

July 2022 Housing Market Report

Carlisle

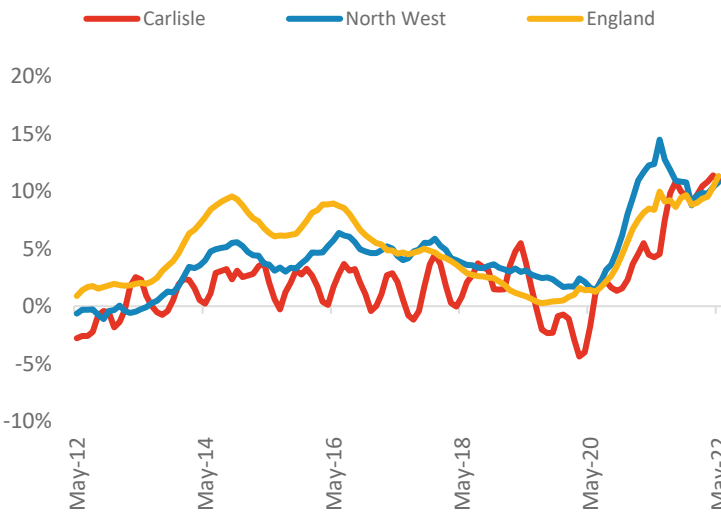
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	Current level	3 month	Annual	5 year	10 year
House prices	£157,924	0.7%	11.0%	19.0%	29.3%
Transactions	1,970	-9.3%	4.0%	2.1%	45.7%

House Prices (May 2022 data)

Annual Change in House Prices



House prices in Carlisle grew by 11.0% in the 12 months to May 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the North West grew by 10.8% over the same period.

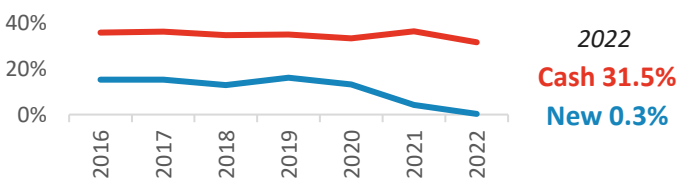
Carlisle house prices are now 10.1% above their previous peak in 2007, compared to +35.5% for the North West and +53.6% across England.

Local prices have grown by 2.3% in 2022 so far, compared to growth of 0.6% over the same period last year.

Transactions (March 2022 data)

There were 1,970 transactions in Carlisle during the 12 months to March 2022. This is 76% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Carlisle have grown by 6.0% since 2014, compared to changes of -1.4% for the North West and -13.6% for England.

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

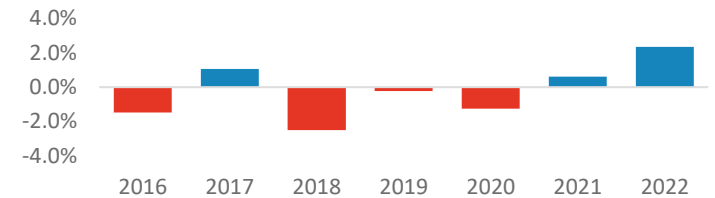


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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 May



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

