

January 2024 Housing Market Report

Wyre

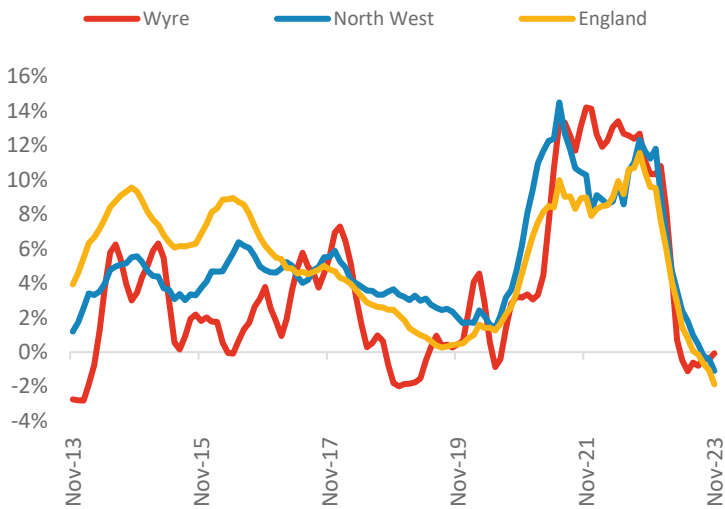
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| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £200,549 | 3.2% | -0.1% | 30.5% | 47.9% |
| Transactions | 1,436 | -9.3% | -26.7% | -29.5% | 0.2% |

House Prices (November 2023 data)

Annual Change in House Prices

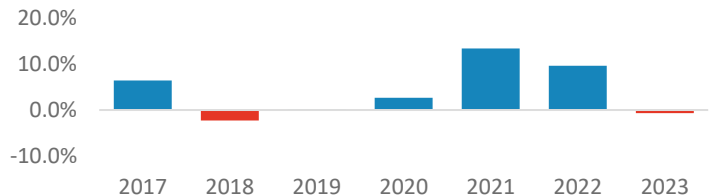


House prices in Wyre fell by 0.1% in the 12 months to November 2023 (based on 3-month smoothed data). By comparison national house prices fell by 1.9% and prices in the North West fell by 1.1% over the same period.

Wyre house prices are now 19.0% above their previous peak in 2007, compared to +41.7% for the North West and +56.6% across England.

Local prices have fallen by 0.7% in 2023 so far, compared to growth of 9.7% over the same period in 2022.

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

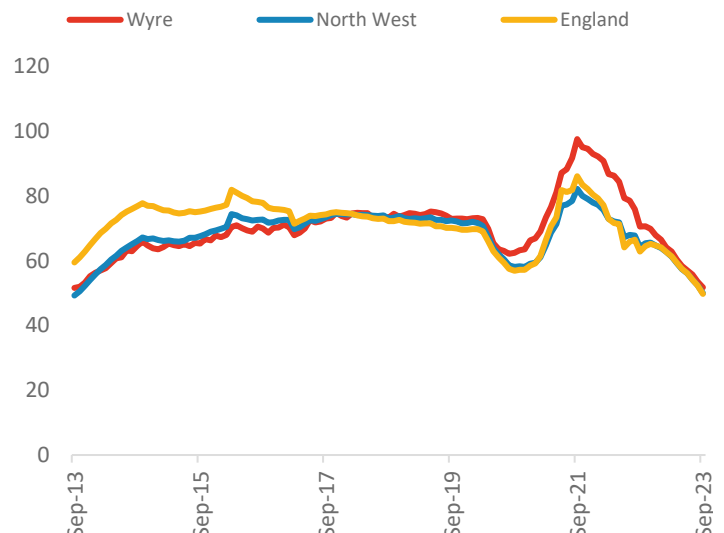


Transactions (September 2023 data)

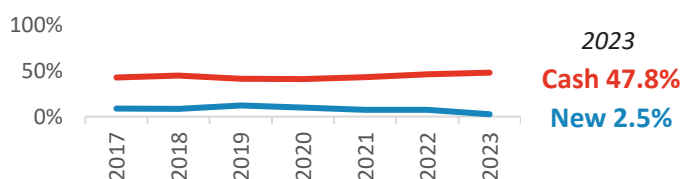
There were 1,436 transactions in Wyre during the 12 months to September 2023. This is 52% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Wyre have fallen by 19.0% since 2014, compared to changes of -25.3% for the North West and -35.3% 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.