

# October 2023 Housing Market Report

## Cheshire East

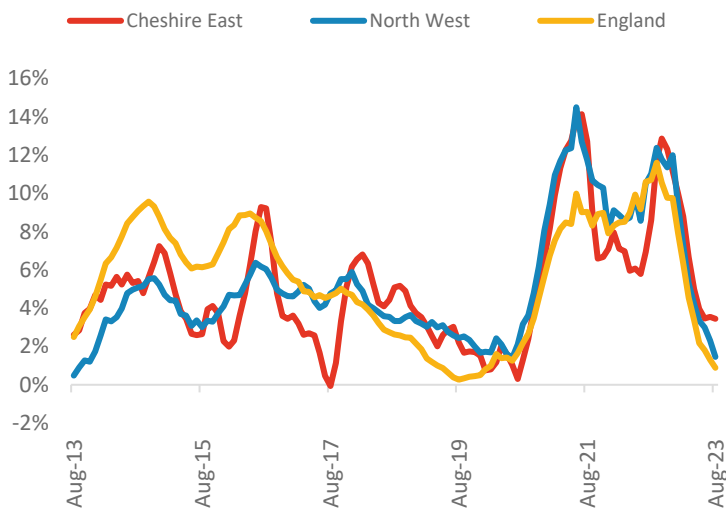
Powered by: **BuiltPlace**



	Current level	3 month	Annual	5 year	10 year
House prices	£295,331	2.4%	3.4%	31.1%	62.7%
Transactions	5,640	-11.2%	-18.9%	-26.7%	14.1%

### House Prices (August 2023 data)

#### Annual Change in House Prices



House prices in Cheshire East grew by 3.4% in the 12 months to August 2023 (based on 3-month smoothed data). By comparison national house prices grew by 0.9% and prices in the North West grew by 1.5% over the same period.

Cheshire East house prices are now 48.1% above their previous peak in 2007, compared to +42.2% for the North West and +58.4% across England.

Local prices have fallen by 1.0% in 2023 so far, compared to growth of 6.4% over the same period last year.

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

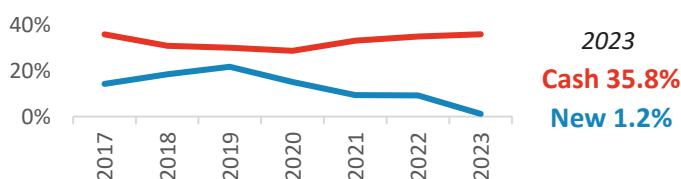


### Transactions (June 2023 data)

There were 5,640 transactions in Cheshire East during the 12 months to June 2023. This is 60% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Cheshire East have fallen by 19.0% since 2014, compared to changes of -19.0% for the North West and -29.7% 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.

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

