

April 2021 Housing Market Report

Wyre

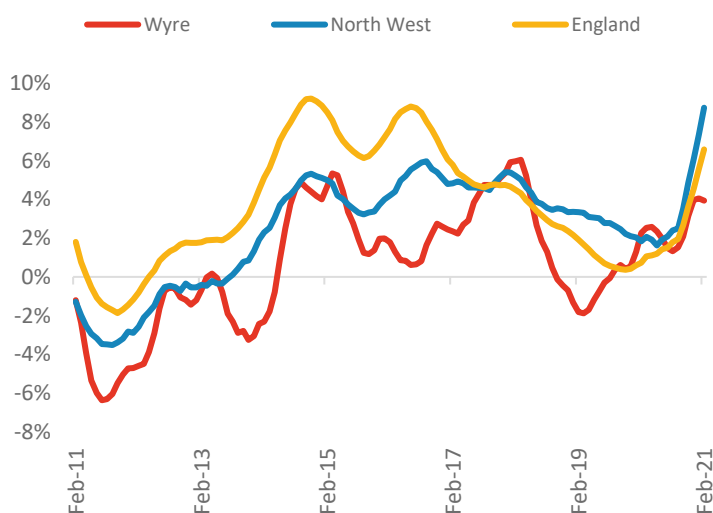
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	Current level	3 month	Annual	5 year	10 year
House prices	£162,298	2.5%	3.9%	13.2%	11.7%
Transactions	1,685	1.1%	-16.7%	-10.4%	41.2%

House Prices (February 2021 data)

Annual Change in House Prices



House prices in Wyre grew by 3.9% 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.

Wyre house prices are now -2.8% below their previous peak in 2007, compared to +19.1% for the North West and +36.1% across England.

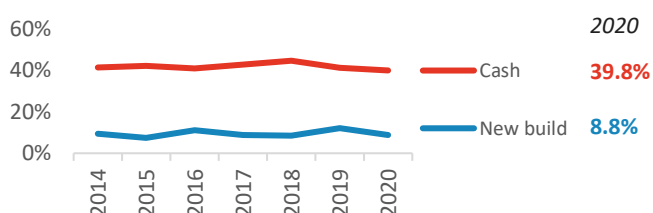
Local prices have grown by 1.3% in 2021 so far, compared to a fall of 0.4% over the same period last year.

Transactions (December 2020 data)

There were 1,685 transactions in Wyre during the 12 months to December 2020. This is 61% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

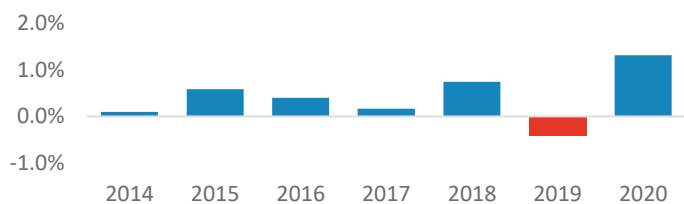
Transactions in Wyre have fallen by 5.0% since 2014, compared to changes of -17.4% for the North West and -28.7% for England.

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.

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



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

