

# February 2023 Housing Market Report

## Warrington

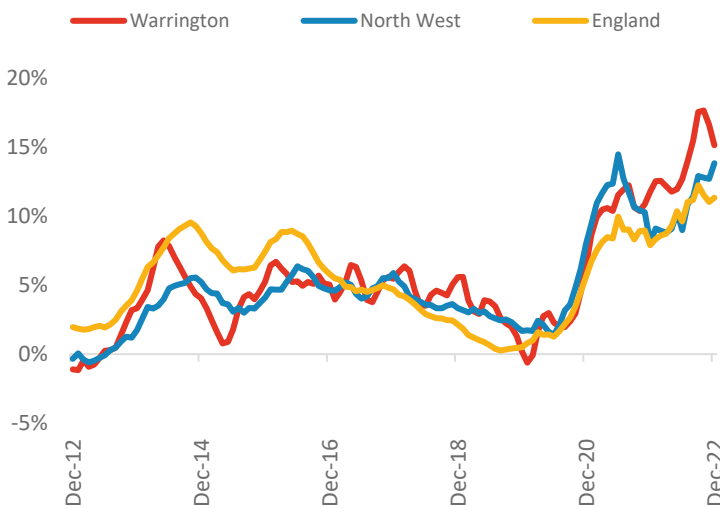


Powered by: **BuiltPlace**

	Current level	3 month	Annual	5 year	10 year
House prices	£269,891	2.7%	15.2%	45.0%	81.8%
Transactions	2,690	-6.2%	-31.1%	-16.8%	22.0%

### House Prices (December 2022 data)

#### Annual Change in House Prices

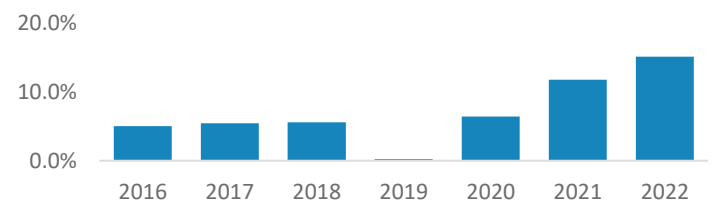


House prices in Warrington grew by 15.2% in the 12 months to December 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the North West grew by 13.9% over the same period.

Warrington house prices are now 55.7% above their previous peak in 2007, compared to +45.8% for the North West and +61.9% across England.

Local prices have grown by 15.2% in 2022 so far, compared to growth of 11.8% over the same period last year.

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

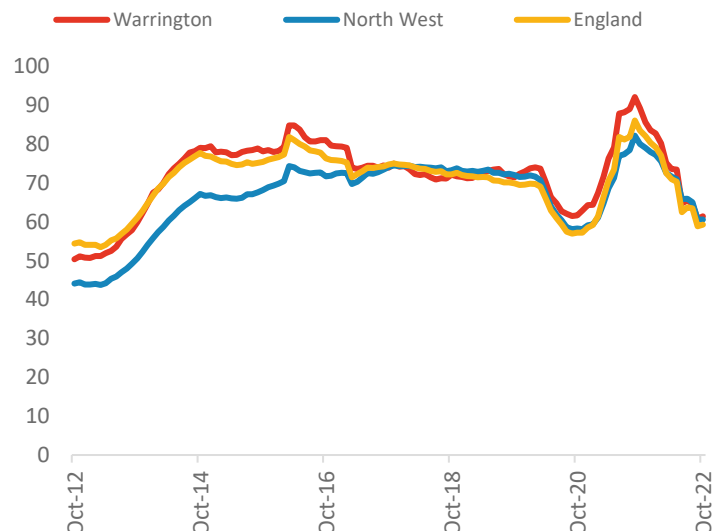


### Transactions (October 2022 data)

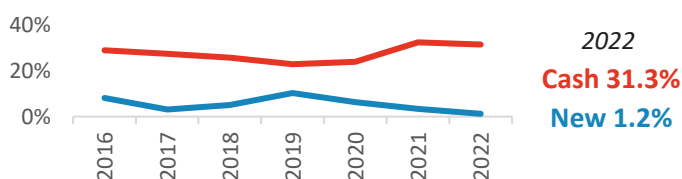
There were 2,690 transactions in Warrington during the 12 months to October 2022. This is 61% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Warrington have fallen by 22.7% since 2014, compared to changes of -9.5% for the North West and -22.8% 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.