

Average house price in Epsom and Ewell over half-million.

15 July 2024



Epsom and Ewell saw the largest increase in new build completions in the **South East** between **2021-2023**, new data has revealed.

The study, conducted by architectural visualisation experts at Modunite, investigated ONS data on the number of new build completions from 2021-2022 and 2022-2023, to find which **local authority has seen the biggest increase in new build completions year-on-year**.

Key findings:

- **Epsom and Ewell** saw the largest increase in new build homes, at **133%** - compared to the English average of **21%**
- **Tunbridge Wells** ranks second with an increase of **130%** new build completions
- **West Oxfordshire** had the biggest drop in house prices across England (**13.10%**)
- **Milton Keynes** saw the largest volume of new build homes in 2022-23 (**2,480**) in the South East, and the second-highest in England

For the full study, head to: <https://www.modunite.com/a-review-of-englands-new-build-market/>

The results:

Local Authority	Average house price 2022	Average house price 2023	% decrease in house prices	2021-2022	2022-2023	% increase 2022-2023
Epsom and Ewell	£543,670	£533,491	1.90%	90	210	133%
Tunbridge Wells	£454,657	£446,490	1.80%	270	620	130%
Hastings	£271,727	£270,043	0.60%	10	20	100%
Arun	£351,693	£350,191	0.40%	490	930	90%
Eastbourne	£298,348	£296,227	0.70%	40	70	75%
Dartford	£355,378	£353,765	0.50%	400	660	65%
Canterbury	£361,144	£357,128	1.10%	370	600	62%
Thanet	£315,384	£310,705	1.50%	290	410	41%
Chichester	£470,413	£452,668	3.90%	590	810	37%
Tonbridge and Malling	£438,694	£431,931	1.60%	270	370	37%

Please find the full dataset [here](#).

Modunite can reveal that **Epsom and Ewell** has seen the largest increase in new build completions in the South East, with a **133% increase** from 2021-2022 compared with 2022-2023. Between 2021 and 2022 **90 new builds** were completed, in comparison to **210 in the following year**. House prices in Epsom and Ewell also dropped by 1.90%, down to **£533,491**.

Hastings ranks third

Hastings ranks third. From 2021-2022, Hastings completed **10** new build homes, increasing by **100%** by the end of 2023 with a total of **20**. This is largely higher than the average number of new build completions across all the local authorities in England (**21%**). House prices in Hastings have also fallen by **0.60%** between 2022-2023, to an average of **£270,043**.

Tunbridge Wells ranks second, with a **130% increase in new build completions** between 2021-2022 and 2022-2023. A total of **270** new builds were completed in 2021 -2022, in comparison to **620** the following year. House prices in Tunbridge Wells have also decreased by **1.80%**, down to **£446,490** on average.

Image: <https://oaktondevelopments.co.uk/henrietta-place-new-build-homes-epsom-surrey/>