

East Cambridgeshire

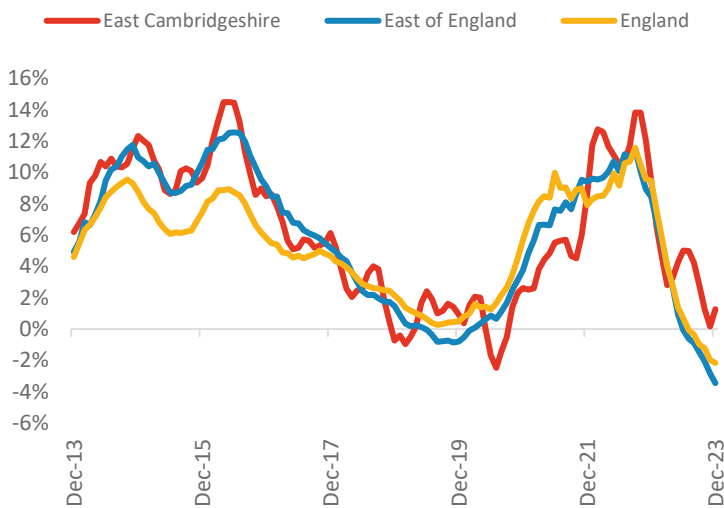


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	Current level	3 month	Annual	5 year	10 year
House prices	£357,263	-0.8%	1.3%	24.8%	75.7%
Transactions	934	-18.6%	-31.5%	-33.5%	-31.2%

House Prices (December 2023 data)

Annual Change in House Prices

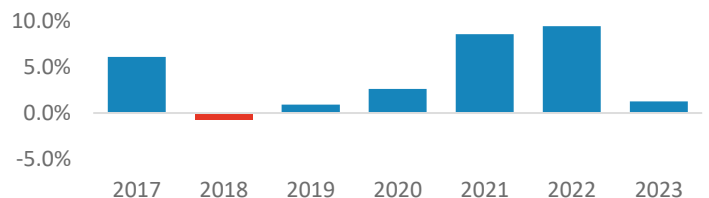


House prices in East Cambridgeshire grew by 1.3% in the 12 months to December 2023 (based on 3-month smoothed data). By comparison national house prices fell by 2.2% and prices in the East of England fell by 3.5% over the same period.

East Cambridgeshire house prices are now 77.1% above their previous peak in 2007, compared to +64.7% for the East of England and +55.8% across England.

Local prices have grown by 1.3% in 2023 so far, compared to growth of 9.5% over the same period in 2022.

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

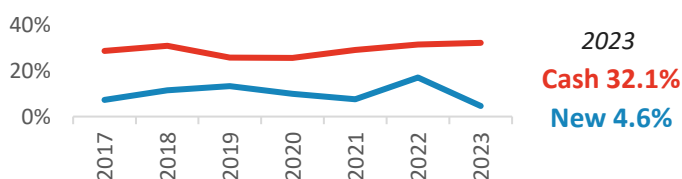


Transactions (October 2023 data)

There were 934 transactions in East Cambridgeshire during the 12 months to October 2023. This is 46% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in East Cambridgeshire have fallen by 41.2% since 2014, compared to changes of -43.0% for the East of England and -36.8% 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.

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

