

# January 2023 Housing Market Report

## Lancaster

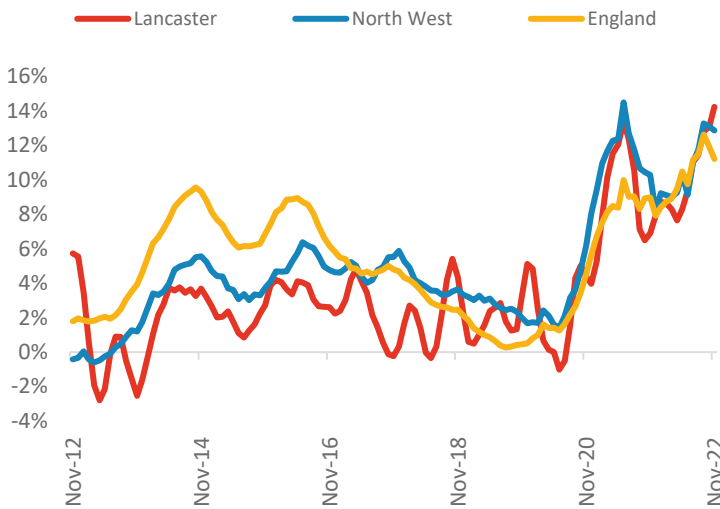
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	Current level	3 month	Annual	5 year	10 year
House prices	£207,918	4.9%	14.2%	37.4%	46.0%
Transactions	2,003	-11.1%	-29.2%	-21.4%	13.1%

### House Prices (November 2022 data)

#### Annual Change in House Prices

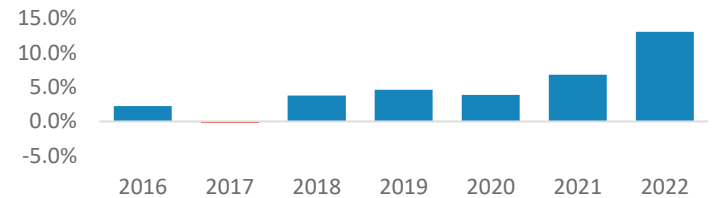


House prices in Lancaster grew by 14.2% in the 12 months to November 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.2% and prices in the North West grew by 12.9% over the same period.

Lancaster house prices are now 29.5% above their previous peak in 2007, compared to +45.4% for the North West and +61.9% across England.

Local prices have grown by 13.1% in 2022 so far, compared to growth of 6.8% over the same period last year.

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

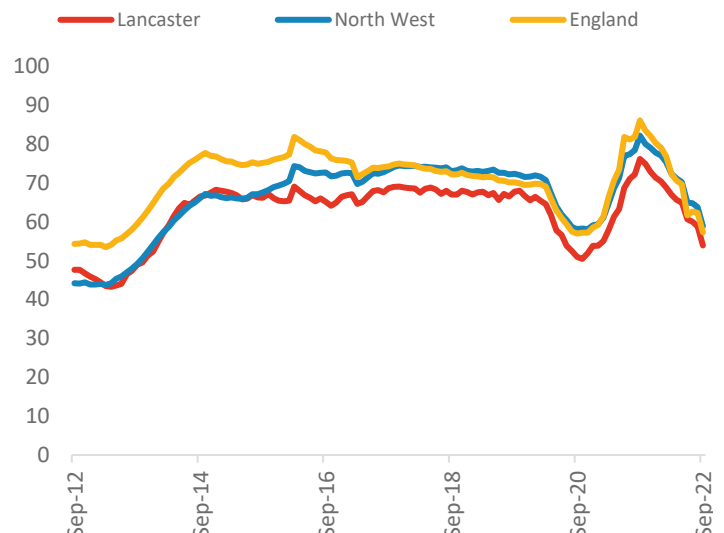


### Transactions (September 2022 data)

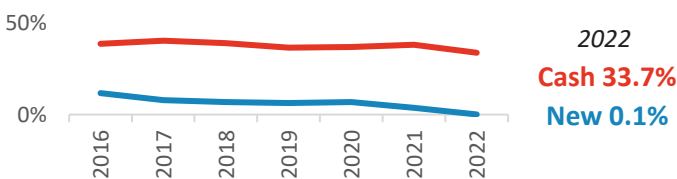
There were 2,003 transactions in Lancaster during the 12 months to September 2022. This is 54% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Lancaster have fallen by 21.0% 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.