



# 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
<b>Epsom and Ewell</b>	<b>£543,670</b>	<b>£533,491</b>	<b>1.90%</b>	<b>90</b>	<b>210</b>	<b>133%</b>
<b>Tunbridge Wells</b>	<b>£454,657</b>	<b>£446,490</b>	<b>1.80%</b>	<b>270</b>	<b>620</b>	<b>130%</b>
<b>Hastings</b>	<b>£271,727</b>	<b>£270,043</b>	<b>0.60%</b>	<b>10</b>	<b>20</b>	<b>100%</b>
<b>Arun</b>	<b>£351,693</b>	<b>£350,191</b>	<b>0.40%</b>	<b>490</b>	<b>930</b>	<b>90%</b>
<b>Eastbourne</b>	<b>£298,348</b>	<b>£296,227</b>	<b>0.70%</b>	<b>40</b>	<b>70</b>	<b>75%</b>
<b>Dartford</b>	<b>£355,378</b>	<b>£353,765</b>	<b>0.50%</b>	<b>400</b>	<b>660</b>	<b>65%</b>
<b>Canterbury</b>	<b>£361,144</b>	<b>£357,128</b>	<b>1.10%</b>	<b>370</b>	<b>600</b>	<b>62%</b>
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 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/>