

# November 2022 Housing Market Report

## Pendle

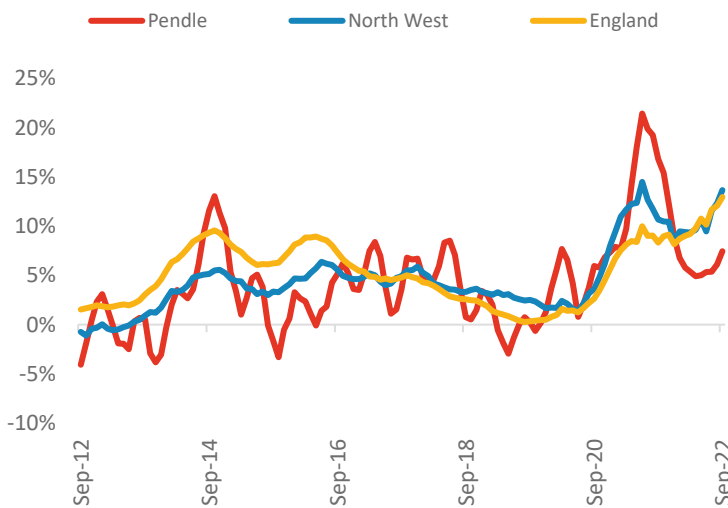
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	Current level	3 month	Annual	5 year	10 year
House prices	£136,656	4.4%	7.5%	34.4%	61.5%
Transactions	1,374	-11.5%	-16.3%	-4.4%	42.8%

### House Prices (September 2022 data)

#### Annual Change in House Prices



House prices in Pendle grew by 7.5% in the 12 months to September 2022 (based on 3-month smoothed data). By comparison national house prices grew by 13.0% and prices in the North West grew by 13.7% over the same period.

Pendle house prices are now 28.2% above their previous peak in 2007, compared to +43.6% for the North West and +60.8% across England.

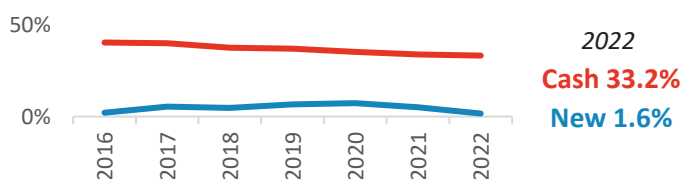
Local prices have grown by 10.7% in 2022 so far, compared to growth of 12.2% over the same period last year.

### Transactions (July 2022 data)

There were 1,374 transactions in Pendle during the 12 months to July 2022. This is 51% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Pendle have grown by 3.0% since 2014, compared to changes of -7.5% for the North West and -21.9% for England.

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

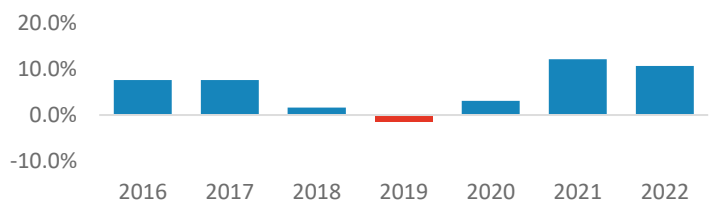


\* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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 September



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

