

# January 2023 Housing Market Report

## Carlisle

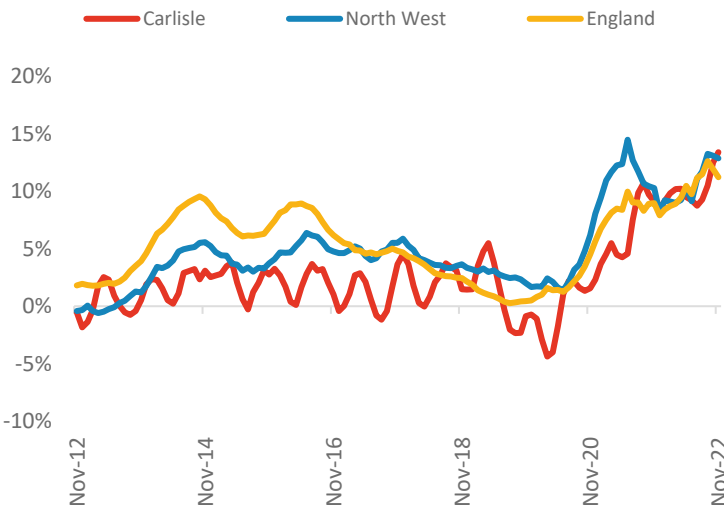


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	Current level	3 month	Annual	5 year	10 year
House prices	£173,774	5.8%	13.4%	26.4%	41.0%
Transactions	1,772	-9.4%	-27.4%	-11.4%	35.2%

### House Prices (November 2022 data)

#### Annual Change in House Prices



House prices in Carlisle grew by 13.4% in the 12 months to November 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.2% and prices in the North West grew by 12.9% over the same period.

Carlisle house prices are now 21.1% above their previous peak in 2007, compared to +45.4% for the North West and +61.9% across England.

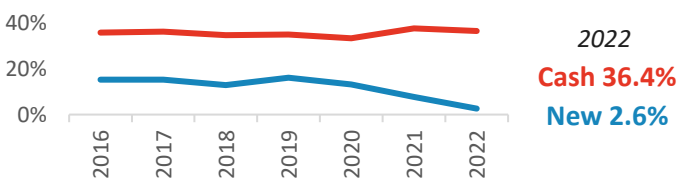
Local prices have grown by 13.2% in 2022 so far, compared to growth of 8.3% over the same period last year.

### Transactions (September 2022 data)

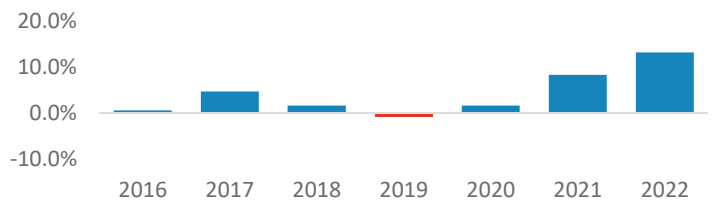
There were 1,772 transactions in Carlisle during the 12 months to September 2022. This is 68% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Carlisle have fallen by 4.6% since 2014, compared to changes of -11.9% for the North West and -25.4% for England.

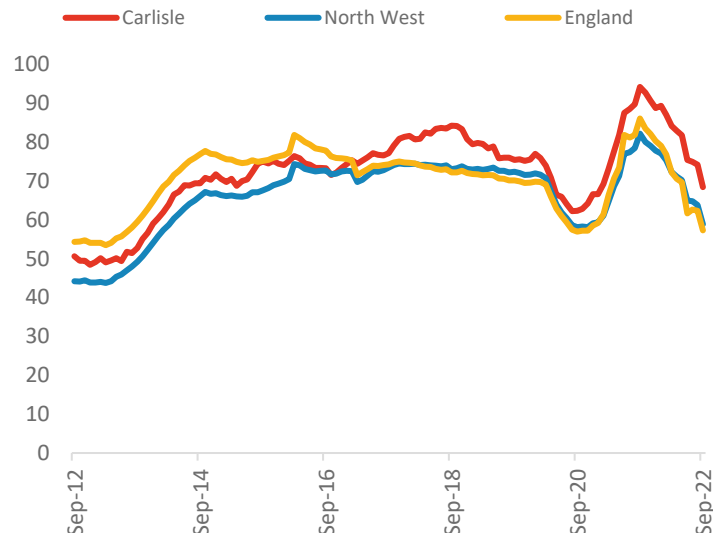
#### Cash and New Build Sales as % of Total, by Year\*



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



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



\* 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.