

April 2021 Housing Market Report

Wigan

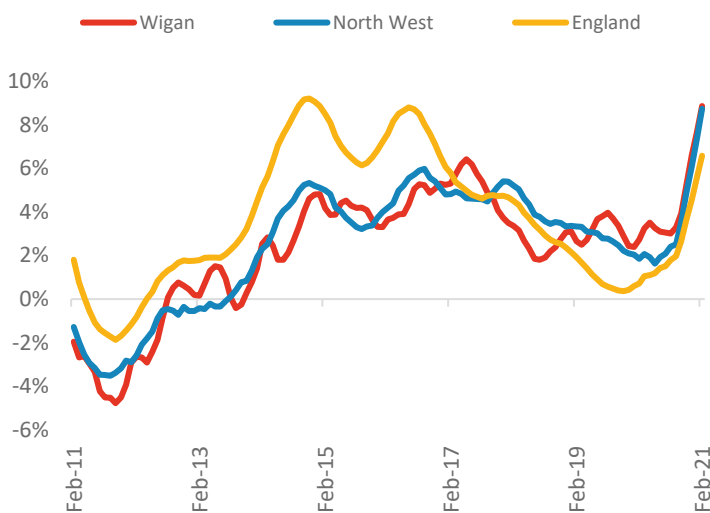
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	Current level	3 month	Annual	5 year	10 year
House prices	£152,039	3.6%	8.9%	25.0%	34.9%
Transactions	4,138	-4.8%	-23.2%	-8.5%	41.9%

House Prices (February 2021 data)

Annual Change in House Prices



House prices in Wigan grew by 8.9% in the 12 months to February 2021 (based on 6-month smoothed data). By comparison national house prices grew by 6.6% and prices in the North West grew by 8.7% over the same period.

Wigan house prices are now 13.8% above their previous peak in 2007, compared to +19.1% for the North West and +36.1% across England.

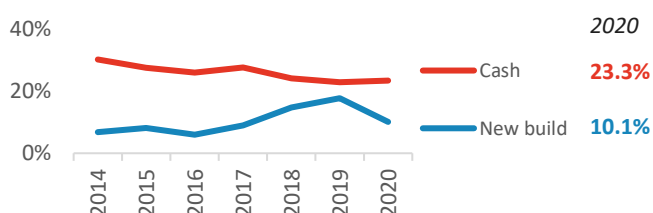
Local prices have grown by 0.1% in 2021 so far, compared to a fall of 0.2% over the same period last year.

Transactions (December 2020 data)

There were 4,138 transactions in Wigan during the 12 months to December 2020. This is 63% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Wigan have fallen by 2.1% since 2014, compared to changes of -17.4% for the North West and -28.7% for England.

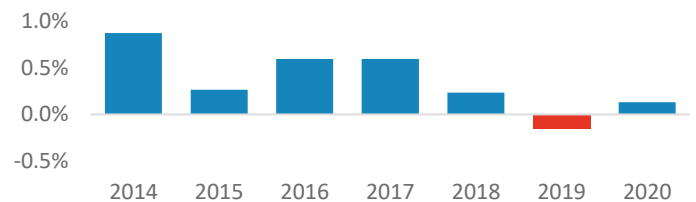
Cash and New Build Sales as % of Total, by Year



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.

Source: UK House Price Index, Contains HM Land Registry data © Crown copyright

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



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

