

May 2023 Housing Market Report

Cheshire East

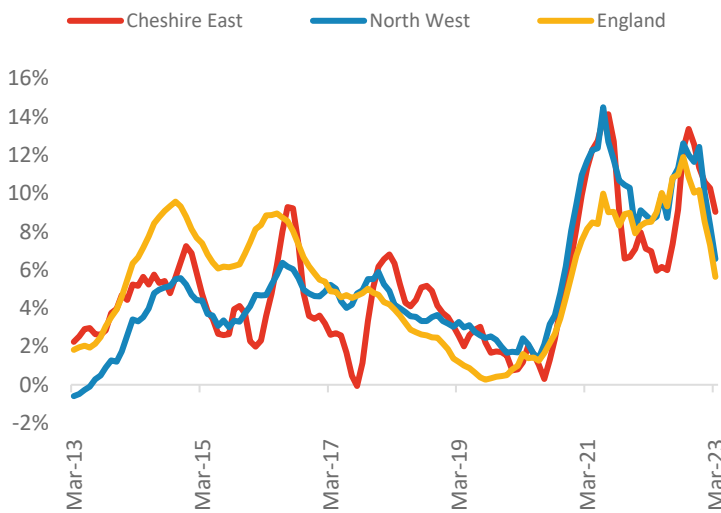
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	Current level	3 month	Annual	5 year	10 year
House prices	£292,494	0.0%	9.0%	34.7%	67.7%
Transactions	6,169	-5.6%	-27.8%	-20.4%	32.4%

House Prices (March 2023 data)

Annual Change in House Prices

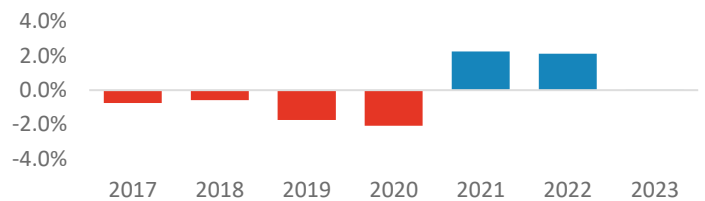


House prices in Cheshire East grew by 9.0% in the 12 months to March 2023 (based on 3-month smoothed data). By comparison national house prices grew by 5.6% and prices in the North West grew by 6.6% over the same period.

Cheshire East house prices are now 49.8% above their previous peak in 2007, compared to +41.1% for the North West and +57.9% across England.

Local prices have stayed flat in 2023 so far, compared to growth of 2.1% over the same period last year.

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

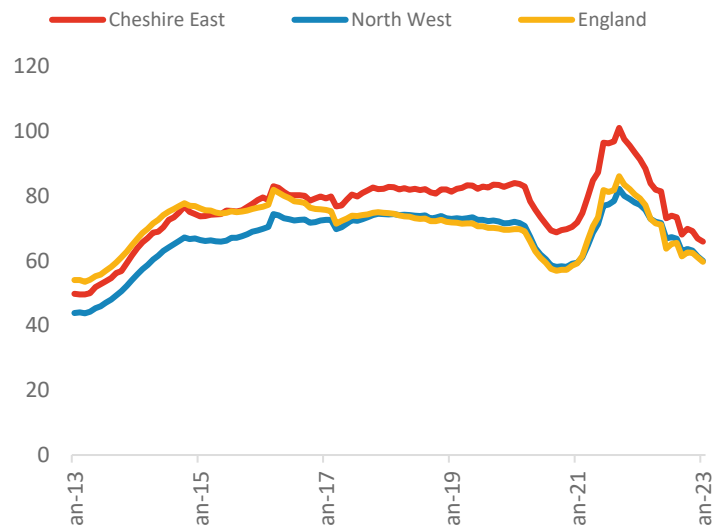


Transactions (January 2023 data)

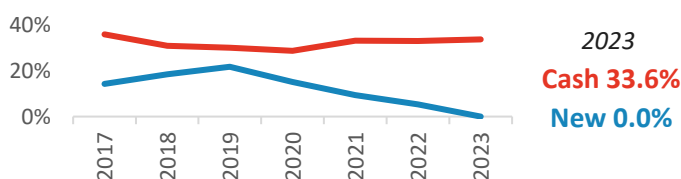
There were 6,169 transactions in Cheshire East during the 12 months to January 2023. This is 66% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Cheshire East have fallen by 11.5% since 2014, compared to changes of -10.4% for the North West and -22.4% 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.