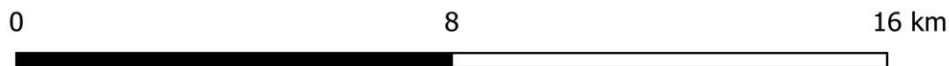


February 2023

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# Detailed Price Paid Report:

# Warrington



| Contents |                               |
|----------|-------------------------------|
| 2        | House price growth            |
| 3        | Sales map                     |
| 4        | Average prices + distribution |
| 5        | Transaction timeline          |
| 6        | Depth of market               |



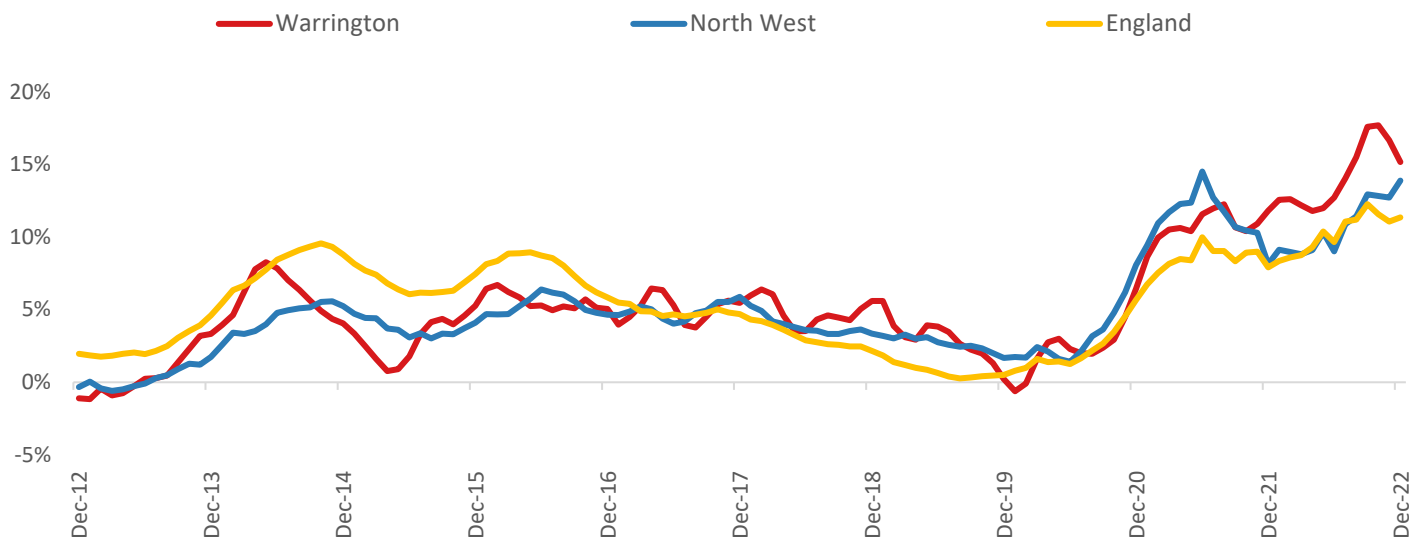
Click the main map above to visit our Cities, Towns & Villages page, for local analysis of the locations shown and over 2000 more

### Headline Data

|              | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £269,891      | 2.7%    | 15.2%  | 45.0%  | 81.8%   |
| Transactions | 2,690         | -6.2%   | -31.1% | -16.8% | 22.0%   |

### House Price Growth (December 2022 data)

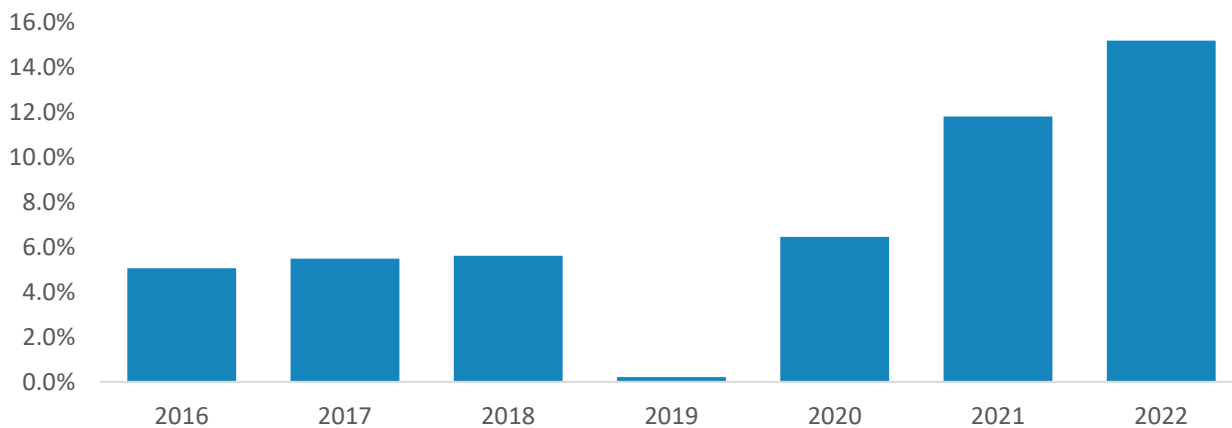
#### Annual Change in House Prices



House prices in Warrington grew by 15.2% in the 12 months to December 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the North West grew by 13.9% over the same period.

Warrington house prices are now 57.1% above their previous peak in 2007, compared to +46.0% for the North West and +62.2% across England.

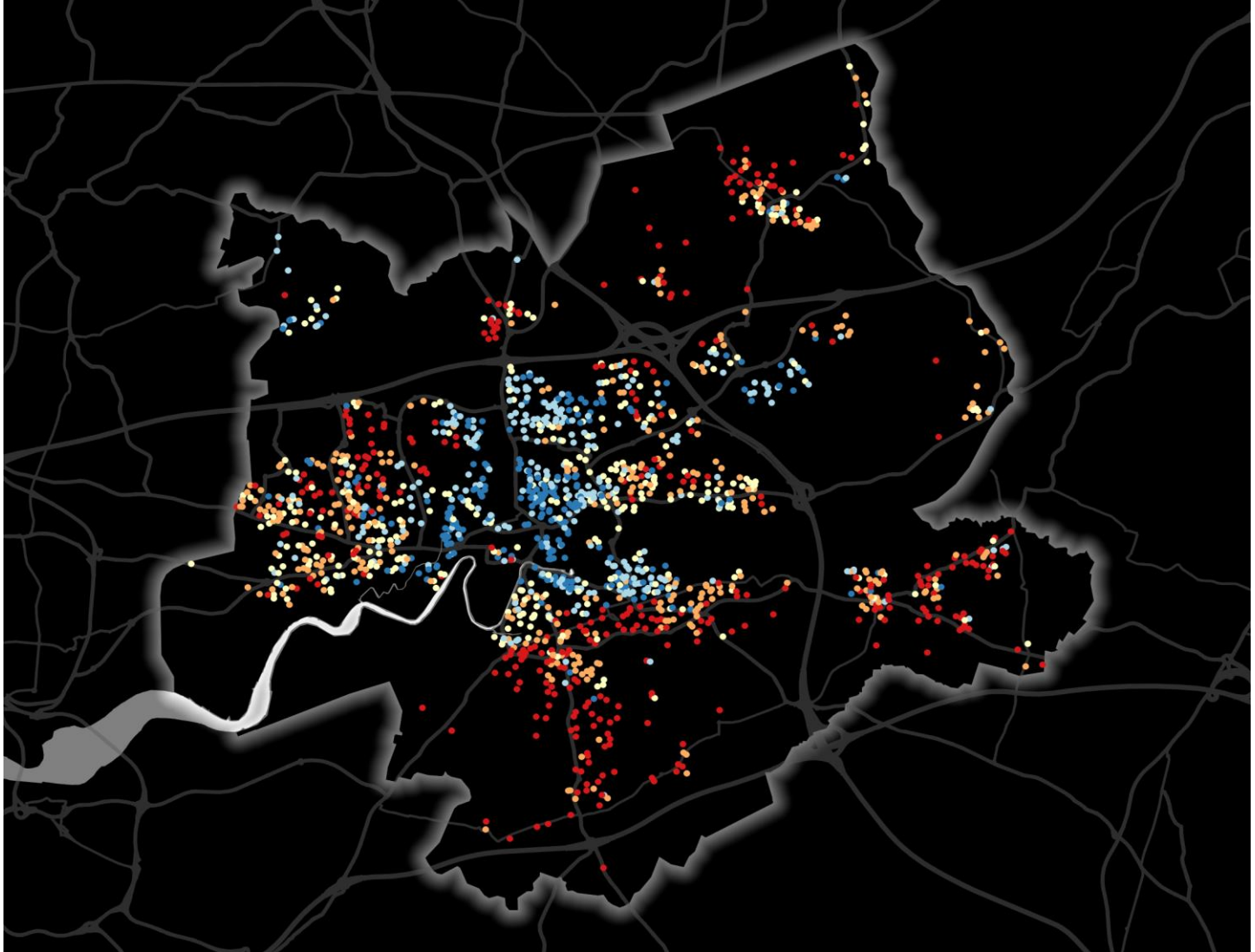
#### Year-To-Date Change in House Prices, December to December



Local prices have grown by 15.2% in 2022 so far, compared to growth of 11.8% over the same period last year.

## House Price Map

12 months to December 2022



Each point is one postcode, coloured by the average value relative to all sales in this local authority (price bands are LA-specific quintiles).

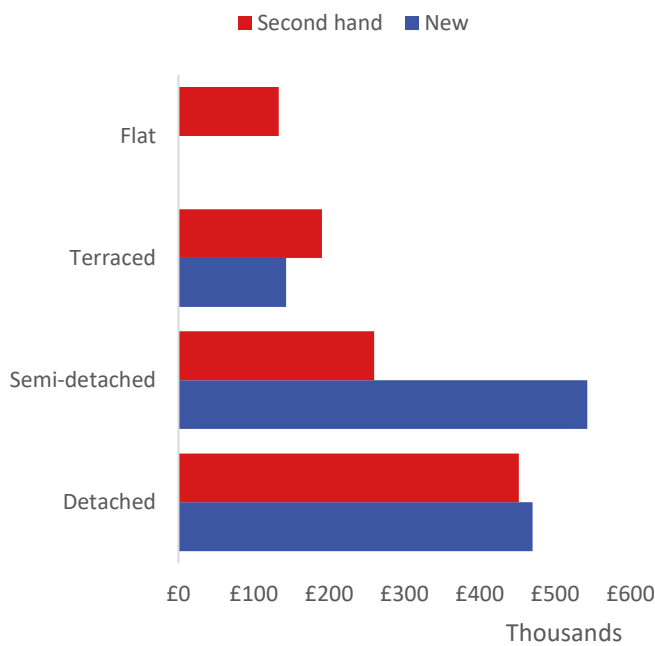
### Map Key



|  | Min      | Max      |                            |
|--|----------|----------|----------------------------|
|  | Up to    | £139,000 | 1st quintile / lowest 20%  |
|  | £139,000 | £192,000 | 2nd quintile               |
|  | £192,000 | £255,000 | 3rd quintile               |
|  | £255,000 | £356,000 | 4th quintile               |
|  | £356,000 | and over | 5th quintile / highest 20% |

## Average House Price by Property Type

12 months to December 2022



|               | New               | Second hand |
|---------------|-------------------|-------------|
| Flat          | No recorded sales | £132,944    |
| Terraced      | £142,774          | £190,587    |
| Semi-detached | £542,819          | £259,574    |
| Detached      | £470,107          | £451,866    |

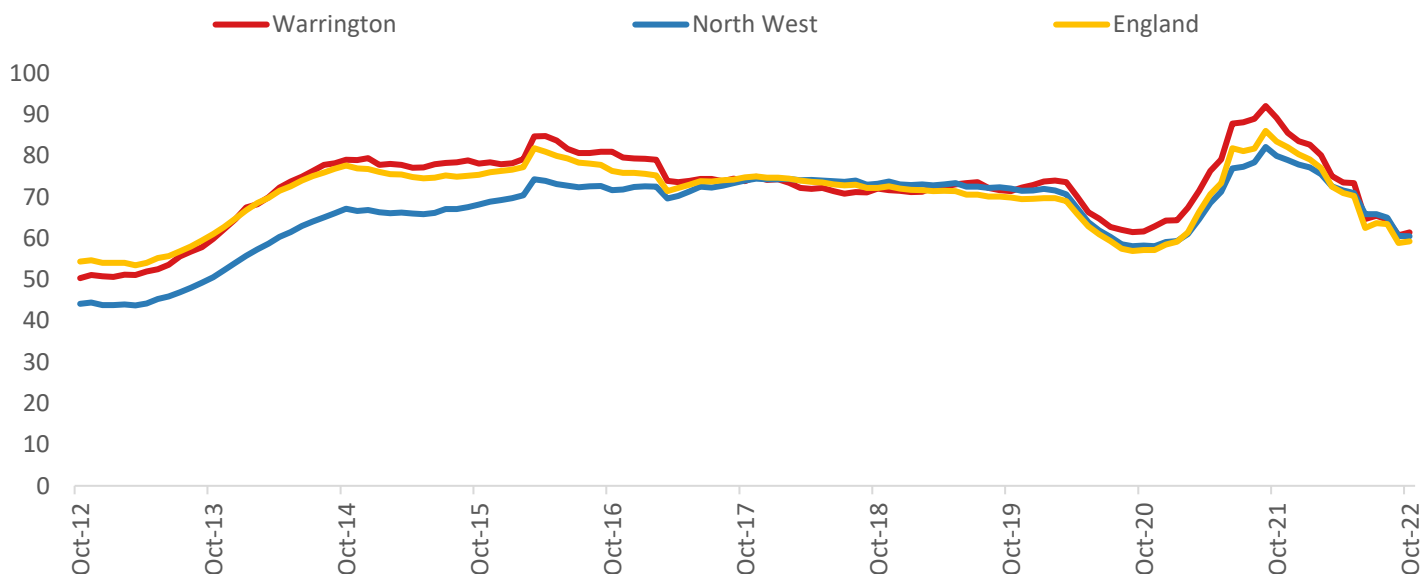
## House Price Distribution by Year

All properties, by price band and calendar year (2022 = year to date)

|             | 1997 | 2002 | 2007 | 2012 | 2017 | 2021 | 2022 |
|-------------|------|------|------|------|------|------|------|
| Under £100k | 85%  | 56%  | 16%  | 23%  | 17%  | 7%   | 5%   |
| £100-200k   | 14%  | 31%  | 58%  | 50%  | 45%  | 36%  | 38%  |
| £200-300k   | 1%   | 9%   | 16%  | 16%  | 21%  | 28%  | 28%  |
| £300-400k   | 0%   | 3%   | 6%   | 7%   | 9%   | 15%  | 15%  |
| £400-500k   | 0%   | 1%   | 2%   | 3%   | 4%   | 6%   | 7%   |
| £500k-1m    | 0%   | 0%   | 2%   | 2%   | 4%   | 7%   | 7%   |
| £1-2m       | 0%   | 0%   | 0%   | 0%   | 0%   | 0%   | 0%   |
| Over £2m    | 0%   | 0%   | 0%   | 0%   | 0%   | 0%   | 0%   |

### Transactions (October 2022 data)

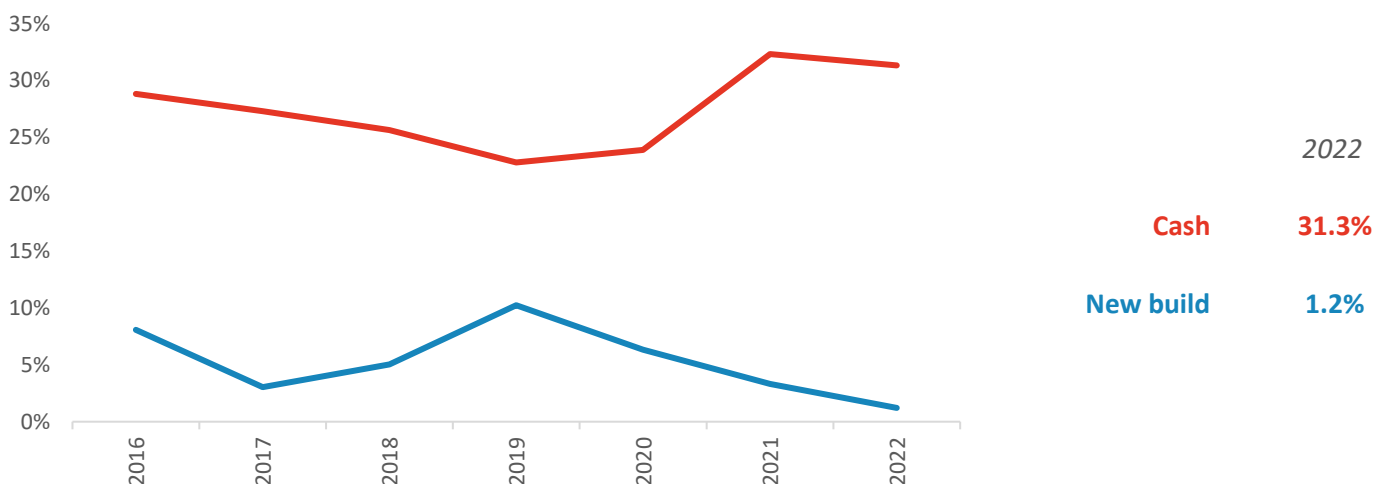
Annual Transactions, Indexed (2001-05 average = 100)



There were 2,690 transactions in Warrington during the 12 months to October 2022. This is 61% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Warrington have fallen by 22.7% since 2014, compared to changes of -9.5% for North West and -22.8% for England.

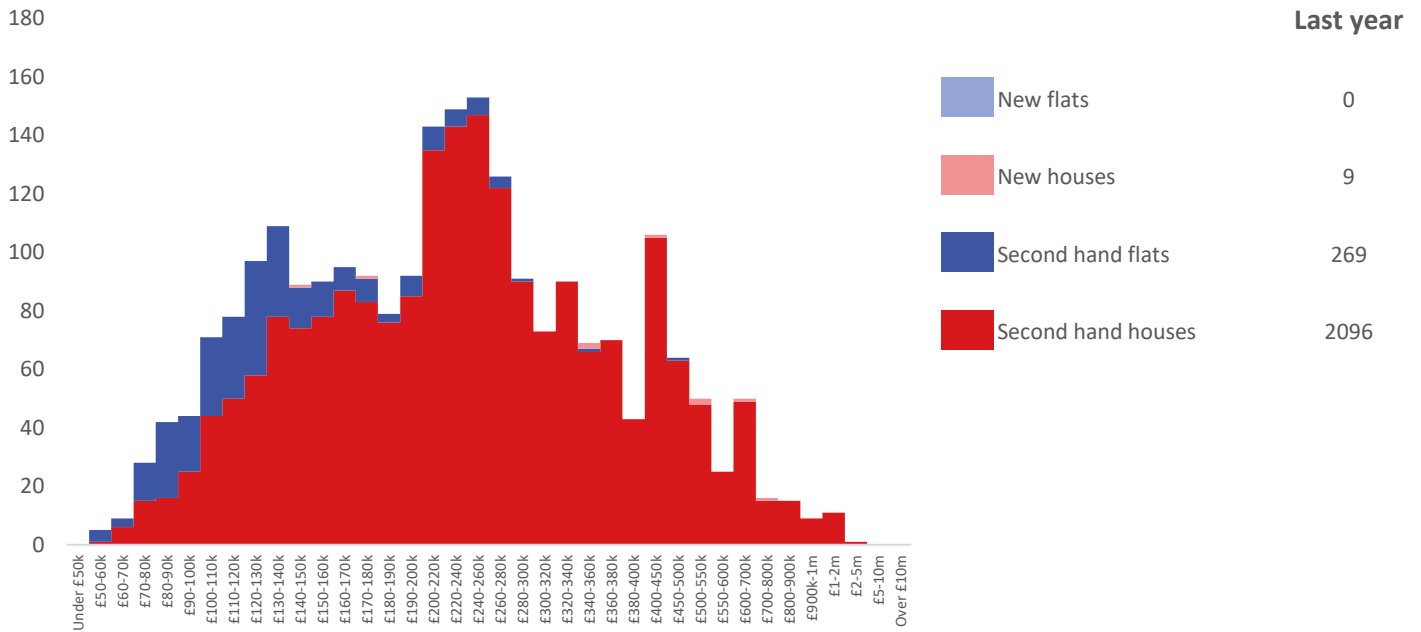
### Cash and New Build Sales as % of Total, by Year



Note: The data on this page EXCLUDES transactions 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 - i.e. it comprises only Land Registry 'A' data.

### Depth of Market by Property Type

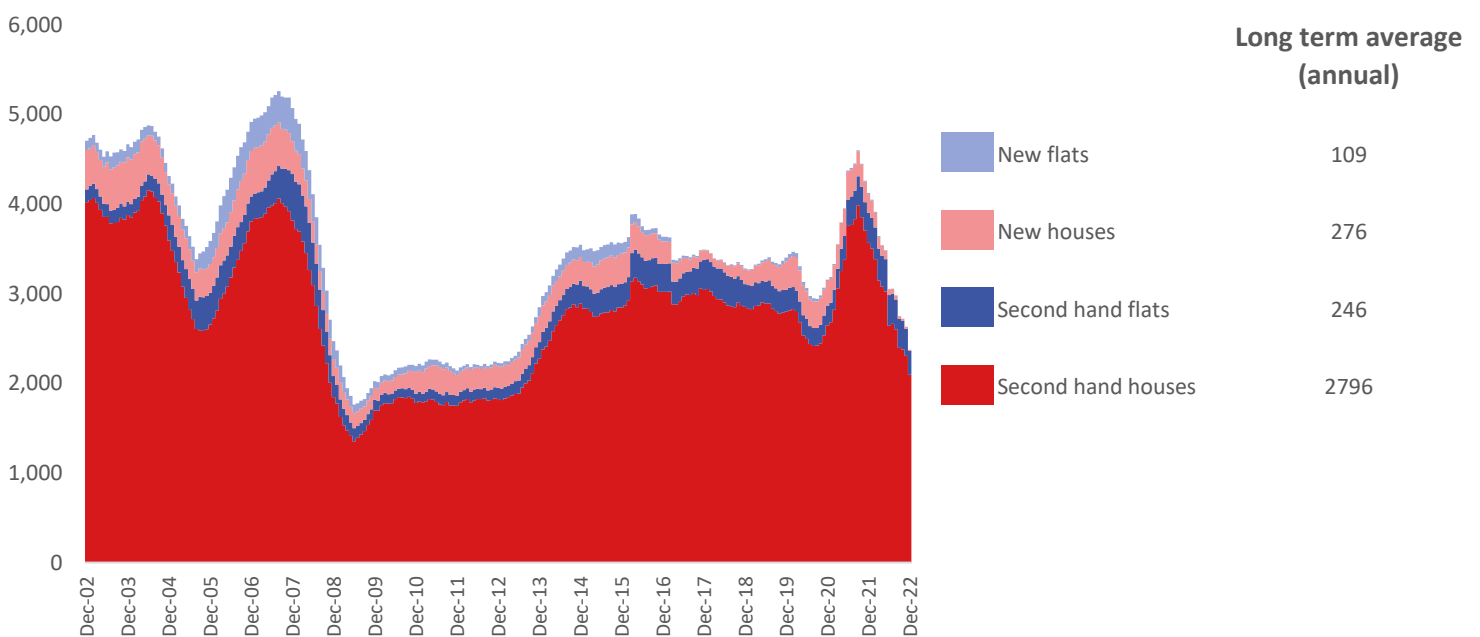
12 months to December 2022



The most common property type transacted over the past 12 months in Warrington was 'second hand houses' with 2,096 sales, 88% of all sales over the same period. The annual total of 2,374 transactions is equivalent to 69% of the long term average level of activity.

### Timeline of Transactions by Type

Rolling 12 months, past 20 years



The most common property type transacted over the past 20 years was 'second hand houses' with the equivalent of 2,796 sales per year on average, making up 82% of the typical annual total over that period.