

# June 2022 Housing Market Report

## Wigan

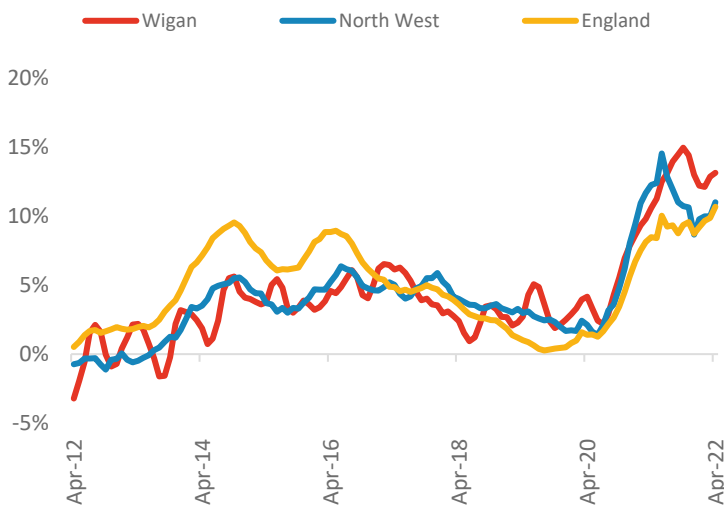
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|              | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £174,370      | 3.3%    | 13.2%  | 37.2%  | 64.5%   |
| Transactions | 4,779         | -8.4%   | 4.9%   | -1.5%  | 57.8%   |

### House Prices (April 2022 data)

#### Annual Change in House Prices



House prices in Wigan grew by 13.2% in the 12 months to April 2022 (based on 3-month smoothed data). By comparison national house prices grew by 10.7% and prices in the North West grew by 11.0% over the same period.

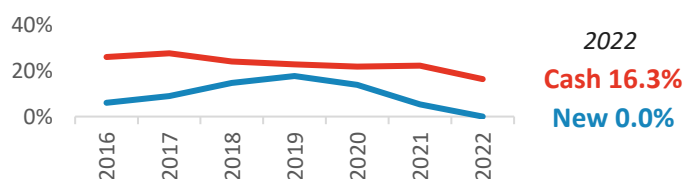
Wigan house prices are now 31.7% above their previous peak in 2007, compared to +35.8% for the North West and +52.7% across England.

Local prices have grown by 3.7% in 2022 so far, compared to growth of 3.6% over the same period last year.

### Transactions (February 2022 data)

There were 4,779 transactions in Wigan during the 12 months to February 2022. This is 72% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Wigan have grown by 13.1% since 2014, compared to changes of +3.4% for the North West and -7.7% for England.

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

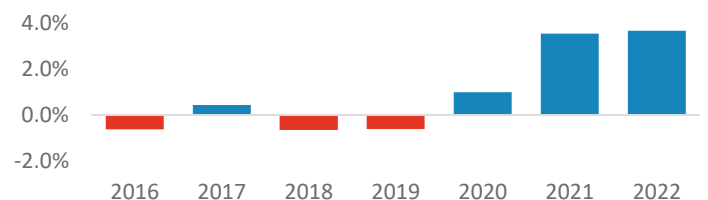


\* The latest data here is subject to the 'Land Registry Lag'. For more details:

<https://builtplace.com/digging-deeper-land-reg-lag-coronavirus/>

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 April



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

