

# September 2022 Housing Market Report

## Fylde

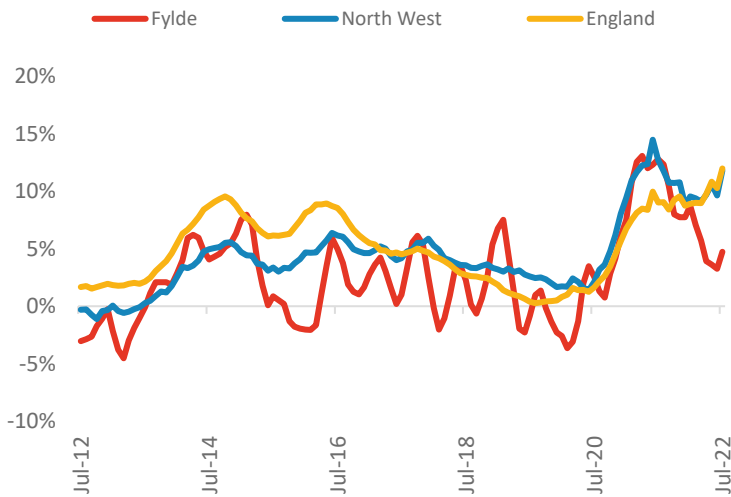
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	Current level	3 month	Annual	5 year	10 year
House prices	£234,138	3.7%	4.8%	22.9%	36.7%
Transactions	1,635	-10.3%	-3.8%	-5.6%	62.8%

### House Prices (July 2022 data)

#### Annual Change in House Prices

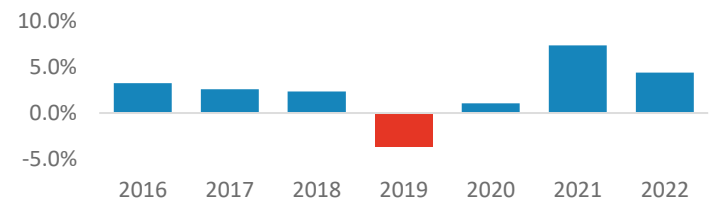


House prices in Fylde grew by 4.8% in the 12 months to July 2022 (based on 3-month smoothed data). By comparison national house prices grew by 12.0% and prices in the North West grew by 11.8% over the same period.

Fylde house prices are now 14.4% above their previous peak in 2007, compared to +39.8% for the North West and +57.1% across England.

Local prices have grown by 4.4% in 2022 so far, compared to growth of 7.4% over the same period last year.

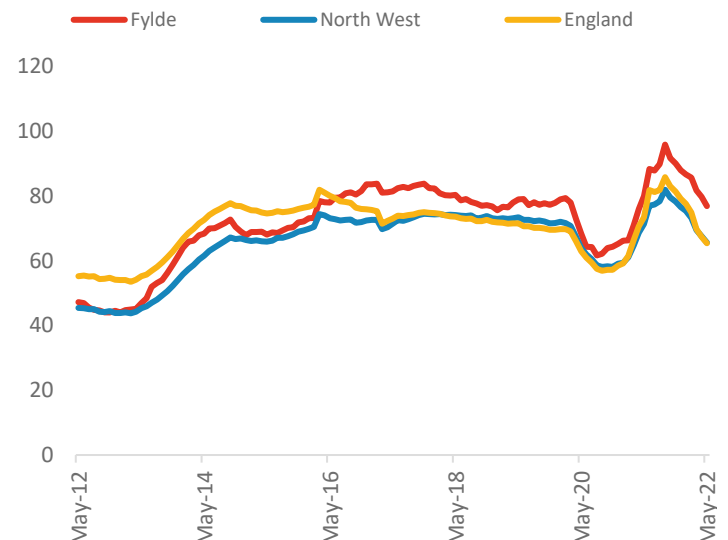
#### Year-To-Date Change in House Prices, December to July



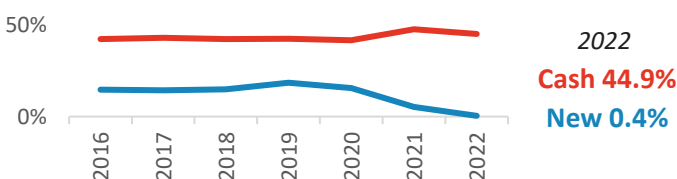
### Transactions (May 2022 data)

There were 1,635 transactions in Fylde during the 12 months to May 2022. This is 77% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Fylde have grown by 11.3% since 2014, compared to changes of -2.0% for the North West and -14.9% 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.