

## East Cambridgeshire

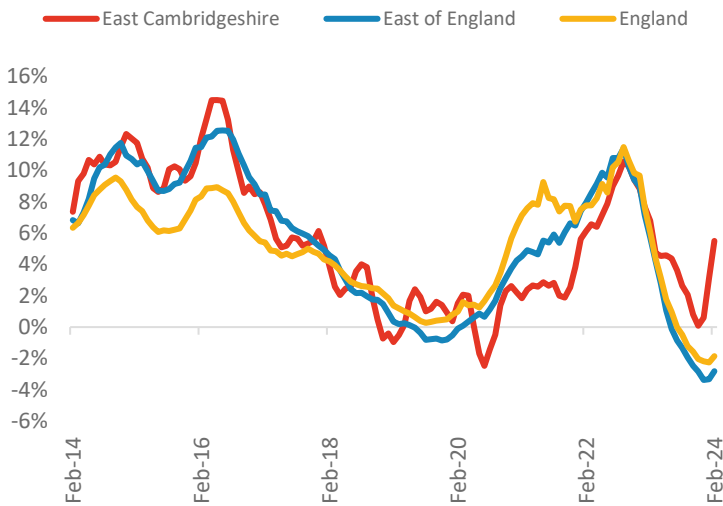


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	Current level	3 month	Annual	5 year	10 year
House prices	£346,968	3.9%	5.5%	23.6%	71.8%
Transactions	836	-27.1%	-51.7%	-40.4%	-40.4%

### House Prices (February 2024 data)

#### Annual Change in House Prices

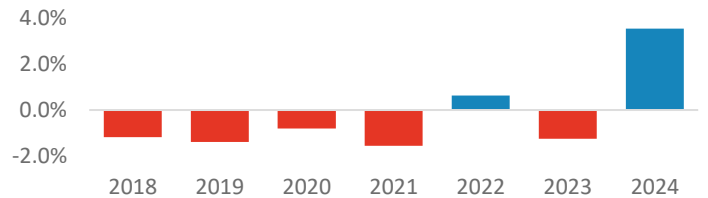


House prices in East Cambridgeshire grew by 5.5% in the 12 months to February 2024 (based on 3-month smoothed data). By comparison national house prices fell by 1.9% and prices in the East of England fell by 2.8% over the same period.

East Cambridgeshire house prices are now 73.0% above their previous peak in 2007, compared to +60.3% for the East of England and +52.9% across England.

Local prices have grown by 3.6% in 2024 so far, compared to a fall of 1.3% over the same period in 2023.

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

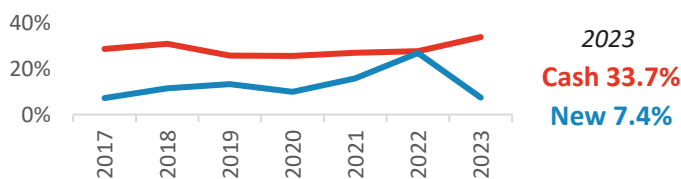


### Transactions (December 2023 data)

There were 836 transactions in East Cambridgeshire during the 12 months to December 2023. This is 41% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in East Cambridgeshire have fallen by 47.4% since 2014, compared to changes of -47.2% for the East of England and -41.2% 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)

