

October 2023 Housing Market Report

West Lancashire

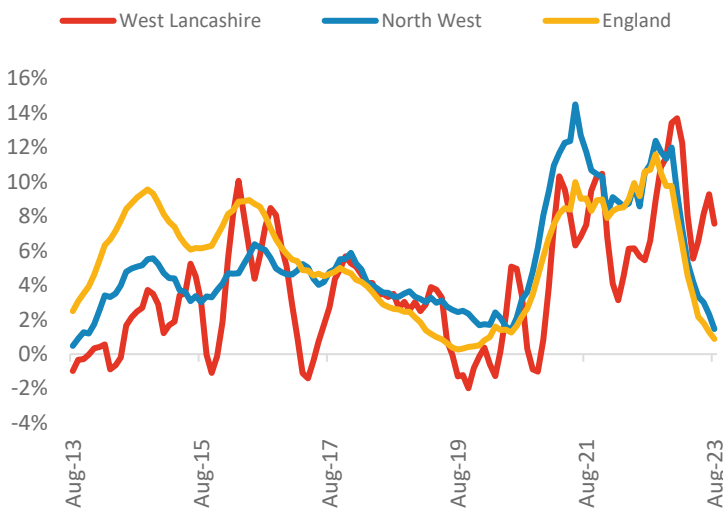


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	Current level	3 month	Annual	5 year	10 year
House prices	£234,658	3.8%	7.6%	25.8%	51.6%
Transactions	1,288	-9.2%	-20.0%	-19.7%	31.2%

House Prices (August 2023 data)

Annual Change in House Prices

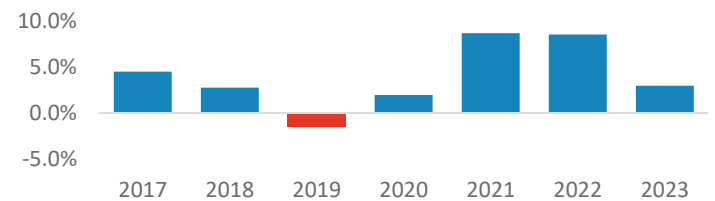


House prices in West Lancashire grew by 7.6% in the 12 months to August 2023 (based on 3-month smoothed data). By comparison national house prices grew by 0.9% and prices in the North West grew by 1.5% over the same period.

West Lancashire house prices are now 37.1% above their previous peak in 2007, compared to +42.2% for the North West and +58.4% across England.

Local prices have grown by 3.0% in 2023 so far, compared to growth of 8.6% over the same period last year.

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

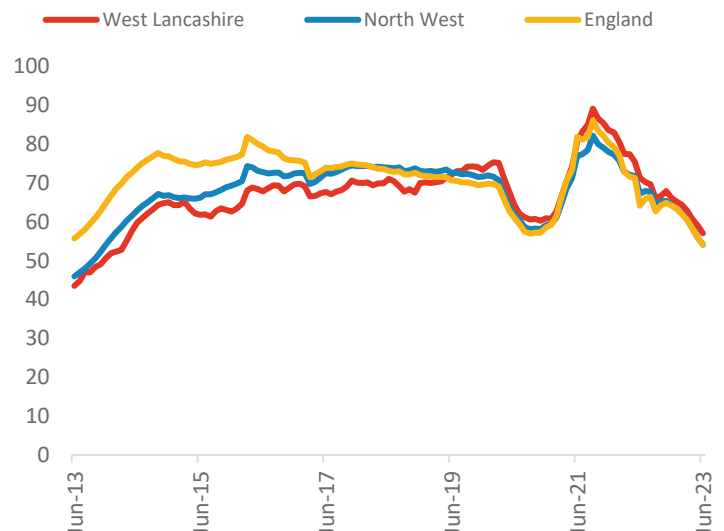


Transactions (June 2023 data)

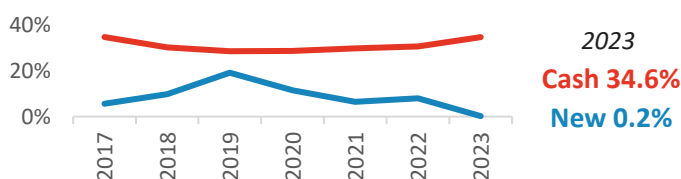
There were 1,288 transactions in West Lancashire during the 12 months to June 2023. This is 57% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in West Lancashire have fallen by 12.3% since 2014, compared to changes of -19.0% for the North West and -29.7% 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.