

## West Northamptonshire

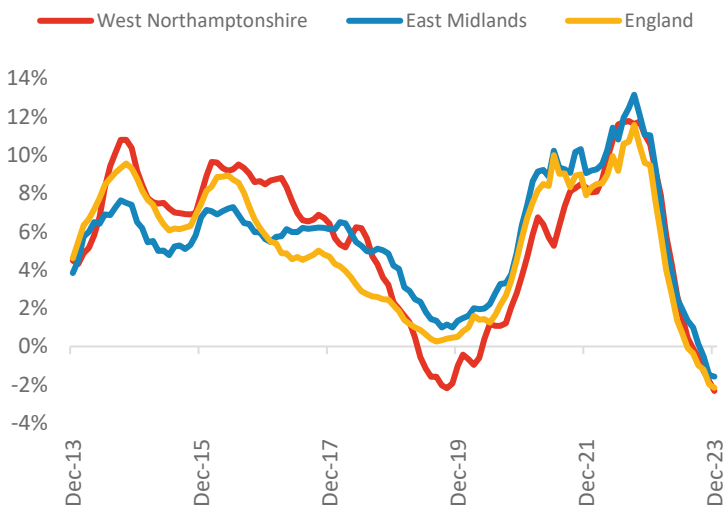


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	Current level	3 month	Annual	5 year	10 year
House prices	£293,704	0.1%	-2.3%	20.1%	67.1%
Transactions	4,613	-11.2%	-24.9%	-36.1%	-19.1%

### House Prices (December 2023 data)

#### Annual Change in House Prices

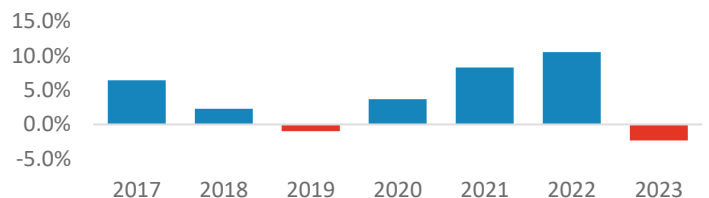


House prices in West Northamptonshire fell by 2.3% in the 12 months to December 2023 (based on 3-month smoothed data). By comparison national house prices fell by 2.2% and prices in the East Midlands fell by 1.6% over the same period.

West Northamptonshire house prices are now 54.6% above their previous peak in 2007, compared to +55.4% for the East Midlands and +55.8% across England.

Local prices have fallen by 2.3% in 2023 so far, compared to growth of 10.6% over the same period in 2022.

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

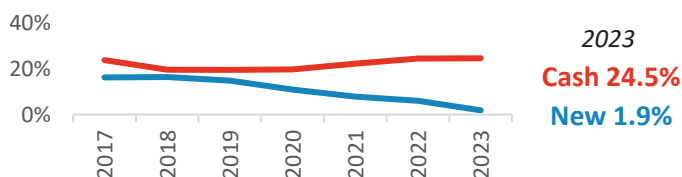


### Transactions (October 2023 data)

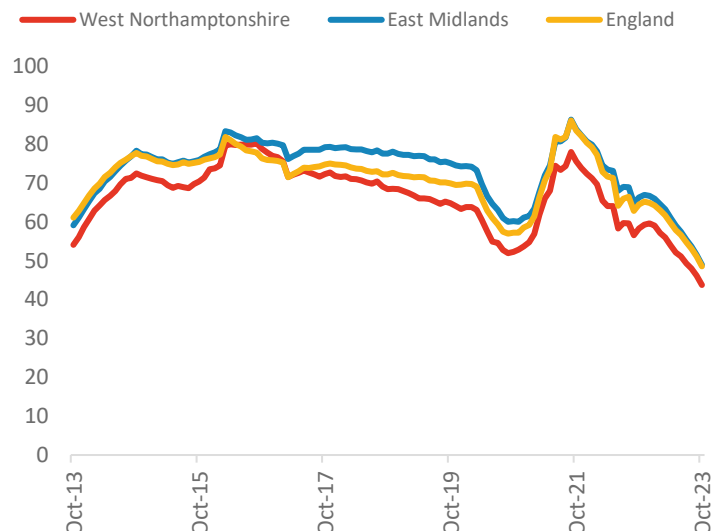
There were 4,613 transactions in West Northamptonshire during the 12 months to October 2023. This is 44% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in West Northamptonshire have fallen by 38.8% since 2014, compared to changes of -36.7% for the East Midlands and -36.8% 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.