

January 2024 Housing Market Report

Cambridge

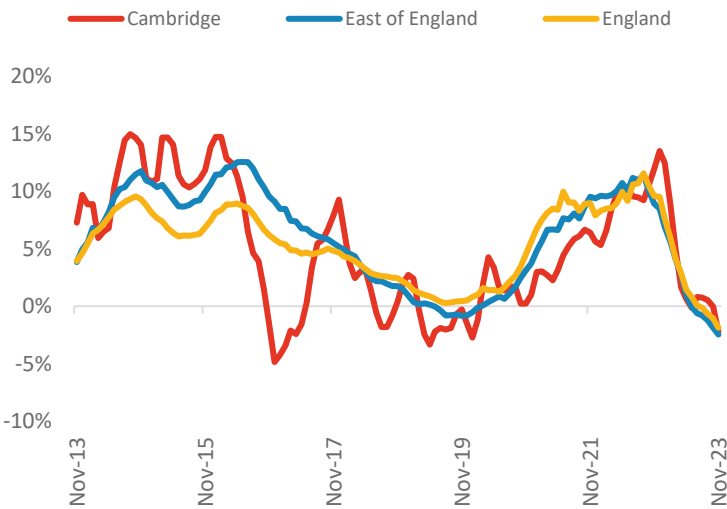


Powered by: **BuiltPlace**

	Current level	3 month	Annual	5 year	10 year
House prices	£501,287	0.3%	-2.2%	16.4%	58.4%
Transactions	1,057	-11.2%	-15.5%	-23.0%	-44.3%

House Prices (November 2023 data)

Annual Change in House Prices



House prices in Cambridge fell by 2.2% in the 12 months to November 2023 (based on 3-month smoothed data). By comparison national house prices fell by 1.9% and prices in the East of England fell by 2.5% over the same period.

Cambridge house prices are now 84.5% above their previous peak in 2007, compared to +66.6% for the East of England and +56.6% across England.

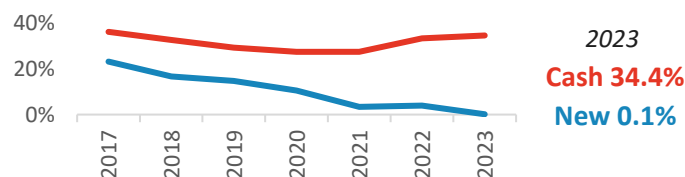
Local prices have fallen by 2.9% in 2023 so far, compared to growth of 12.8% over the same period in 2022.

Transactions (September 2023 data)

There were 1,057 transactions in Cambridge during the 12 months to September 2023. This is 54% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Cambridge have fallen by 47.6% since 2014, compared to changes of -41.3% for the East of England and -35.3% for England.

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

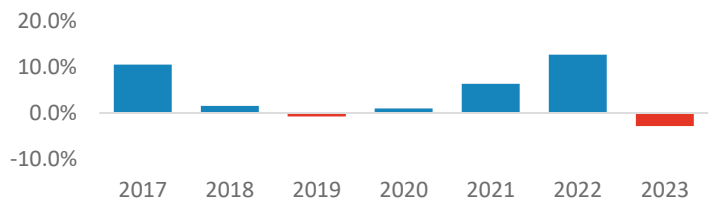


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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 November



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

