

Cheshire West &
Chester Council

Compendium of House Prices October 2023



Cheshire West
and Chester



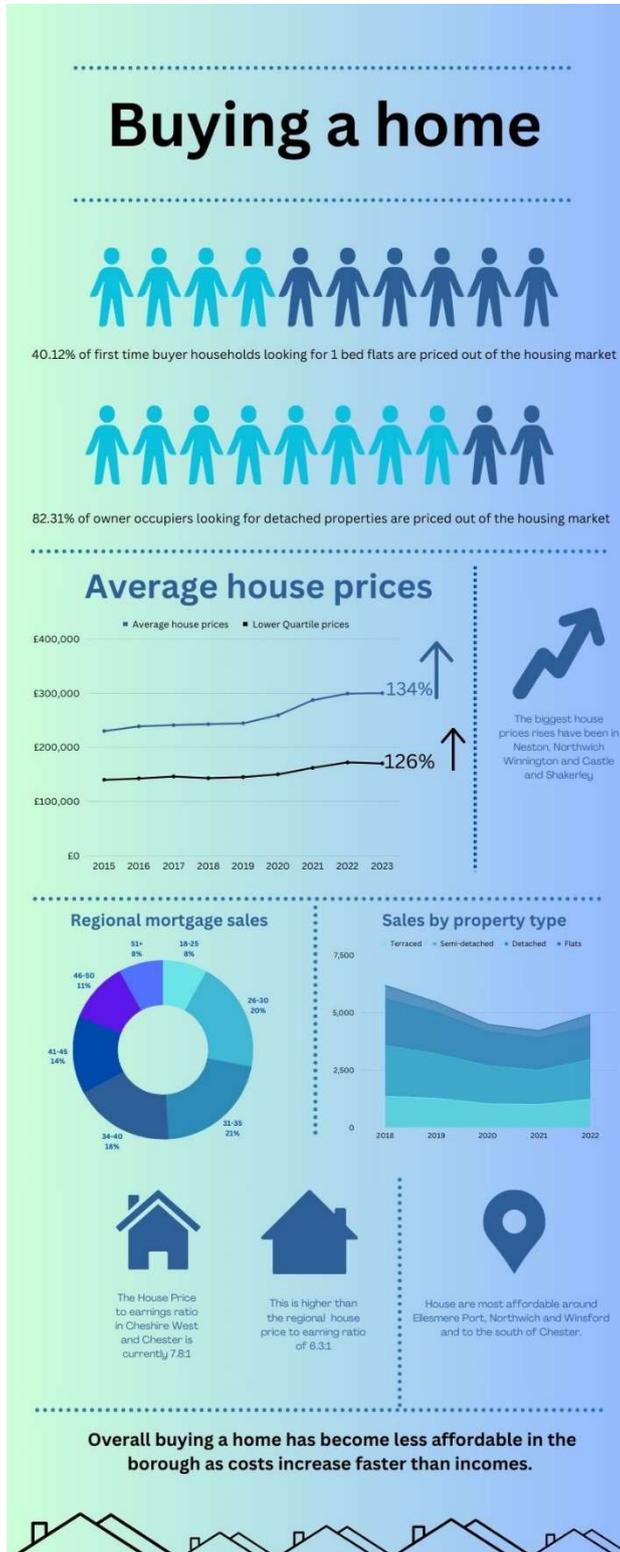
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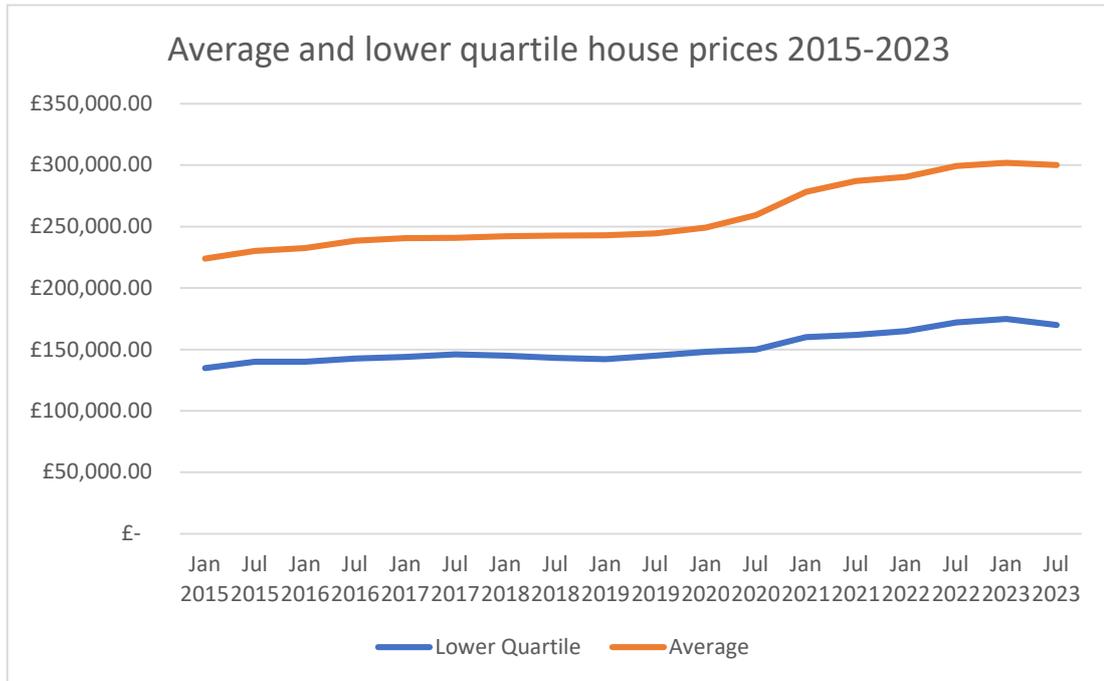
Infographic





Property prices

Average house prices 2015-2023



Average and lower quartile house prices chart

Date	Average	Lower Quartile
Jan 2015	£224,082.00	£ 135,000.00
Jul 2015	£230,078.00	£ 140,000.00
Jan 2016	£232,595.00	£ 140,000.00
Jul 2016	£238,593.00	£ 142,500.00
Jan 2017	£240,558.00	£ 144,000.00
Jul 2017	£240,932.00	£ 146,000.00
Jan 2018	£242,180.00	£ 145,000.00
Jul 2018	£242,753.00	£ 143,000.00
Jan 2019	£243,040.00	£ 142,000.00
Jul 2019	£244,413.00	£ 145,000.00
Jan 2020	£249,172.00	£ 148,000.00
Jul 2020	£259,264.00	£ 150,000.00
Jan 2021	£278,228.00	£ 160,000.00
Jul 2021	£287,093.00	£ 161,950.00
Jan 2022	£290,424.00	£ 165,000.00
Jul 2022	£299,199.00	£ 172,000.00
Jan 2023	£302,144.00	£ 175,000.00
Jul 2023	£300,092.00	£ 170,000.00
Percentage increase	134%	126%



Average house price rises by ward.

Ward	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Percentage change
Central & Grange	£ 83,997.50	£ 95,000.00	£ 88,000.00	£ 94,500.00	£ 96,000.00	£120,000.00	£144,995.00	£130,000.00	£130,000.00	£145,000.00	£138,655.00	165%
Chester City & the Garden Quarter	£145,000.00	£150,500.00	£159,975.00	£158,250.00	£155,000.00	£177,500.00	£164,000.00	£173,500.00	£190,000.00	£185,000.00	£205,000.00	141%
Blacon	£112,000.00	£121,000.00	£124,950.00	£120,000.00	£130,000.00	£132,000.00	£142,500.00	£133,375.00	£150,700.00	£166,500.00	£172,000.00	154%
Christleton & Huntington	£230,000.00	£236,995.00	£265,000.00	£250,500.00	£271,995.00	£274,995.00	£279,995.00	£312,500.00	£327,995.00	£332,747.50	£371,497.50	162%
Davenham, Moulton & Kingsmead	£209,000.00	£215,000.00	£220,000.00	£200,500.00	£243,100.00	£244,995.00	£272,000.00	£270,497.50	£291,997.50	£301,500.00	£295,000.00	141%
Ledsham & Manor	£166,000.00	£157,000.00	£158,500.00	£176,000.00	£184,750.00	£230,495.00	£187,000.00	£225,000.00	£255,000.00	£280,000.00	£304,497.50	183%
Great Boughton	£180,000.00	£177,000.00	£199,250.00	£198,000.00	£219,950.00	£227,500.00	£230,000.00	£230,000.00	£273,500.00	£257,250.00	£275,000.00	153%
Neston	£133,000.00	£145,000.00	£135,000.00	£150,000.00	£149,500.00	£147,750.00	£178,475.00	£195,000.00	£177,500.00	£225,000.00	£258,500.00	194%
Frodsham	£193,000.00	£180,000.00	£187,000.00	£210,000.00	£203,000.00	£220,000.00	£215,000.00	£217,000.00	£250,000.00	£249,950.00	£255,000.00	132%
Helsby	£163,250.00	£155,000.00	£180,000.00	£175,995.00	£180,000.00	£180,000.00	£184,000.00	£190,000.00	£213,500.00	£221,250.00	£265,000.00	162%
Marbury	£154,250.00	£166,500.00	£174,000.00	£171,000.00	£179,225.00	£185,000.00	£187,000.00	£206,500.00	£230,000.00	£234,000.00	£258,000.00	167%
Lache	£144,750.00	£125,000.00	£130,000.00	£137,750.00	£148,000.00	£168,000.00	£160,500.00	£165,000.00	£159,000.00	£182,500.00	£216,500.00	150%
Netherpool	£144,000.00	£140,000.00	£174,297.50	£140,000.00	£136,500.00	£160,000.00	£164,995.00	£163,495.00	£171,995.00	£185,000.00	£185,000.00	128%
Little Neston	£178,250.00	£160,000.00	£177,000.00	£195,000.00	£207,000.00	£206,250.00	£222,500.00	£217,500.00	£245,750.00	£295,000.00	£287,500.00	161%
Handbridge Park	£210,000.00	£247,950.00	£234,250.00	£240,000.00	£240,000.00	£265,000.00	£285,000.00	£291,000.00	£312,500.00	£290,000.00	£340,000.00	162%
Malpas	£212,000.00	£225,000.00	£227,500.00	£267,500.00	£324,950.00	£282,475.00	£228,000.00	£288,000.00	£297,500.00	£350,000.00	£330,000.00	156%
Gowy Rural	£160,000.00	£165,000.00	£165,000.00	£198,500.00	£169,975.00	£185,000.00	£200,000.00	£179,000.00	£245,000.00	£227,500.00	£272,500.00	170%
Newton & Hoole	£178,475.00	£180,000.00	£195,000.00	£200,000.00	£215,000.00	£211,000.00	£220,000.00	£235,000.00	£238,000.00	£255,000.00	£280,000.00	157%
Farndon	£272,000.00	£247,500.00	£289,995.00	£322,500.00	£312,000.00	£303,422.50	£345,000.00	£320,000.00	£295,000.00	£340,000.00	£358,750.00	132%
Hartford & Greenbank	£215,000.00	£194,000.00	£206,750.00	£260,000.00	£290,500.00	£297,000.00	£337,995.00	£305,000.00	£340,000.00	£360,000.00	£335,000.00	156%
Tarvin & Kelsall	£249,750.00	£290,000.00	£295,750.00	£280,000.00	£290,447.50	£295,000.00	£318,000.00	£308,000.00	£330,000.00	£368,000.00	£395,497.50	158%
Sutton Villages	£114,250.00	£108,000.00	£122,500.00	£122,500.00	£125,000.00	£130,000.00	£127,375.00	£138,000.00	£140,000.00	£155,000.00	£169,750.00	149%
Upton	£205,000.00	£193,950.00	£218,000.00	£242,500.00	£248,500.00	£245,000.00	£249,950.00	£265,000.00	£284,750.00	£297,375.00	£340,000.00	166%
Tattenhall	£274,000.00	£293,500.00	£305,000.00	£329,995.00	£355,000.00	£350,000.00	£395,995.00	£362,000.00	£379,500.00	£401,500.00	£487,500.00	178%
Northwich Leftwich	£124,950.00	£109,000.00	£124,950.00	£158,749.50	£143,000.00	£134,000.00	£133,750.00	£160,000.00	£164,000.00	£184,000.00	£175,000.00	140%
Northwich Winnington & Castle	£111,000.00	£153,997.50	£169,995.00	£167,995.00	£186,750.00	£188,495.00	£182,747.50	£205,000.00	£184,995.00	£212,000.00	£225,000.00	203%
Rudheath	£117,000.00	£127,000.00	£126,250.00	£142,500.00	£161,250.00	£147,000.00	£149,950.00	£184,750.00	£200,000.00	£188,225.00	£210,000.00	179%
Weaver & Cuddington	£165,000.00	£185,000.00	£210,000.00	£228,475.00	£255,000.00	£210,000.00	£245,000.00	£221,500.00	£280,000.00	£272,500.00	£280,000.00	170%
Shakerley	£157,500.00	£204,997.50	£230,000.00	£222,995.00	£229,995.00	£245,997.50	£265,000.00	£225,000.00	£249,975.00	£343,625.00	£317,500.00	202%
Westminster	£ 95,250.00	£124,250.00	£ 90,000.00	£ 90,000.00	£106,000.00	£105,000.00	£ 96,750.00	£108,000.00	£104,000.00	£118,000.00	£115,000.00	121%
Northwich Witton	£ 94,050.00	£ 93,000.00	£108,500.00	£ 95,000.00	£105,000.00	£109,250.00	£110,000.00	£120,000.00	£116,000.00	£143,000.00	£142,000.00	151%
Parkgate	£225,000.00	£200,000.00	£250,000.00	£225,014.00	£217,000.00	£275,000.00	£317,500.00	£290,000.00	£273,750.00	£280,000.00	£350,000.00	156%
Sandstone	£245,000.00	£277,500.00	£267,500.00	£320,000.00	£345,000.00	£367,750.00	£280,250.00	£295,000.00	£420,000.00	£370,000.00	£367,000.00	150%
Strawberry	£134,000.00	£140,000.00	£150,000.00	£150,000.00	£162,250.00	£165,000.00	£169,000.00	£175,000.00	£175,000.00	£190,500.00	£210,000.00	157%
Tarporley	£350,000.00	£270,000.00	£269,995.00	£335,000.00	£374,995.00	£340,000.00	£330,000.00	£427,500.00	£350,000.00	£365,000.00	£475,000.00	136%
Whitby Groves	£157,000.00	£149,495.00	£160,000.00	£165,000.00	£175,000.00	£180,000.00	£185,000.00	£200,497.50	£205,000.00	£215,000.00	£235,000.00	150%
Whitby Park	£125,000.00	£145,625.00	£135,000.00	£140,000.00	£160,000.00	£160,000.00	£168,625.00	£175,000.00	£195,000.00	£187,500.00	£225,000.00	180%
Willaston & Thornton	£229,975.00	£280,000.00	£315,000.00	£276,000.00	£276,000.00	£292,050.00	£324,500.00	£325,000.00	£352,950.00	£384,950.00	£406,250.00	177%
Saughall & Mollington	£187,250.00	£215,000.00	£257,500.00	£277,475.00	£293,000.00	£280,000.00	£250,000.00	£299,950.00	£310,000.00	£300,000.00	£360,000.00	192%
Winsford Wharton	£ 89,500.00	£103,000.00	£119,250.00	£124,997.50	£128,500.00	£130,000.00	£131,250.00	£124,750.00	£137,500.00	£149,250.00	£170,000.00	190%
Winsford Over & Verdin	£134,000.00	£132,000.00	£146,000.00	£154,500.00	£169,995.00	£177,000.00	£168,497.50	£158,995.00	£180,000.00	£199,995.00	£187,283.50	140%
Wolverham	£100,000.00	£ 92,900.00	£ 94,000.00	£107,000.00	£ 96,000.00	£120,000.00	£135,000.00	£131,995.00	£122,250.00	£132,500.00	£145,000.00	145%
Winsford Dene	£105,000.00	£116,500.00	£115,000.00	£122,500.00	£124,000.00	£117,000.00	£127,750.00	£136,500.00	£165,000.00	£165,000.00	£157,500.00	150%
Winsford Gravel	£111,750.00	£110,000.00	£124,000.00	£128,000.00	£138,750.00	£138,250.00	£140,000.00	£136,250.00	£155,000.00	£165,000.00	£184,000.00	165%
Winsford Swanlow	£135,500.00	£148,000.00	£170,000.00	£171,500.00	£200,250.00	£204,997.50	£200,997.50	£209,995.00	£211,250.00	£205,250.00	£207,500.00	153%



Median house price per ward

Ward	Detached	Semi-Detached	Terraced	Flats/Maisonettes
Central & Grange	: £	155,000.00	£126,000.00	£ 97,500.00
Chester City & the Garden Quarter	£435,000.00	£ 272,000.00	£245,000.00	£ 165,000.00
Blacon	£215,000.00	£ 183,000.00	£160,000.00	:
Christleton & Huntington	£550,000.00	£ 300,000.00	£270,000.00	:
Davenham, Moulton & Kingsmead	£450,000.00	£ 276,250.00	£152,000.00	£ 134,000.00
Ledsham & Manor	£360,000.00	£ 215,000.00	£166,000.00	£ 103,000.00
Great Boughton	£395,000.00	£ 296,500.00	£245,750.00	£ 126,750.00
Neston	£415,000.00	£ 281,000.00	£175,000.00	£ 85,000.00
Frodsham	£387,500.00	£ 267,500.00	£215,000.00	£ 122,500.00
Helsby	£420,000.00	£ 253,589.00	£185,000.00	£ 145,000.00
Marbury	£362,500.00	£ 237,500.00	£175,000.00	:
Lache	£290,250.00	£ 194,000.00	£166,750.00	:
Netherpool	£278,000.00	£ 190,000.00	£160,875.00	£ 92,000.00
Little Neston	£345,000.00	£ 265,000.00	£185,000.00	:
Handbridge Park	£575,000.00	£ 325,000.00	£231,000.00	£ 195,000.00
Malpas	£412,500.00	£ 260,000.00	£198,000.00	:
Gowy Rural	£383,500.00	£ 209,500.00	£182,500.00	:
Newton & Hoole	£344,750.00	£ 350,000.00	£245,000.00	£ 149,500.00
Farndon	£492,777.50	£ 265,000.00	£235,000.00	:
Hartford & Greenbank	£471,000.00	£ 303,000.00	£197,250.00	£ 118,500.00
Tarvin & Kelsall	£514,750.00	£ 285,000.00	£281,497.50	:
Sutton Villages	£273,000.00	£ 175,000.00	£157,000.00	:
Upton	£500,000.00	£ 340,000.00	£226,250.00	£ 127,500.00
Tattenhall	£565,000.00	£ 453,902.00	£264,000.00	:
Northwich Leftwich	: £	175,000.00	£182,500.00	£ 107,500.00
Northwich Winnington & Castle	£335,000.00	£ 226,000.00	£194,000.00	£ 140,000.00
Rudheath	£315,000.00	£ 206,000.00	£168,250.00	:
Weaver & Cuddington	£483,750.00	£ 230,000.00	£192,500.00	£ 142,000.00
Shakerley	£495,000.00	£ 267,000.00	:	:
Westminster	£250,000.00	£ 150,000.00	£110,000.00	£ 105,000.00
Northwich Witton	: £	185,000.00	£133,000.00	:
Parkgate	£430,000.00	£ 282,500.00	£234,250.00	£ 240,000.00
Sandstone	£640,000.00	£ 355,000.00	£331,000.00	£ 221,500.00
Strawberry	£312,500.00	£ 195,000.00	£167,500.00	:
Tarporley	£553,750.00	£ 418,000.00	£230,000.00	:
Whitby Groves	£320,000.00	£ 226,750.00	£217,750.00	:
Whitby Park	£312,500.00	£ 225,000.00	£158,500.00	:
Willaston & Thornton	£425,000.00	£ 362,000.00	£290,000.00	:
Saughall & Mollington	£452,500.00	£ 307,500.00	£185,000.00	:
Winsford Wharton	£288,000.00	£ 170,000.00	£115,000.00	:
Winsford Over & Verdin	£290,000.00	£ 173,000.00	£140,000.00	£ 86,000.00
Wolverham	£250,000.00	£ 160,000.00	£130,000.00	£ 69,000.00
Winsford Dene	£300,000.00	£ 171,500.00	£126,500.00	:
Winsford Gravel	£260,000.00	£ 180,000.00	£122,750.00	:
Winsford Swanlow	£305,000.00	£ 190,000.00	£129,687.50	£ 73,000.00





Prices by postcode district (Hometrack) Feb-July 2023

Postcode District	1 bed Prices (Flat)	2 bed Prices (Flat)	2 bed Prices (House)	3 bed Prices (House)	4 bed Prices (House)
CH1	£ 131,003.00	£ 193,564.00	£ 184,083.00	£ 237,094.00	£ 416,271.00
CH2	£ 128,750.00	£ 148,972.00	£ 204,455.00	£ 310,144.00	£ 476,032.00
CH3	£ 116,900.00	£ 155,000.00	£ 223,946.00	£ 333,124.00	£ 553,600.00
CH4	£ 105,750.00	£ 145,090.00	£ 200,290.00	£ 238,739.00	£ 490,709.00
CH64	£ 89,667.00	£ 127,685.00	£ 289,778.00	£ 314,342.00	£ 511,061.00
CH65	£ 70,000.00	£ 95,404.00	£ 125,061.00	£ 171,412.00	£ 282,326.00
CH66	£ 72,500.00	£ 115,500.00	£ 179,986.00	£ 214,317.00	£ 372,847.00
CW6	Not Available	Not Available	£ 303,178.00	£ 406,011.00	£ 622,224.00
CW7	Not Available	£ 96,570.00	£ 148,392.00	£ 193,058.00	£ 332,000.00
CW8	£ 89,250.00	£ 136,000.00	£ 175,987.00	£ 256,037.00	£ 467,938.00
CW9	£ 98,969.00	£ 124,540.00	£ 178,728.00	£ 288,865.00	£ 510,271.00
CW10	£ 86,125.00	£ 112,917.00	£ 156,327.00	£ 213,548.00	£ 351,876.00
SY13	Not Available	£ 126,750.00	£ 197,729.00	£ 265,138.00	£ 378,032.00
SY14	Not Available	Not Available	£ 245,000.00	£ 411,162.00	£ 524,947.00
WA4	£ 101,382.00	£ 169,586.00	£ 193,027.00	£ 314,771.00	£ 604,375.00
WA6	£ 87,250.00	£ 149,500.00	£ 231,659.00	£ 309,910.00	£ 522,327.00
WA7	Not Available	£ 86,023.00	£ 122,577.00	£ 154,412.00	£ 279,931.00
WA16	£ 83,250.00	£ 226,947.00	£ 408,247.00	£ 492,197.00	£ 657,915.00





House Sales

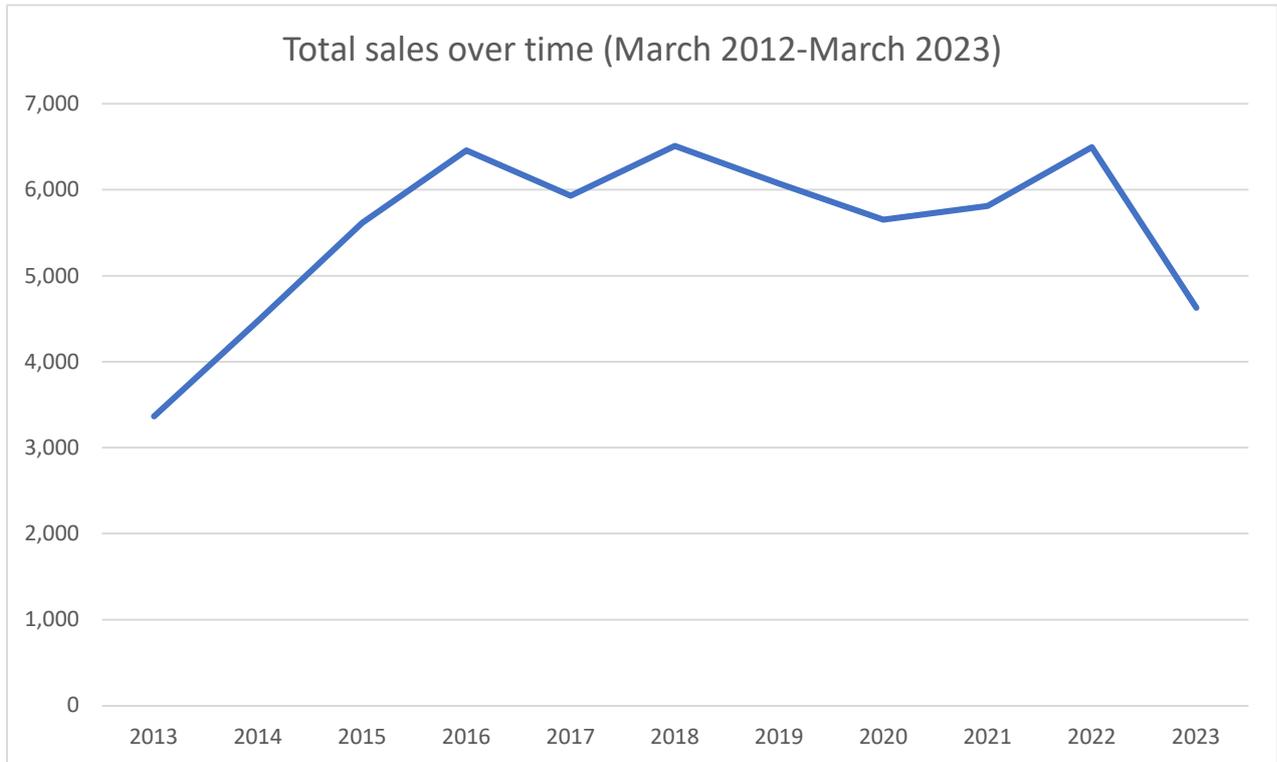
Total sales per ward March 2013-March 2023

Ward	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Central & Grange	62	75	97	120	93	190	224	173	109	164	111
Chester City & the Garden Quarter	236	318	396	442	417	392	423	300	292	368	304
Blacon	80	102	115	148	111	128	118	112	103	132	107
Christleton & Huntington	105	121	221	227	254	344	242	247	288	294	168
Davenham, Moulton & Kingsmead	155	175	216	226	224	297	227	230	226	210	165
Ledsham & Manor	112	125	151	157	194	201	154	161	217	265	172
Great Boughton	140	225	228	273	201	214	191	213	194	188	175
Neston	52	75	76	89	80	82	78	88	74	75	58
Frodsham	100	132	161	173	135	153	157	116	168	197	143
Helsby	56	65	92	137	108	128	115	119	86	94	71
Marbury	137	183	166	219	196	198	195	184	205	178	171
Lache	52	77	70	108	74	98	74	73	76	74	56
Netherpool	45	68	96	83	84	95	193	170	119	115	75
Little Neston	61	66	86	120	90	82	70	89	84	83	58
Handbridge Park	119	144	180	207	161	187	183	162	170	173	141
Malpas	31	46	54	88	86	92	85	77	97	99	62
Gowy Rural	82	129	118	119	122	143	121	121	134	176	122
Newton & Hoole	215	302	282	318	258	236	247	225	282	281	209
Farndon	33	43	73	112	75	126	79	83	91	85	66
Hartford & Greenbank	89	105	122	163	238	276	215	151	178	220	125
Tarvin & Kelsall	77	86	186	191	150	160	126	129	174	205	132
Sutton Villages	98	103	113	141	146	148	132	147	145	155	108
Upton	89	126	181	171	132	135	127	123	148	180	103
Tattenhall	31	52	45	85	103	64	73	75	86	86	58
Northwich Leftwich	41	64	67	106	87	67	86	57	62	73	49
Northwich Winnington & Castle	74	106	289	313	305	358	296	267	245	274	193
Rudheath	54	69	72	99	108	80	81	114	111	134	55
Weaver & Cuddington	150	211	229	268	265	277	253	221	245	229	179
Shakerley	43	49	85	110	127	108	75	65	66	86	50
Westminster	27	30	55	57	51	65	48	56	49	57	52
Northwich Witton	45	67	84	112	66	96	63	53	62	89	74
Parkgate	49	91	138	134	87	109	96	99	94	87	61
Sandstone	39	40	84	72	73	70	64	65	75	86	41
Strawberry	67	61	87	77	78	80	84	78	73	90	45
Tarporley	44	73	90	117	101	95	123	109	101	85	91
Whitby Groves	48	81	79	79	74	76	87	68	71	87	60
Whitby Park	44	58	78	75	80	93	64	73	73	92	67
Willaston & Thornton	58	69	73	87	76	71	85	97	155	129	58
Saughall & Mollington	28	47	52	78	93	84	75	74	90	106	65
Winsford Wharton	48	71	76	80	69	55	78	76	56	76	77
Winsford Over & Verdin	97	141	199	200	196	219	220	213	188	302	206
Wolverham	29	40	58	39	47	52	78	67	34	68	47
Winsford Dene	38	67	99	104	92	69	68	90	87	116	77
Winsford Gravel	42	48	47	65	36	74	59	52	61	60	66
Winsford Swanlow	44	50	47	70	86	146	140	90	68	70	55





Total sales over time March 2012-March 2023



Property sales fell during the first half of 2020 due to public health restrictions introduced as part of the governments response to COVID-19. This was followed by a rise in both transaction and prices likely reflecting both pent-up demand and as a response to a temporary tax holiday on property transactions introduced in July 2020. Since then, increases in mortgage rates and inflation have contributed to a slowdown in the housing market with national figures showing a drop of -18% on transactions in July 2023 compared to the 2017-19 average.



Number of sales by property type March 2022-March 2023

Ward	Detached	Semi-Detached	Terraced	Flats/Maisonettes
Central & Grange	2	39	57	6
Chester City & the Garden Quarter	17	25	91	171
Blacon	9	51	45	2
Christleton & Huntington	53	47	29	2
Davenham, Moulton & Kingsmead	61	54	23	27
Ledsham & Manor	65	44	10	8
Great Boughton	27	67	42	39
Neston	15	17	17	9
Frodsham	40	52	29	22
Helsby	25	26	15	5
Marbury	61	64	43	3
Lache	16	28	12	0
Netherpool	19	27	20	9
Little Neston	27	17	13	1
Handbridge Park	53	30	33	25
Malpas	29	19	7	4
Gowy Rural	62	37	22	1
Newton & Hoole	26	87	60	36
Farndon	34	16	16	0
Hartford & Greenbank	54	30	14	20
Tarvin & Kelsall	56	44	14	1
Sutton Villages	10	64	32	2
Upton	27	51	14	11
Tattenhall	31	7	9	3
Northwich Leftwich	3	13	16	14
Northwich Winnington & Castle	28	70	73	16
Rudheath	14	28	10	3
Weaver & Cuddington	62	67	43	7
Shakerley	23	25	2	0
Westminster	7	9	22	14
Northwich Witton	3	25	44	2
Parkgate	29	18	8	6
Sandstone	15	13	7	6
Strawberry	16	24	5	0
Tarporley	44	27	13	3
Whitby Groves	11	42	6	1
Whitby Park	16	38	12	1
Willaston & Thornton	27	15	12	0
Saughall & Mollington	24	24	11	1
Winsford Wharton	28	17	26	4
Winsford Over & Verdin	63	71	39	11
Wolverham	7	13	21	6
Winsford Dene	9	35	27	4
Winsford Gravel	21	28	16	1
Winsford Swanlow	23	19	8	5

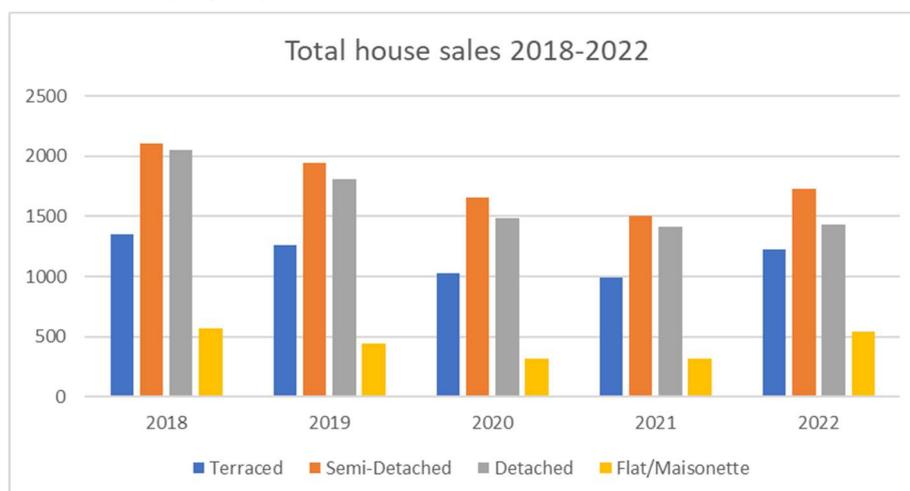




Total Sales by property type

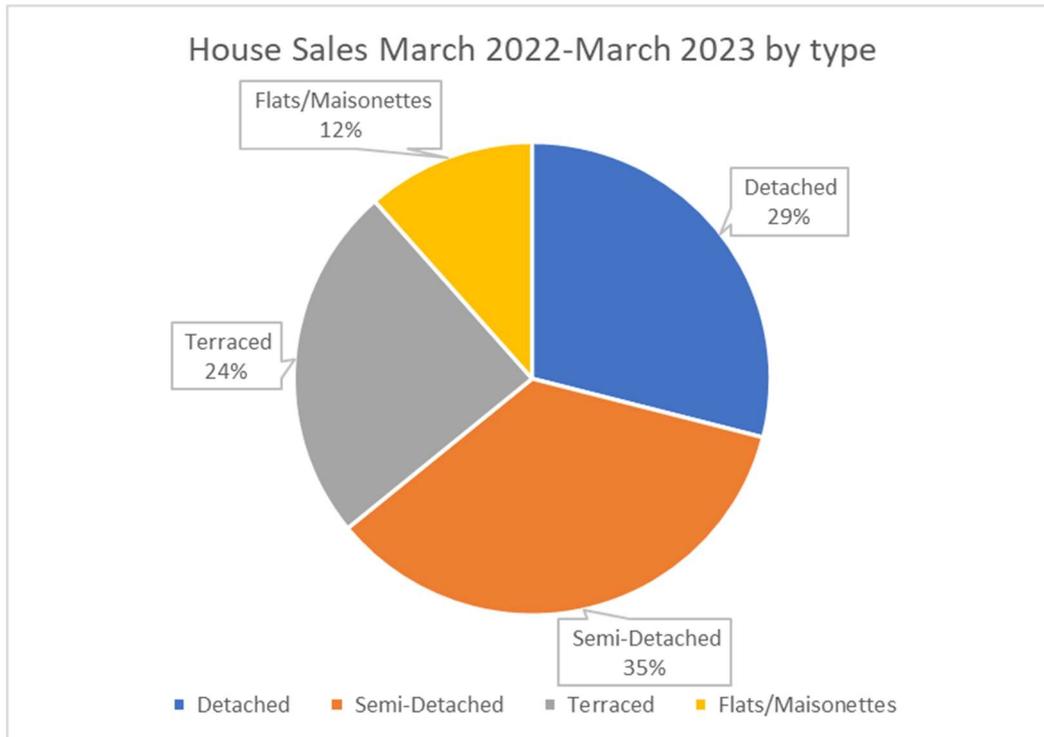
Month/Year	Terraced	Semi-Detached	Detached	Flat/Maisonette
Aug 2021	122	176	122	47
Sep 2021	177	278	275	66
Oct 2021	81	111	84	41
Nov 2021	105	139	123	55
Dec 2021	97	181	131	35
Jan 2022	111	134	107	30
Feb 2022	114	146	128	40
Mar 2022	99	167	131	49
Apr 2022	101	124	105	43
May 2022	110	122	106	43
Jun 2022	106	146	122	47
Jul 2022	101	165	127	56
Aug 2022	101	142	127	53
Sep 2022	93	139	106	43
Oct 2022	99	171	122	53
Nov 2022	105	138	146	46
Dec 2022	82	134	107	40
Jan 2023	63	104	72	33
Feb 2023	74	95	72	26
Mar 2023	66	95	86	34
Apr 2023	57	102	57	23
May 2023	50	75	57	25
Jun 2023	56	80	65	30
Jul 2023	12	14	8	4

Total house sales 2018-2022





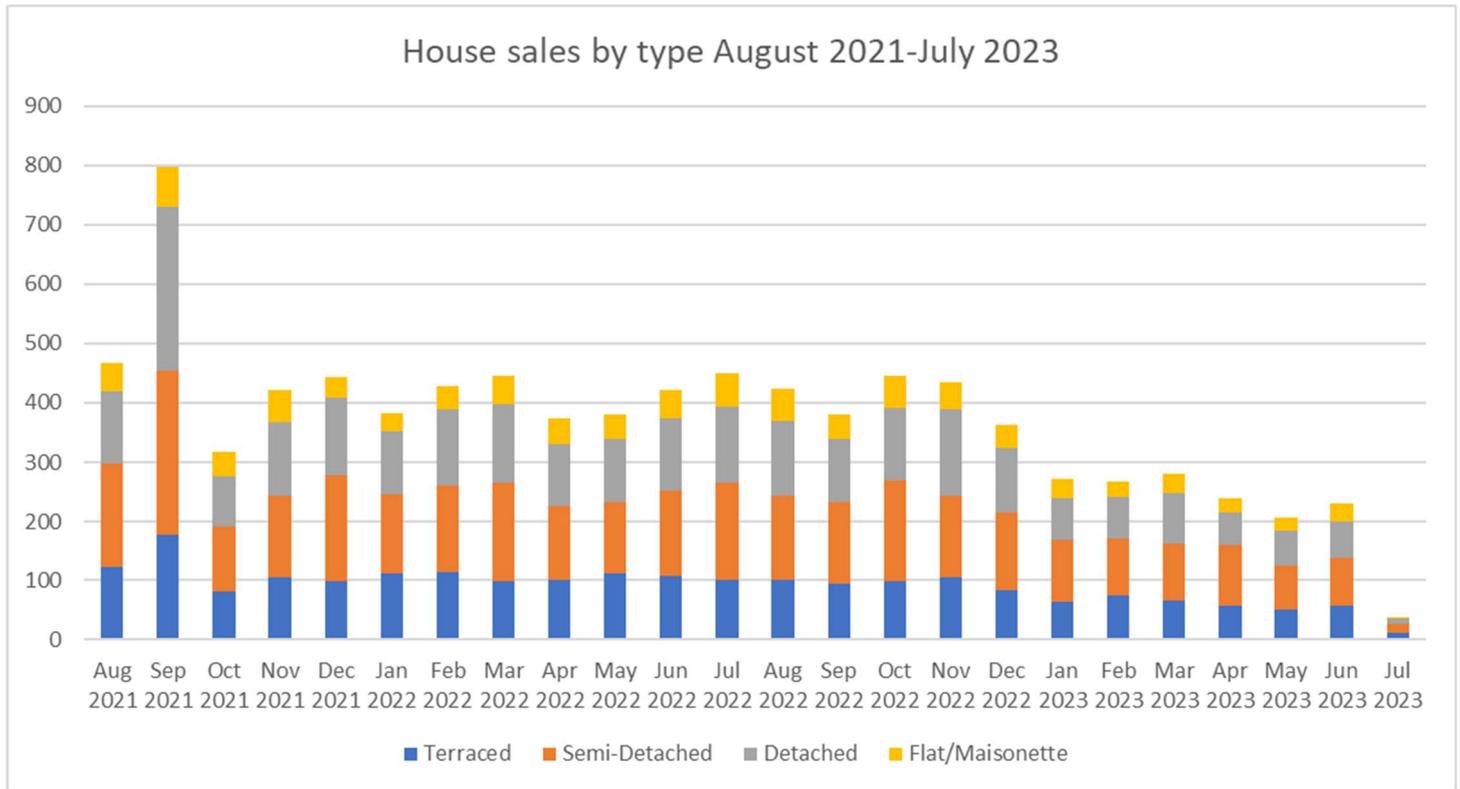
House sales by property type March 2022-March 2023



Year	Terraced	Semi-Detached	Detached	Flat/Maisonette
2018	1351	2110	2054	571
2019	1264	1942	1810	445
2020	1031	1656	1488	320
2021	991	1503	1414	313
2022	1222	1728	1434	543



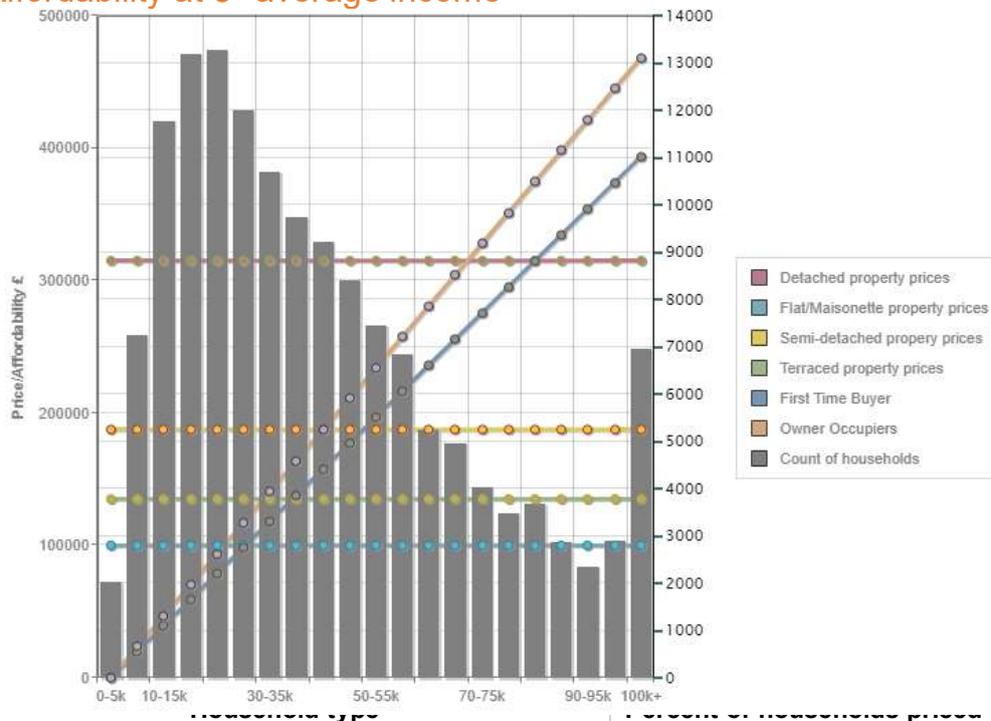
House sales by property type August 2021-July 2023





Affordability

Affordability at 3* average income

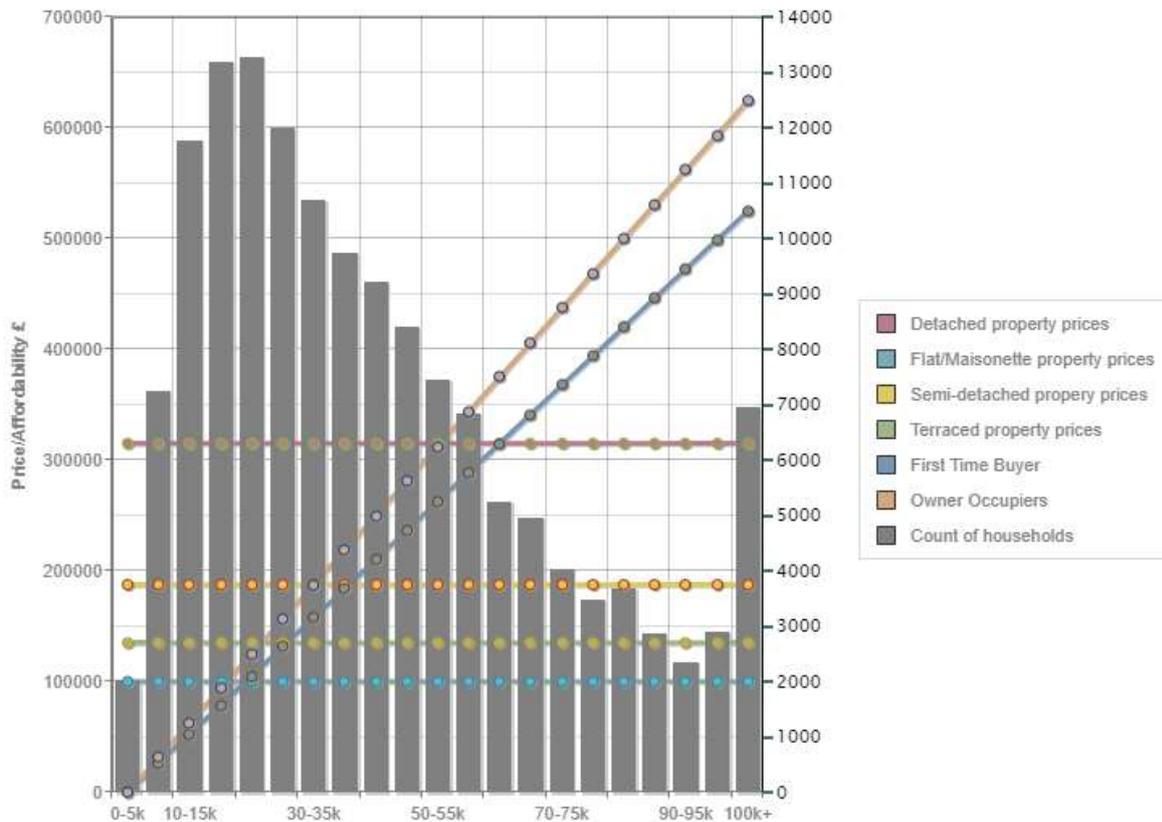


Household type	Count of households	Price out of market
First Time Buyer households - Flats		40.12%
First Time Buyer households - Terraced houses		47.34%
First Time Buyer households - Semi-detached houses		65.80%
First Time Buyer households - Detached houses		89.84%
Owner occupier - Flats		32.03%
Owner occupier - Terraced houses		40.12%
Owner occupier - Semi-detached houses		60.12%
Owner occupier - Detached houses		82.31%

These charts show the number of households in different household income bands in the area (bars) compared to the lower quartile price for different property types in the same area (horizontal lines). The diagonal lines rising from left to right show the value of property that can be afforded at different income multiples by a first-time buyer and former owner occupier.



Affordability at 4* average income



Household type	Percent of households priced out of market
First Time Buyer households - Flats	23.08%
First Time Buyer households - Terraced houses	40.12%
First Time Buyer households- Semi-detached houses	53.92%
First Time Buyer households - Detached houses	78.97%
Owner occupier - Flats	23.08%
Owner occupier - Terraced houses	32.03%
Owner occupier - Semi-detached houses	47.34%
Owner occupier - Detached houses	70.81%

House price to earnings ratio across the borough:

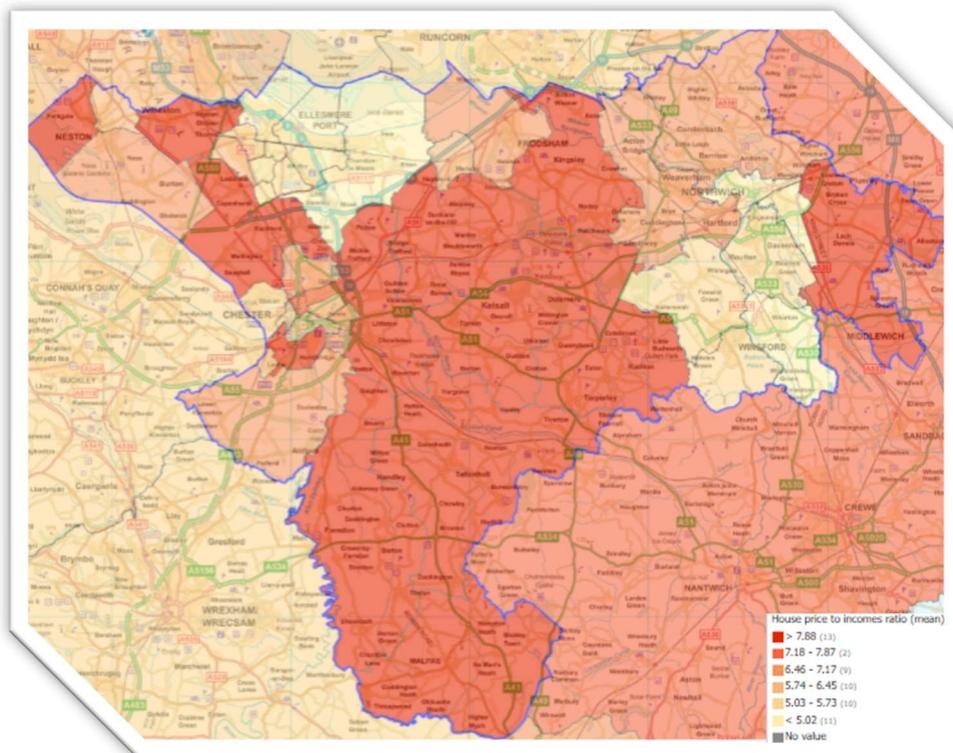
The house price to earnings ratio in Cheshire West and Chester is currently 7.8:1 based on data from the latest Annual Survey of Hours and Earnings and sales and valuations over the last 12 months. The regional house price to earnings is 6.5:1



The lower quartile house price to earnings ratio in Cheshire West and Chester is currently 7.5:1 based on data from the latest Annual Survey of Hours and Earnings and sales and valuations over the last 12 months. The regional house price to earnings is 6.3:1

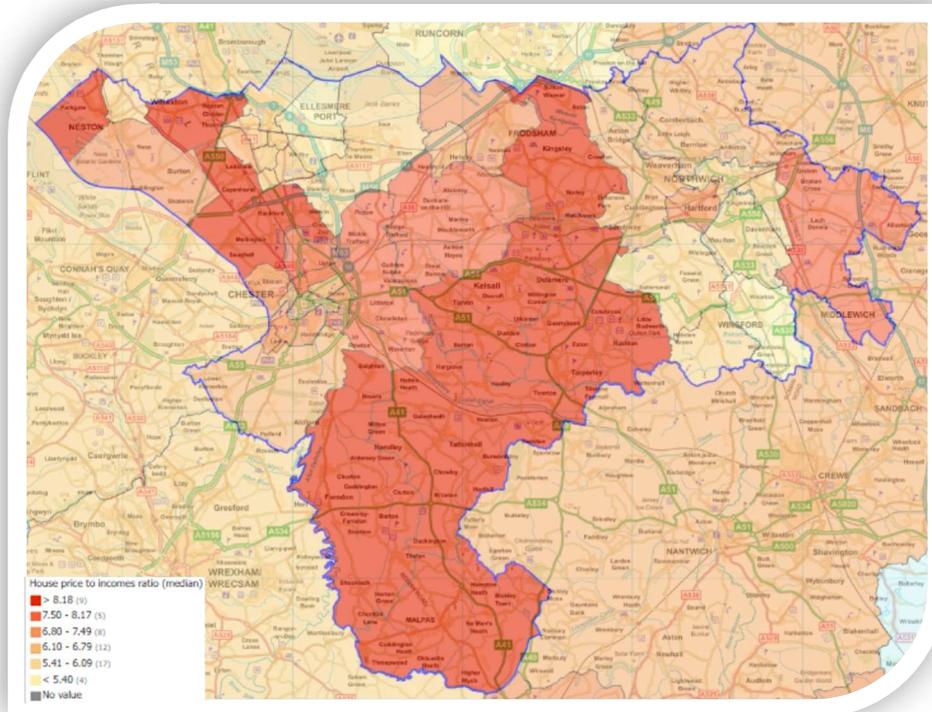
Earnings data relates to a single person in full time employment. Most households have more than one earner. Affordability in Cheshire West and Chester based on household disposable incomes is 6:1, compared to a regional ratio of 5.9:1. The lower quartile house price to income ratio in Cheshire West and Chester is 8:1.

House Price to earnings ratio (mean)

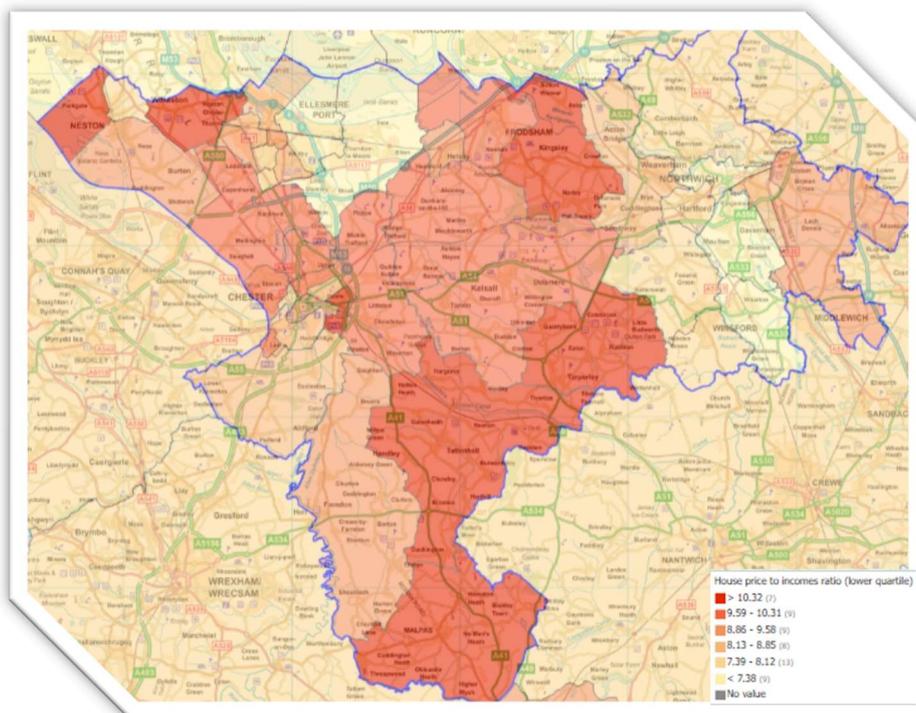




House price to earnings ratio (median)



House Price to earnings ratio (Lower Quartile)

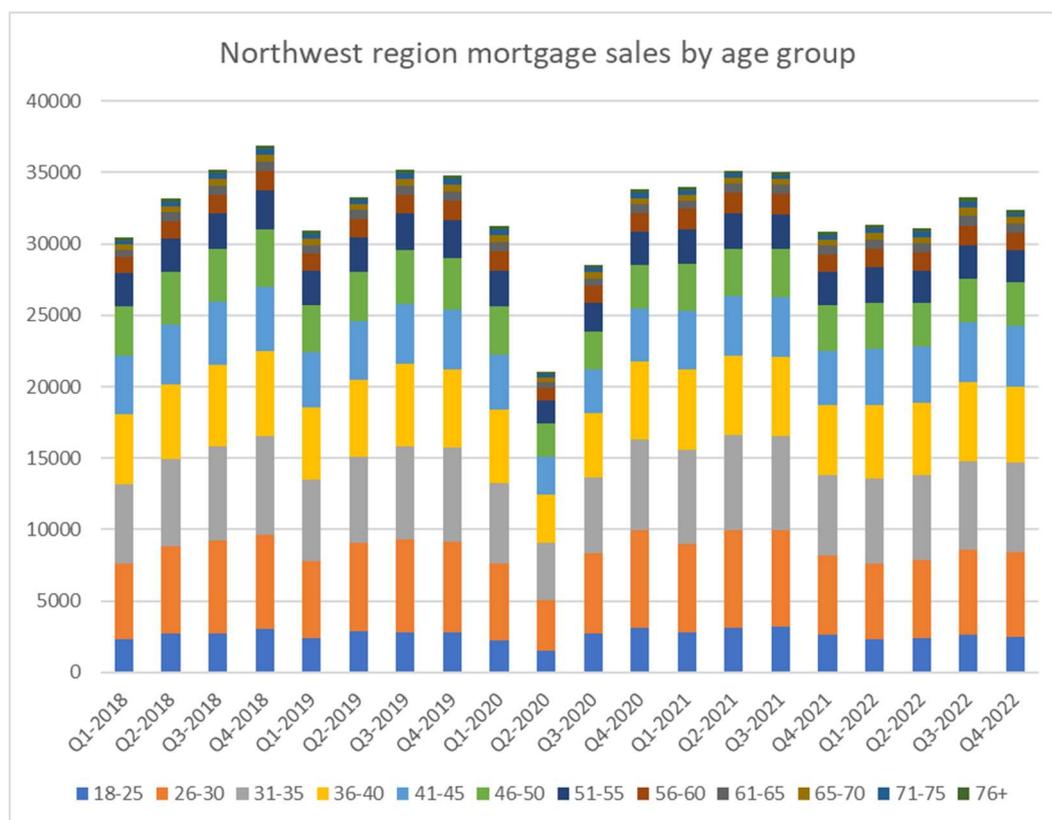




Regional mortgage sales data

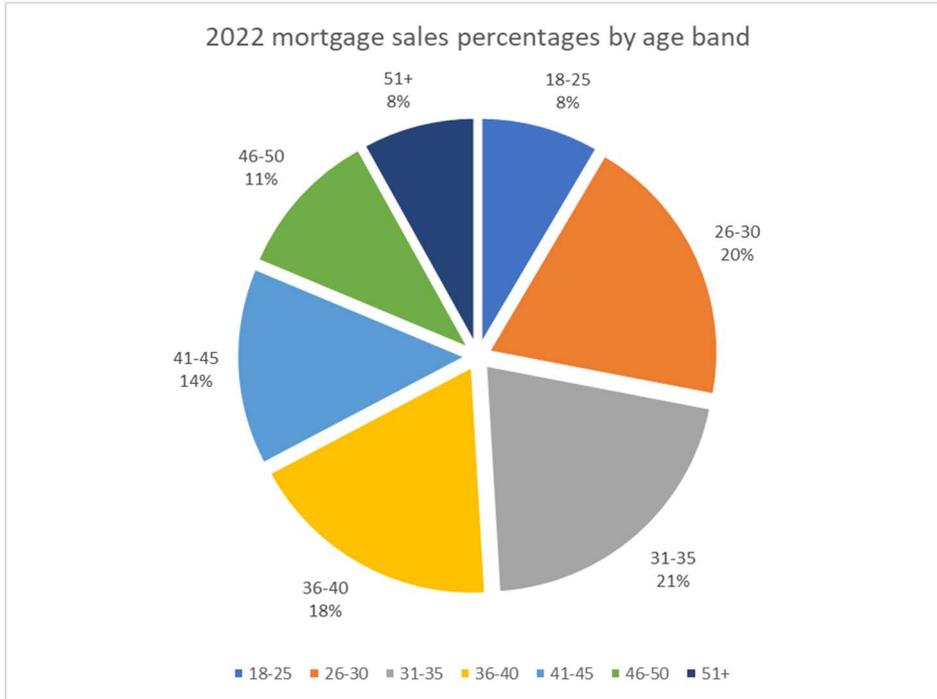
Quarter and Year	18-25	26-30	31-35	36-40	41-45	46-50	51-55	56-60	61-65	65-70	71-75	76+
Q1-2018	2316	5323	5557	4871	4096	3456	2312	1118	500	403	280	198
Q2-2018	2751	6053	6094	5260	4176	3687	2384	1193	592	459	320	214
Q3-2018	2716	6508	6622	5668	4400	3755	2497	1295	623	500	358	223
Q4-2018	3046	6596	6934	5937	4463	4060	2677	1386	620	488	448	236
Q1-2019	2424	5374	5665	5107	3826	3302	2401	1218	599	467	315	207
Q2-2019	2853	6174	6105	5377	4038	3506	2437	1286	569	404	328	187
Q3-2019	2822	6505	6485	5764	4198	3768	2617	1301	639	482	374	231
Q4-2019	2826	6301	6588	5526	4135	3640	2637	1338	681	469	370	243
Q1-2020	2247	5375	5609	5139	3865	3360	2537	1350	652	508	348	227
Q2-2020	1531	3549	3953	3444	2651	2314	1603	896	419	300	218	144
Q3-2020	2700	5655	5324	4494	3004	2648	2051	1162	538	424	324	193
Q4-2020	3088	6901	6341	5400	3754	3076	2301	1291	620	451	355	254
Q1-2021	2777	6208	6571	5663	4123	3268	2442	1375	623	415	311	193
Q2-2021	3120	6812	6679	5583	4169	3311	2470	1451	651	412	287	174
Q3-2021	3228	6748	6536	5577	4160	3370	2479	1371	655	414	290	227
Q4-2021	2607	5568	5658	4911	3776	3187	2301	1226	636	420	318	235
Q1-2022	2307	5343	5912	5172	3927	3212	2455	1330	669	426	326	240
Q2-2022	2407	5480	5934	5074	3951	2989	2305	1243	682	426	375	247
Q3-2022	2609	5968	6235	5491	4199	3070	2327	1334	758	536	402	308
Q4-2022	2464	5926	6291	5333	4276	3055	2212	1222	655	426	303	243

Regional mortgage sales by age group

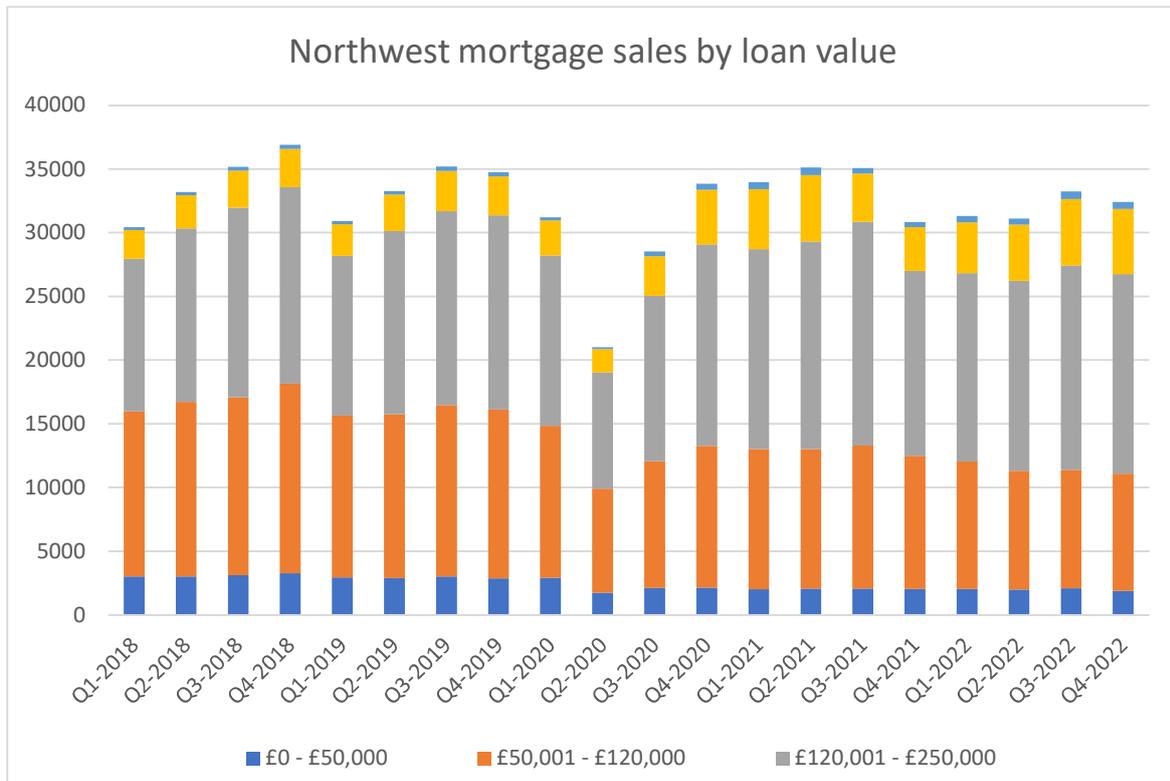




2022 Mortgage sales by age band



Regional mortgage sales by loan value





Data Sources:

Data	Source	Details	Hyperlink (where applicable)
Average house prices 2015-2023	ONS	Summary statistics for housing transactions by local authority in England and Wales, on an annual basis, updated quarterly using HM Land Registry Price Paid Data. Select values from the Year and Month dimensions for data for a 12-month period ending that month and year (e.g. selecting June and 2018 will return the twelve months to June 2018).	https://www.ons.gov.uk/datasets/house-prices-local-authority/editions/time-series/versions/10
Average and lower quartile house prices chart	ONS	Summary statistics for housing transactions by local authority in England and Wales, on an annual basis, updated quarterly using HM Land Registry Price Paid Data. Select values from the Year and Month dimensions for data for a 12-month period ending that month and year (e.g. selecting June and 2018 will return the twelve months to June 2018).	https://www.ons.gov.uk/datasets/house-prices-local-authority/editions/time-series/versions/10
Average house price rises by ward	ONS	https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/medianpricepaidbywardhpssadataset37	https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/medianpriceaidbywardhpssadataset37
Median house price per ward	ONS	Median price paid for residential property in England and Wales by property type and electoral ward. Annual data.	https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/medianpriceaidbywardhpssadataset37
Prices by postcode district (Hometrack) Feb-July 2023	Hometrack	The theme shows the current average price of all types of property. Data is derived from the average value for the 6-month period preceding the latest month for which data is available. The data in this theme is based on data from Hometrack's Automated Valuation Model	n/a - subscription only service
Total sales per ward March 2013-March 2023	ONS	Number of residential property sales in England and Wales, by property type and electoral ward. Annual data.	https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/numberofresidentialpropertysalesbywardhpssadataset36
Total sales over time March 2012-March 2023	ONS	Number of residential property sales in England and Wales, by property type and administrative geographies. Annual data.	https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/numberofresidentialpropertysalesforationalandsubnationalgeographiesquarterlyrollingyearhpssadataset06
Number of sales by property type March 2022-March 2023	ONS	Number of residential property sales in England and Wales, by property type and administrative geographies. Annual data.	https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/numberofresidentialpropertysalesforationalandsubnationalgeographiesquarterlyrollingyearhpssadataset06
Total Sales by property type	ONS	Number of residential property sales in England and Wales, by property type and administrative geographies. Annual data.	https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/numberofresidentialpropertysalesforationalandsubnationalgeographiesquarterlyrollingyearhpssadataset06
Total house sales 2018-2022	ONS	Number of residential property sales in England and Wales, by property type and administrative geographies. Annual data.	https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/numberofresidentialpropertysalesforationalandsubnationalgeographiesquarterlyrollingyearhpssadataset06
House sales by property type March 2022-March 2023	ONS	Number of residential property sales in England and Wales, by property type and administrative geographies. Annual data.	https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/numberofresidentialpropertysalesforationalandsubnationalgeographiesquarterlyrollingyearhpssadataset06
House sales by property type August 2021-July 2023	ONS	Number of residential property sales in England and Wales, by property type and administrative geographies. Annual data.	https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/numberofresidentialpropertysalesforationalandsubnationalgeographiesquarterlyrollingyearhpssadataset06
Affordable homes at 3* average income / Affordability at 4* average income	Hometrack	This chart shows the number of households in different household income bands in the area (bars) compared to the lower quartile price for different property types in the same area (horizontal lines). The diagonal lines rising from left to right show the value of property that can be afforded at different income multiples by a first time buyer and former owner occupier. The affordability calculations are based on a multiple of the average household income adjusted by the average loan to value for the different types of buyer (see macro-economic trends > Loan to Value for the latest figures). The house price data is based on data from the Hometrack Automated Valuation Model and the incomes data is supplied by CACI. Further details on these sources are available in the Help and Information section.	n/a - subscription only service
House Price to earnings ratio (mean)	Hometrack	This theme shows the relative affordability of different areas using a ratio of mean house prices and mean incomes. The higher the value, the less affordable an area is. Incomes differ from earnings by including non-earned incomes, such as benefits.	n/a - subscription only service
House price to earnings ratio (median)	Hometrack	This theme shows the relative affordability of different areas using a ratio of median house prices and median incomes. The higher the value, the less affordable an area is.	n/a - subscription only service
House Price to earnings ratio (Lower Quartile)	Hometrack	This theme shows the relative affordability of different areas using a ratio of lower quartile house prices and lower quartile incomes. The higher the value, the less affordable an area is	n/a - subscription only service
Regional mortgage sales data	Financial Conduct authority	The FCA collects data from the firms they regulate on what products they are selling. Firms operating in the mortgages, retail investments or protection sectors submit product transaction data to the FCA quarterly.	https://www.fca.org.uk/data/product-sales-data
Regional mortgage sales by age group	Financial Conduct authority	The FCA collects data from the firms they regulate on what products they are selling. Firms operating in the mortgages, retail investments or protection sectors submit product transaction data to the FCA quarterly.	https://www.fca.org.uk/data/product-sales-data
2022 Mortgage sales by age band	Financial Conduct authority	The FCA collects data from the firms they regulate on what products they are selling. Firms operating in the mortgages, retail investments or protection sectors submit product transaction data to the FCA quarterly.	https://www.fca.org.uk/data/product-sales-data
Regional mortgage sales by loan value	Financial Conduct authority	The FCA collects data from the firms they regulate on what products they are selling. Firms operating in the mortgages, retail investments or protection sectors submit product transaction data to the FCA quarterly.	https://www.fca.org.uk/data/product-sales-data





Accessing Cheshire West and Chester Council information and services

Council information is also available in audio, Braille, large print or other formats. If you would like information in another format or language, including British Sign Language, please email us at:

equalities@cheshirewestandchester.gov.uk

إذا أردت المعلومات بلغة أخرى أو بطريقة أخرى، نرجو أن تطلب ذلك منا.

যদি আপনি এই ডকুমেন্ট অন্য ভাষায় বা ফরমেটে চান, তাহলে দয়া করে আমাদেরকে বলুন।

Pokud byste požadovali informace v jiném jazyce nebo formátu, kontaktujte nás

Jeżeli chcieliby Państwo uzyskać informacje w innym języku lub w innym formacie, prosimy dać nam znać.

ਜੇ ਇਹ ਜਾਣਕਾਰੀ ਤੁਹਾਨੂੰ ਕਿਸੇ ਹੋਰ ਭਾਸ਼ਾ ਵਿਚ ਜਾਂ ਕਿਸੇ ਹੋਰ ਰੂਪ ਵਿਚ ਚਾਹੀਦੀ, ਤਾਂ ਇਹ ਸਾਥੋਂ ਮੰਗ ਲਓ।

如欲索取以另一語文印製或另一格式製作的資料，請與我們聯絡。

Türkçe bilgi almak istiyorsanız, bize başvurabilirsiniz.

اگر آپ کو معلومات کسی دیگر زبان یا دیگر شکل میں درکار ہوں تو براۓ مہربانی ہم سے پوچھئے۔

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