October 2026 Housing Market Report

Fylde

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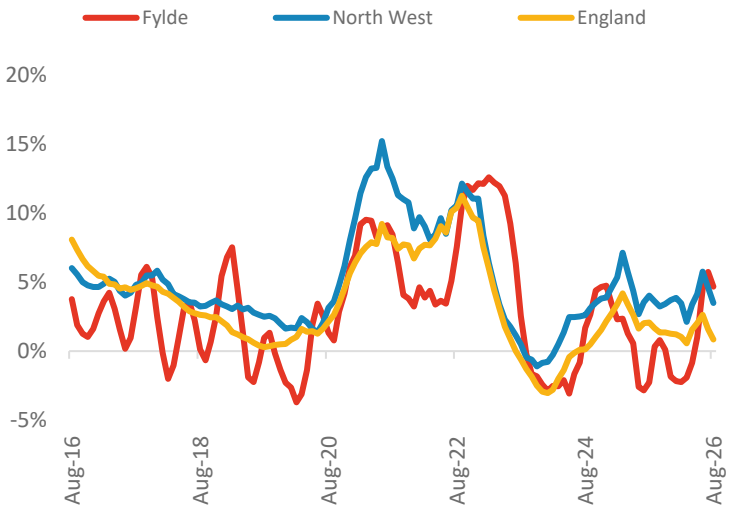
	Current level	3 month	Annual	5 year	10 year
House prices	£230,340	**3.3%**	**4.7%**	**14.8%**	**31.7%**
Transactions	1,385	**0.1%**	**-9.9%**	**-30.1%**	**-18.0%**

House Prices (August 2026 data)

Annual Change in House Prices

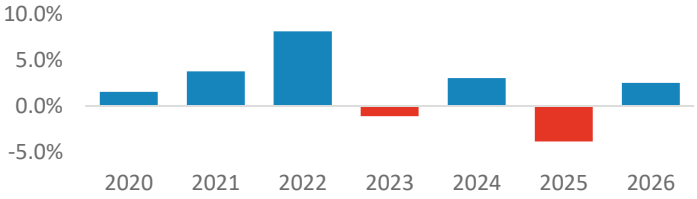


House prices in Fylde grew by 4.7% in the 12 months to August 2026 (based on 3-month smoothed data). By comparison national house prices grew by 0.9% and prices in the North West grew by 3.5% over the same period.

Fylde house prices are now 21.2% above their previous peak in 2007, compared to +56.1% for the North West and +59.3% across England.

Local prices have grown by 2.5% in 2026 so far, compared to a fall of 3.9% over the same period in 2025.

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

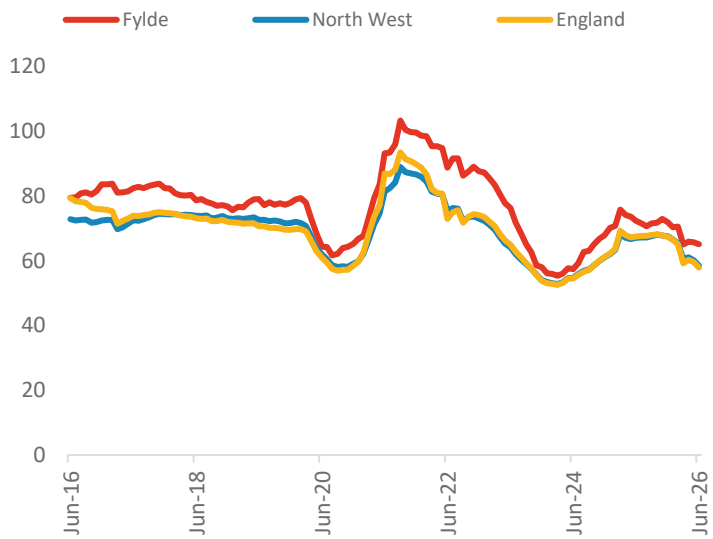


Transactions (June 2026 data)

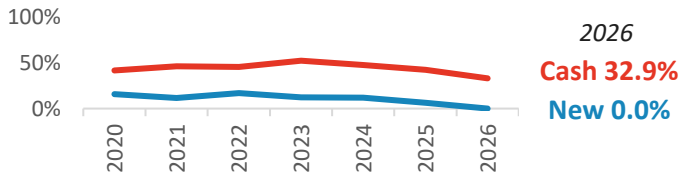
There were 1,385 transactions in Fylde during the 12 months to June 2026. This is 65% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Fylde have fallen by 5.7% since 2014, compared to changes of -12.5% for the North West and -24.7% for England.

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



*Cash and New Build Sales as % of Total, by Year**



2026
Cash 32.9%
New 0.0%

** 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.

Source: UK House Price Index, Contains HM Land Registry data © Crown copyright