

West Suffolk

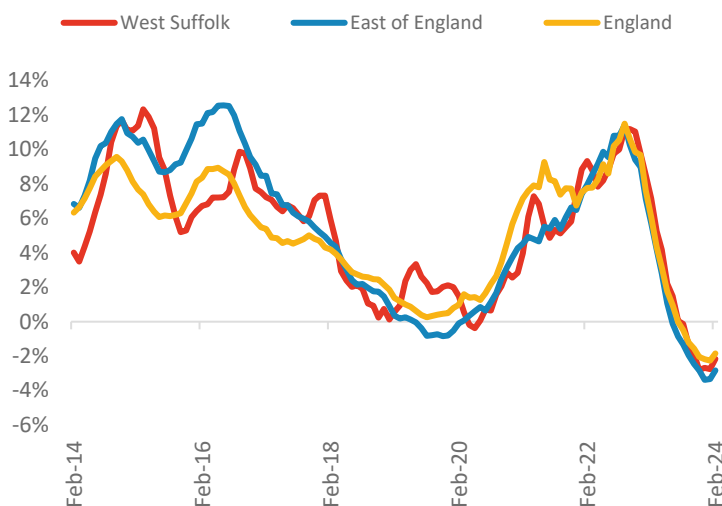
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	Current level	3 month	Annual	5 year	10 year
House prices	£306,361	0.4%	-2.2%	20.9%	64.3%
Transactions	1,803	-17.8%	-41.2%	-38.5%	-36.7%

House Prices (February 2024 data)

Annual Change in House Prices



House prices in West Suffolk fell by 2.2% 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.

West Suffolk house prices are now 59.0% above their previous peak in 2007, compared to +60.3% for the East of England and +52.9% across England.

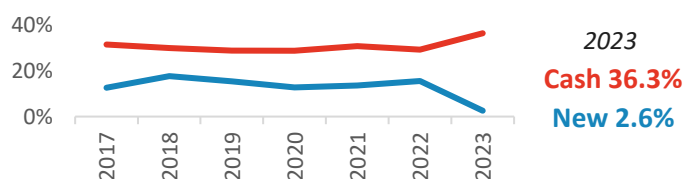
Local prices have grown by 0.1% in 2024 so far, compared to a fall of 0.4% over the same period in 2023.

Transactions (December 2023 data)

There were 1,803 transactions in West Suffolk during the 12 months to December 2023. This is 45% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in West Suffolk have fallen by 49.7% 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*

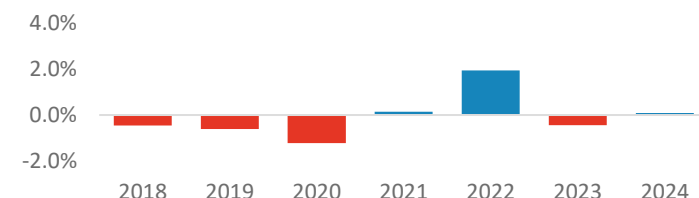


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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.

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



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

