

# May 2023 Housing Market Report

## Pendle

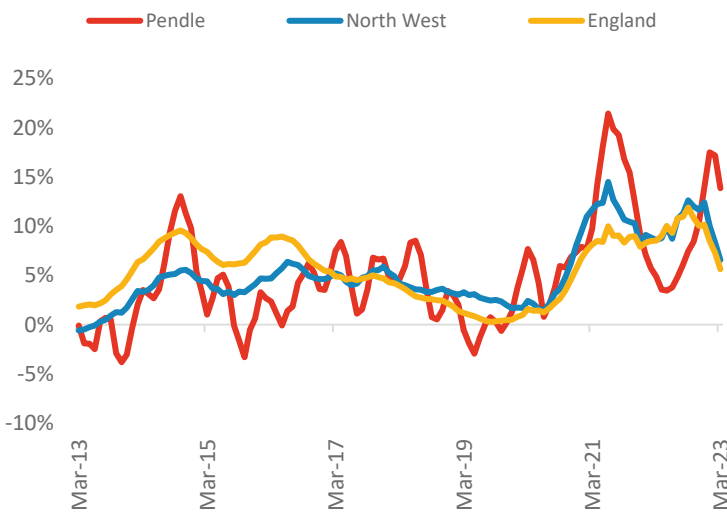
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	Current level	3 month	Annual	5 year	10 year
House prices	£133,005	-0.4%	13.9%	40.3%	68.9%
Transactions	1,311	-6.6%	-23.5%	-9.8%	37.0%

### House Prices (March 2023 data)

#### Annual Change in House Prices



House prices in Pendle grew by 13.9% 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.

Pendle house prices are now 31.6% above their previous peak in 2007, compared to +41.1% for the North West and +57.9% across England.

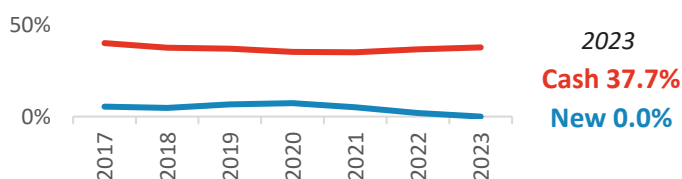
Local prices have fallen by 0.4% in 2023 so far, compared to a fall of 0.4% over the same period last year.

### Transactions (January 2023 data)

There were 1,311 transactions in Pendle during the 12 months to January 2023. This is 49% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Pendle have fallen by 1.7% since 2014, compared to changes of -10.4% for the North West and -22.4% for England.

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

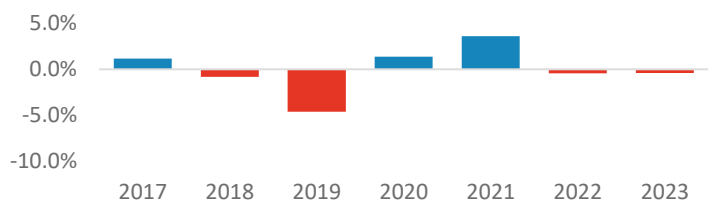


\* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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.

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



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

