

August 2023 Housing Market Report

Warrington

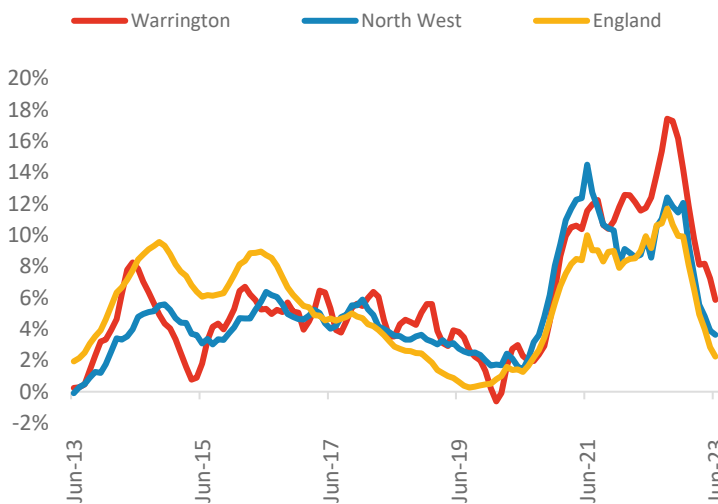
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	Current level	3 month	Annual	5 year	10 year
House prices	£262,067	0.1%	5.9%	41.0%	77.7%
Transactions	2,567	-8.7%	-20.8%	-18.6%	12.8%

House Prices (June 2023 data)

Annual Change in House Prices

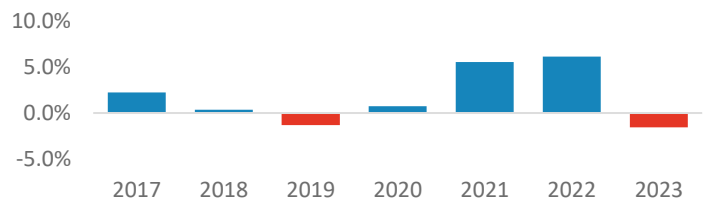


House prices in Warrington grew by 5.9% in the 12 months to June 2023 (based on 3-month smoothed data). By comparison national house prices grew by 2.2% and prices in the North West grew by 3.6% over the same period.

Warrington house prices are now 51.9% above their previous peak in 2007, compared to +40.9% for the North West and +56.6% across England.

Local prices have fallen by 1.6% in 2023 so far, compared to growth of 6.2% over the same period last year.

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

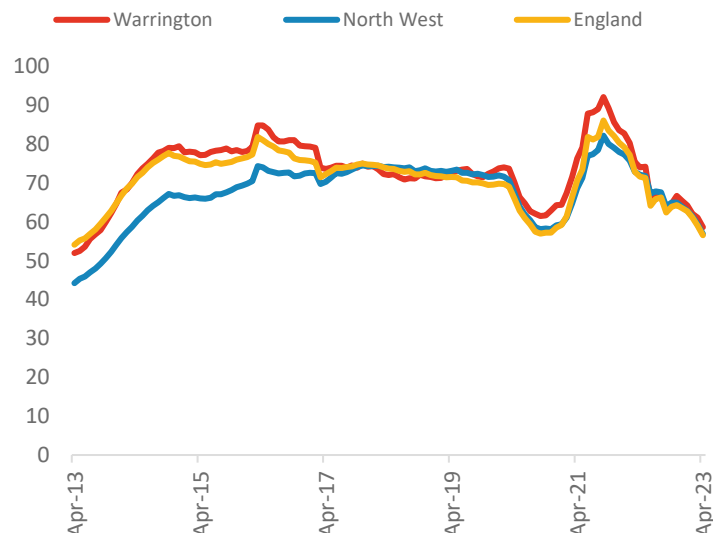


Transactions (April 2023 data)

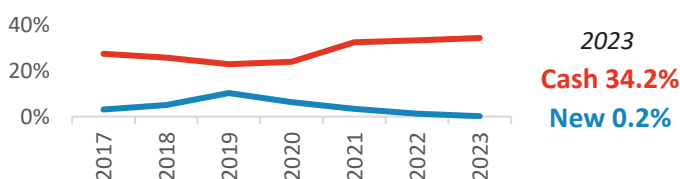
There were 2,567 transactions in Warrington during the 12 months to April 2023. This is 59% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Warrington have fallen by 26.2% since 2014, compared to changes of -15.0% for the North West and -26.4% 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.