

July 2022 Housing Market Report

Eden

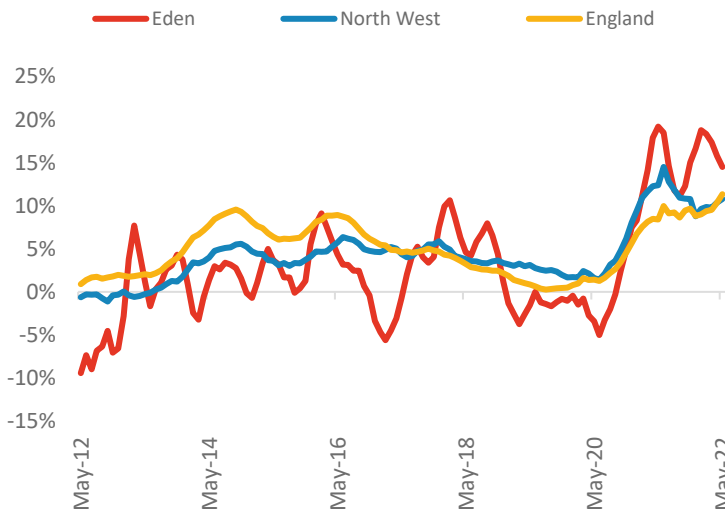


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	Current level	3 month	Annual	5 year	10 year
House prices	£255,754	1.1%	14.5%	35.7%	49.4%
Transactions	907	-11.2%	-0.8%	7.3%	46.8%

House Prices (May 2022 data)

Annual Change in House Prices

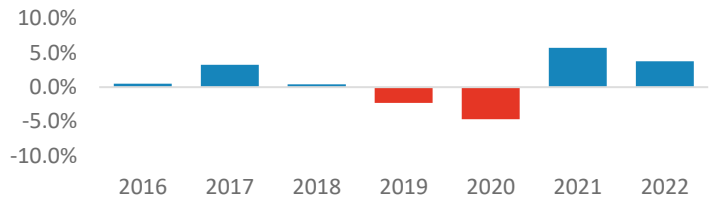


House prices in Eden grew by 14.5% in the 12 months to May 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the North West grew by 10.8% over the same period.

Eden house prices are now 25.1% above their previous peak in 2007, compared to +35.5% for the North West and +53.6% across England.

Local prices have grown by 3.8% in 2022 so far, compared to growth of 5.7% over the same period last year.

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

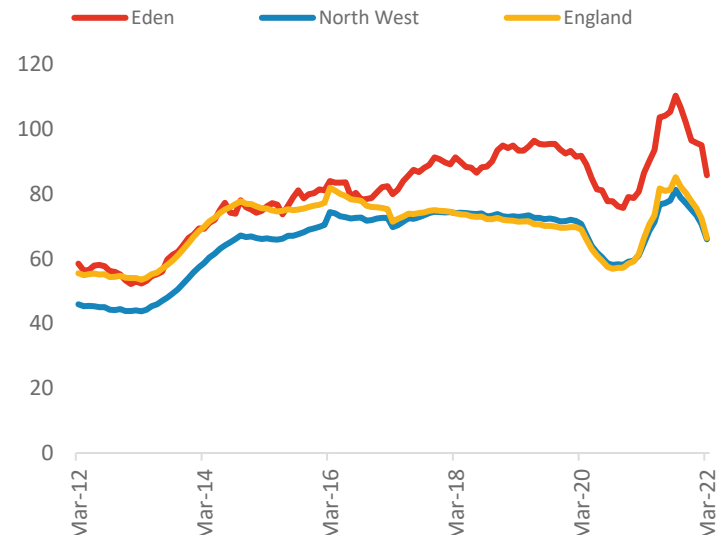


Transactions (March 2022 data)

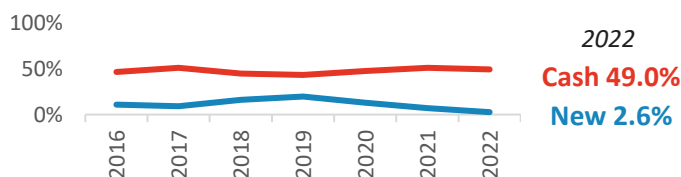
There were 907 transactions in Eden during the 12 months to March 2022. This is 86% of the average from 2001-05 and suggests activity is below pre-downturn levels.

Transactions in Eden have grown by 14.1% since 2014, compared to changes of -1.4% for the North West and -13.6% for England.

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



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.