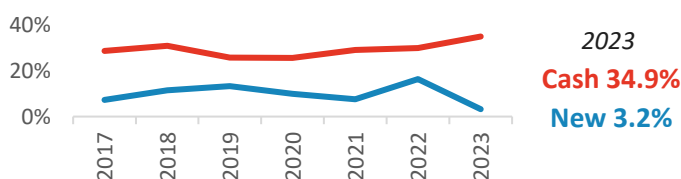
There were 1,143 transactions in East Cambridgeshire during the 12 months to June 2023. This is 56% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in East Cambridgeshire have fallen by 28.0% since 2014, compared to changes of -35.0% for the East of England and -29.7% 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.