

February 2024 Housing Market Report

Lewes

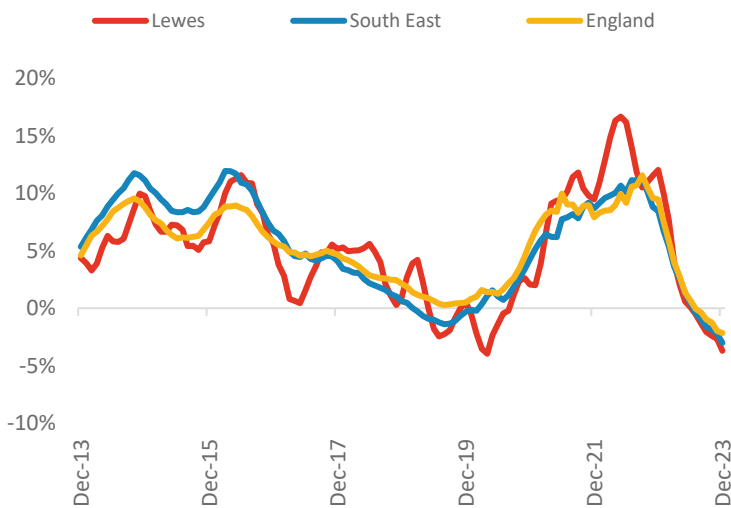
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| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £387,871 | 0.3% | -3.7% | 21.2% | 57.9% |
| Transactions | 1,110 | -14.7% | -26.8% | -30.1% | -32.4% |

House Prices (December 2023 data)

Annual Change in House Prices



House prices in Lewes fell by 3.7% 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 South East fell by 3.0% over the same period.

Lewes house prices are now 58.9% above their previous peak in 2007, compared to +60.9% for the South East and +55.8% across England.

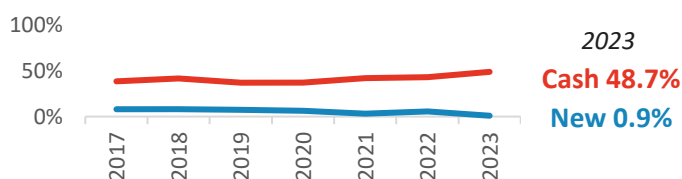
Local prices have fallen by 3.7% in 2023 so far, compared to growth of 12.0% over the same period in 2022.

Transactions (October 2023 data)

There were 1,110 transactions in Lewes during the 12 months to October 2023. This is 48% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Lewes have fallen by 46.4% since 2014, compared to changes of -41.5% for the South East and -36.8% for England.

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

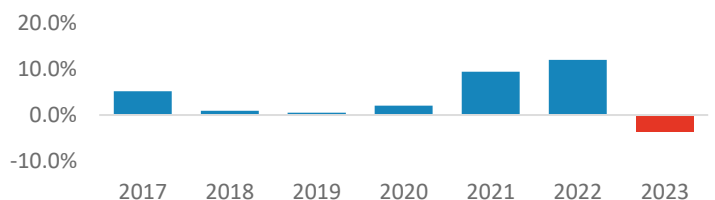


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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.

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



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

