

# August 2023 Housing Market Report

## Ribble Valley

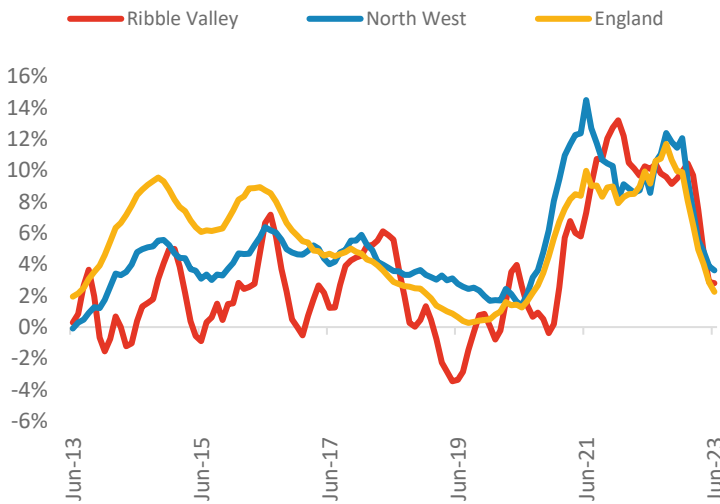


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	Current level	3 month	Annual	5 year	10 year
House prices	£274,601	-2.7%	2.8%	20.4%	36.6%
Transactions	892	-6.8%	-20.3%	-23.4%	28.2%

### House Prices (June 2023 data)

#### Annual Change in House Prices

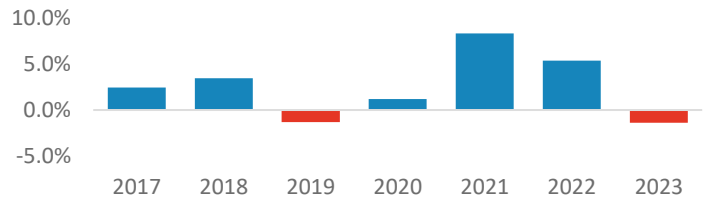


House prices in Ribble Valley grew by 2.8% in the 12 months to June 2023 (based on 3-month smoothed data). By comparison national house prices grew by 2.2% and prices in the North West grew by 3.6% over the same period.

Ribble Valley house prices are now 20.6% above their previous peak in 2007, compared to +40.9% for the North West and +56.6% across England.

Local prices have fallen by 1.4% in 2023 so far, compared to growth of 5.4% over the same period last year.

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

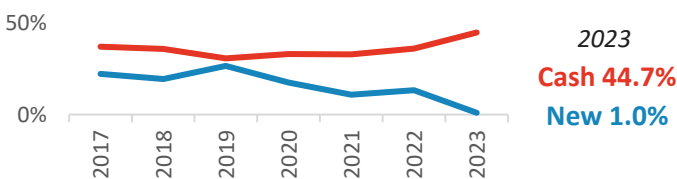


### Transactions (April 2023 data)

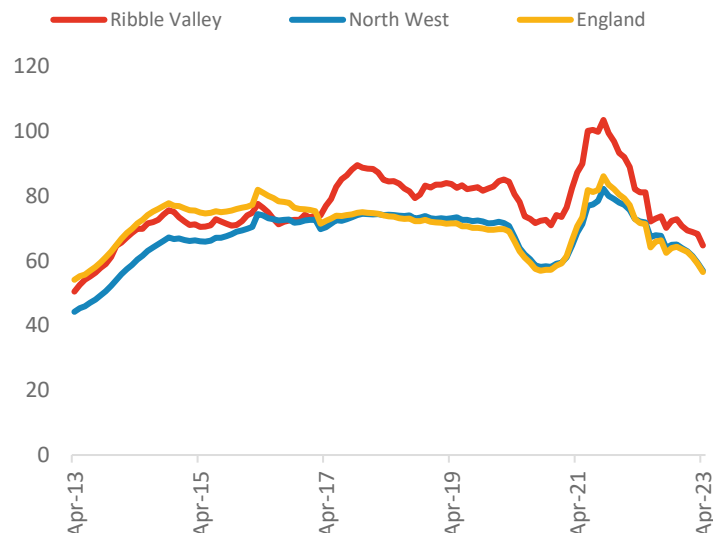
There were 892 transactions in Ribble Valley during the 12 months to April 2023. This is 65% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Ribble Valley have fallen by 11.9% since 2014, compared to changes of -15.0% for the North West and -26.4% for England.

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



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



\* 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.