

January 2023 Housing Market Report

Eden

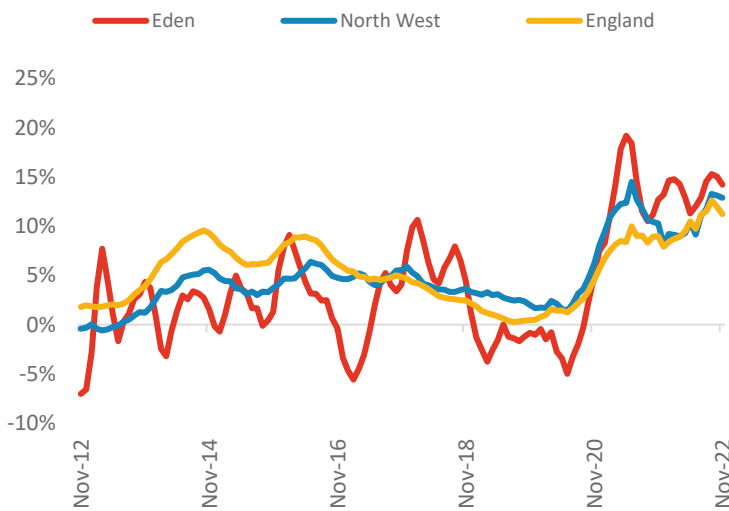


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	Current level	3 month	Annual	5 year	10 year
House prices	£273,315	5.0%	14.2%	39.8%	55.6%
Transactions	786	-10.4%	-33.4%	-15.6%	32.3%

House Prices (November 2022 data)

Annual Change in House Prices

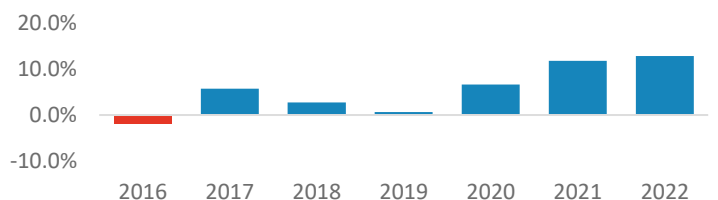


House prices in Eden grew by 14.2% in the 12 months to November 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.2% and prices in the North West grew by 12.9% over the same period.

Eden house prices are now 32.1% above their previous peak in 2007, compared to +45.4% for the North West and +61.9% across England.

Local prices have grown by 12.9% in 2022 so far, compared to growth of 11.9% over the same period last year.

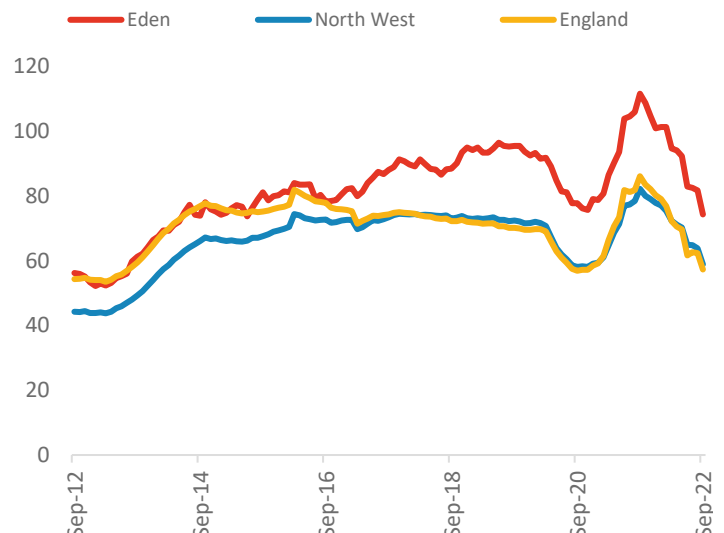
Year-To-Date Change in House Prices, December to November



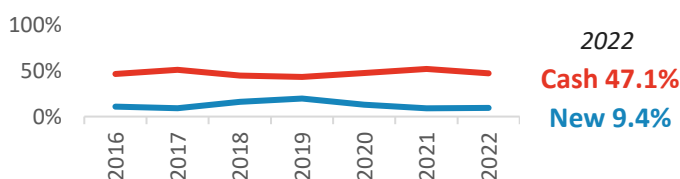
Transactions (September 2022 data)

There were 786 transactions in Eden during the 12 months to September 2022. This is 74% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Eden have fallen by 1.1% since 2014, compared to changes of -11.9% for the North West and -25.4% 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.