

# November 2022 Housing Market Report

## Warrington

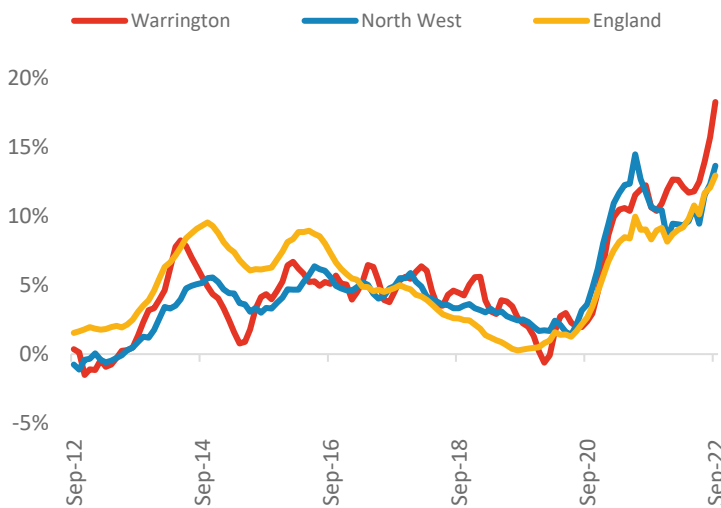


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	Current level	3 month	Annual	5 year	10 year
House prices	£266,108	6.2%	18.3%	43.1%	75.7%
Transactions	2,689	-14.6%	-30.3%	-17.4%	23.2%

### House Prices (September 2022 data)

#### Annual Change in House Prices

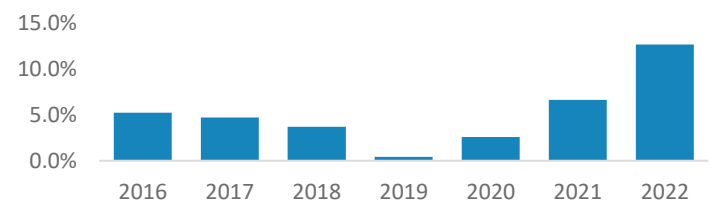


House prices in Warrington grew by 18.3% in the 12 months to September 2022 (based on 3-month smoothed data). By comparison national house prices grew by 13.0% and prices in the North West grew by 13.7% over the same period.

Warrington house prices are now 52.5% above their previous peak in 2007, compared to +43.6% for the North West and +60.8% across England.

Local prices have grown by 12.7% in 2022 so far, compared to growth of 6.7% over the same period last year.

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

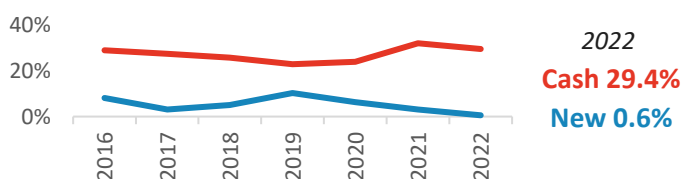


### Transactions (July 2022 data)

There were 2,689 transactions in Warrington during the 12 months to July 2022. This is 61% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Warrington have fallen by 22.7% 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.

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

