

Cheshire West &  
Chester Council

# Housing Market Report 2022/23



Cheshire West  
and Chester

# Housing Market Report 2022/23



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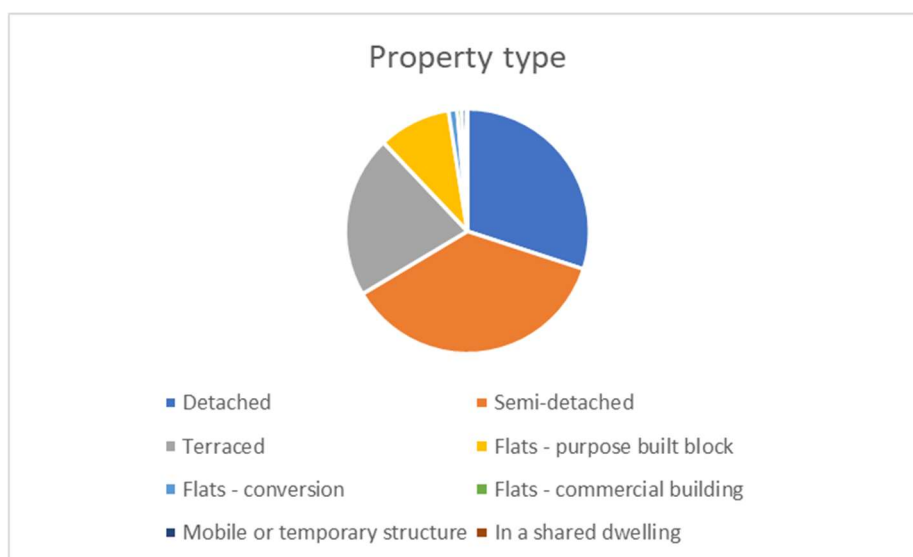
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### Housing Stock

Property types in Cheshire West and Chester



Property type	Number of properties	Percentage
Detached	42,451	30.00%
Semi-detached	51,539	36.40%
Terraced	30,390	21.50%
Flats - purpose built block	13,555	9.60%
Flats - conversion	1,607	1.10%
Flats - commercial building	887	0.60%
Mobile or temporary structure	859	0.60%
In a shared dwelling	166	0.10%
Total	141,455	

(Hometrack data, accessed: 22/5/23)



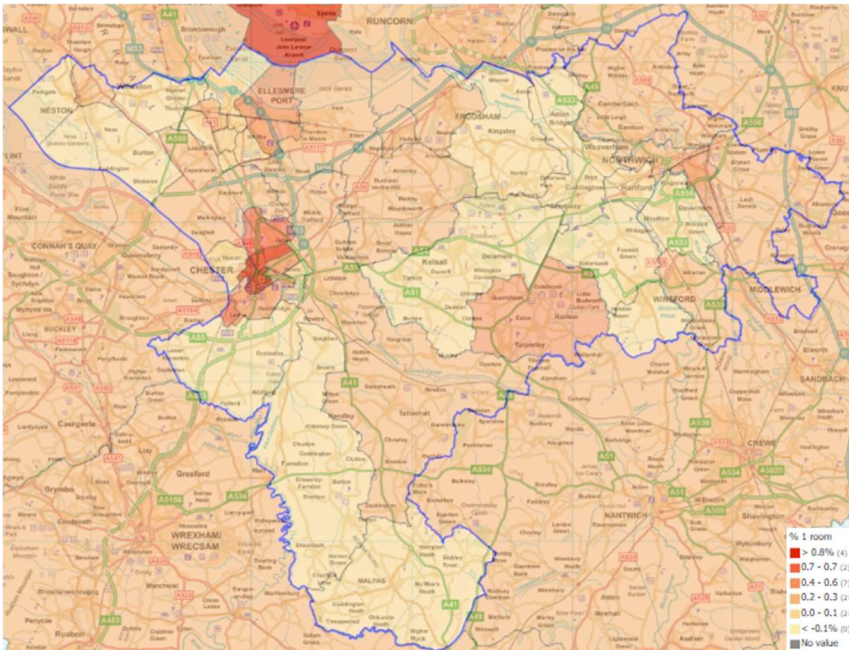
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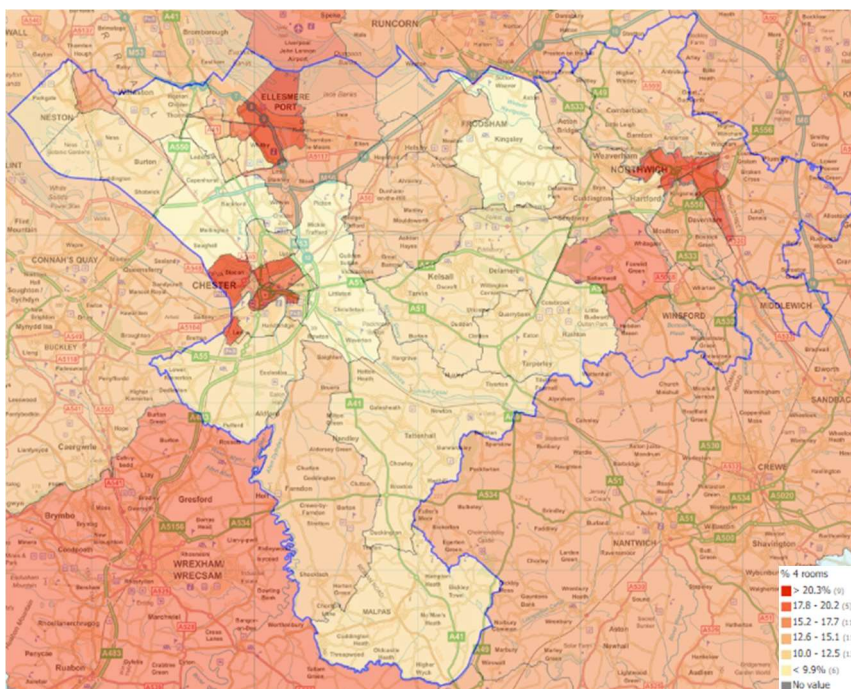


### Distribution of properties by size- one bedroom and four-bedroom homes



One-bedroom homes in the borough are concentrated around Chester in the Chester City & Garden Quarter, Newton & Hoole and Upton wards.

(Hometrack data, accessed: 22/5/23)



Four-bedroom properties are also concentrated around Chester as well as Ellesmere port and Northwich



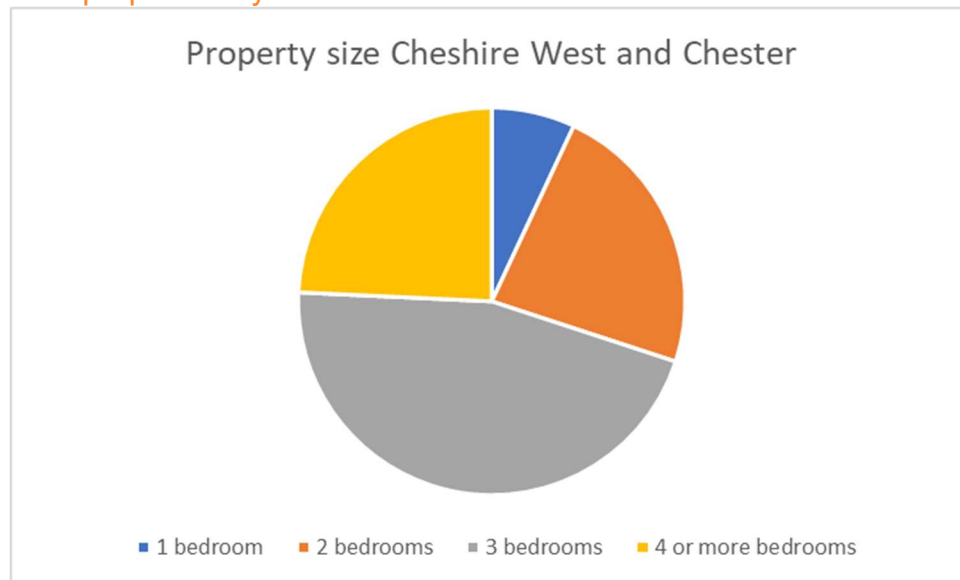
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### Proportion of properties by size



(Office for National Statistics [ONS] census 2021 data)

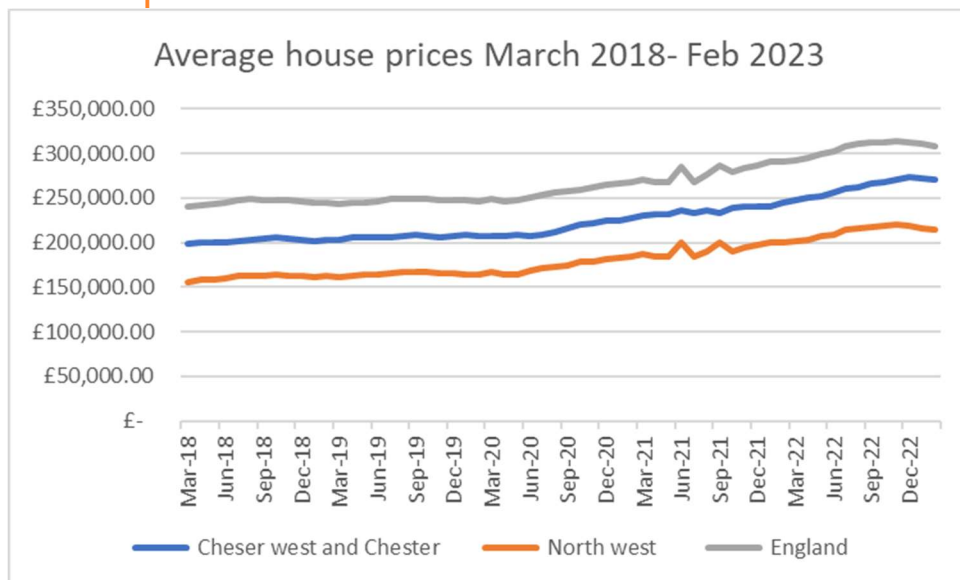


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### House prices



(ONS, UK house price index<sup>1</sup>)

### Quartile average house prices 12 months

	90th percentile	Upper Quartile	Average	Lower Quartile
Mar 2022	496,650	338,333	283,421	160,666
Apr 2022	490,000	333,333	283,204	164,833
May 2022	492,333	335,833	282,018	164,833
Jun 2022	504,666	339,166	287,819	166,500
Jul 2022	511,333	349,166	291,485	168,794
Aug 2022	525,666	357,666	296,090	168,127
Sep 2022	526,666	366,000	300,155	170,794
Oct 2022	525,000	371,000	301,871	171,166
Nov 2022	511,666	371,666	303,366	173,500
Dec 2022	513,333	366,833	303,415	177,500
Jan 2023	514,983	366,833	306,343	175,666
Feb 2023	481,650	333,500	302,497	172,333

<sup>1</sup> No information available from March 2023-May 2023



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Mar 2023	454,975	315,000	286,842	163,500
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(Hometrack data, accessed: 23/5/23 <sup>2</sup>)

### Median price per ward

Ward name	Year ending Sep 2018	Year ending Sep 2019	Year ending Sep 2020	Year ending Sep 2021	Year ending Sep 2022	Percentage change over five years
Central & Grange	137,000	142,000	130,000	125,000	128,998	-6%
Chester City & the Garden Quarter	170,000	170,000	178,000	190,000	190,000	12%
Blacon	137,000	134,950	141,250	157,500	169,950	24%
Christleton & Huntington	269,995	308,500	299,750	309,250	358,995	33%
Davenham, Moulton & Kingsmead	253,750	267,495	277,000	310,000	310,000	22%
Ledsham & Manor	215,000	206,000	218,475	207,500	225,000	5%
Great Boughton	228,250	230,000	246,000	265,000	261,250	14%
Neston	167,000	183,750	197,000	224,000	210,000	26%
Frodsham	217,000	215,750	227,000	249,450	257,000	18%
Helsby	180,500	185,000	190,250	217,750	223,750	24%
Marbury	186,250	205,000	200,000	235,000	250,000	34%
Lache	163,500	163,000	164,000	163,000	198,000	21%
Netherpool	157,000	164,495	178,500	183,000	179,000	14%
Little Neston	223,000	214,500	212,000	270,000	292,000	31%
Handbridge Park	275,000	292,000	293,750	300,000	315,250	15%
Malpas	245,000	244,995	303,595	308,750	310,499	27%
Gowy Rural	186,000	179,000	214,500	245,000	245,000	32%
Newton & Hoole	220,000	225,000	232,500	238,000	270,000	23%
Farndon	315,000	329,998	272,700	318,000	399,950	27%
Hartford & Greenbank	337,495	332,500	283,250	300,000	327,000	-3%
Tarvin & Kelsall	314,000	310,000	325,000	330,000	357,500	14%
Sutton Villages	133,000	129,998	137,625	140,000	167,000	26%
Upton	244,825	262,000	257,000	286,250	304,875	25%
Tattenhall	393,248	370,000	375,000	400,000	445,000	13%
Northwich Leftwich	134,500	157,000	143,000	162,750	193,250	44%
Northwich Winnington & Castle	187,750	195,000	196,995	185,000	220,000	17%
Rudheath	151,000	166,500	180,000	170,000	187,000	24%
Weaver & Cuddington	236,000	220,495	236,500	284,634	280,000	19%
Shakerley	240,000	235,000	220,000	322,500	280,000	17%
Westminster	103,000	101,000	98,103	118,000	110,000	7%
Northwich Witton	110,000	120,000	111,676	130,000	141,500	29%

<sup>2</sup> Prices based on sales only. There is a delay of approximately 3 months between sales taking place and being recorded by the Land Registry.



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Parkgate	299,990	303,000	283,750	280,000	375,000	25%
Sandstone	368,750	277,000	325,000	420,000	367,000	0%
Strawberry	163,000	171,000	177,500	180,500	195,000	20%
Tarporley	345,000	363,995	365,000	355,000	475,000	38%
Whitby Groves	186,000	195,000	190,000	206,500	228,500	23%
Whitby Park	162,000	178,000	172,250	195,000	200,000	23%
Willaston & Thornton	310,000	320,000	329,950	398,500	410,000	32%
Saughall & Mollington	248,500	270,000	292,500	315,000	362,500	46%
Winsford Wharton	125,000	140,000	120,000	127,500	159,000	27%
Winsford Over & Verdin	166,995	164,498	175,000	180,000	182,500	9%
Wolverham	107,500	140,000	108,000	123,500	130,500	21%
Winsford Dene	120,000	129,975	160,000	157,500	150,000	25%
Winsford Gravel	140,000	133,500	148,500	145,000	165,250	18%
Winsford Swanlow	208,995	210,995	170,000	220,000	204,000	-2%

(ONS, Mean house prices by ward: HPSSA dataset 38)

### Average prices by Postcode district

Postcode district	Annual average					Percentage change over 5 years
	2018	2019	2020	2021	2022	
CH	£209,082	£213,950	£235,509	£249,867	£254,136	22%
CH1	£208,439	£209,833	£226,518	£238,058	£244,865	17%
CH2	£251,989	£253,106	£289,548	£282,207	£322,773	28%
CH3	£331,149	£320,416	£357,083	£392,539	£379,520	15%
CH4	£234,532	£255,666	£274,328	£289,709	£326,545	39%
CH64	£289,321	£304,153	£326,440	£379,919	£346,604	20%
CH65	£143,650	£143,478	£159,900	£165,522	£80,340	26%
CH66	£184,353	£203,424	£208,756	£225,366	£243,925	32%
CW	£235,504	£238,096	£259,529	£266,556	£85,963	21%
CW4	£342,690	£376,482	£403,564	£487,624	£53,248	32%
CW6	£432,672	£474,627	£482,043	£557,821	£76,685	33%
CW7	£175,954	£170,514	£180,071	£201,350	£209,994	19%
CW8	£250,179	£265,368	£284,163	£296,602	£294,792	18%
CW9	£236,653	£249,647	£268,206	£261,847	£319,432	35%
CW10	£190,371	£203,934	£196,949	£221,628	£231,056	21%
SY	£238,028	£243,942	£271,641	£292,769	£315,433	33%





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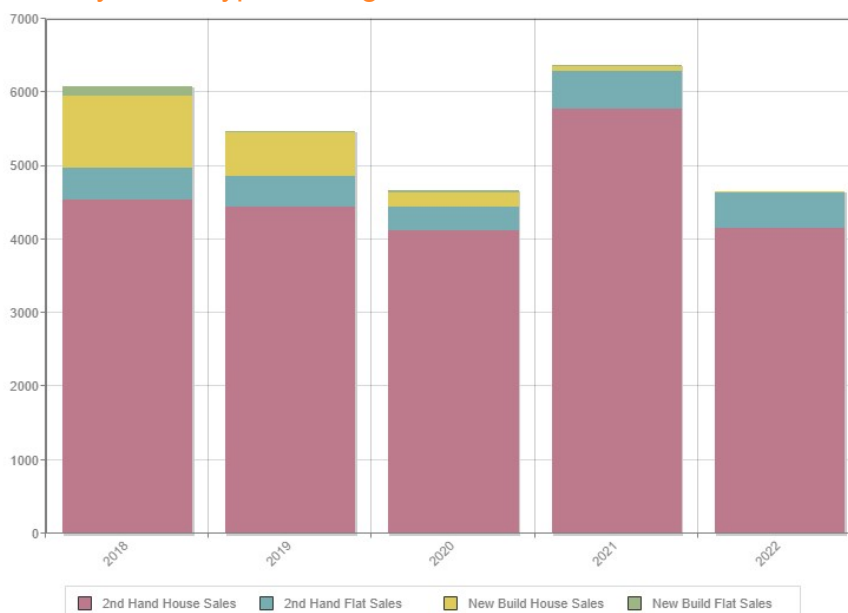


SY13	£239,961	£260,620	£275,162	£291,324	£323,596	35%
SY14	£316,288	£363,925	£386,219	£446,925	£442,841	40%
WA	£247,202	£252,935	£271,324	£286,561	£300,849	22%
WA4	£297,686	£292,311	£335,181	£342,106	£378,805	27%
WA6	£280,167	£278,601	£310,057	£326,434	£58,267	28%
WA7	£141,137	£151,736	£155,931	£171,021	£173,044	23%
WA16	£481,572	£497,232	£520,050	£601,214	£634,290	32%

(Hometrack data, accessed: 24/5/23)

### House Sales

Annual turnover by broad type and age

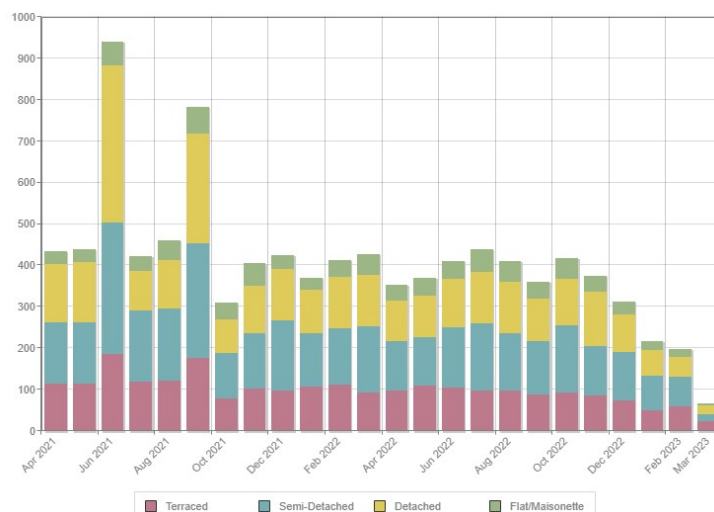


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### Profile of all housing sales by property type



(Hometrack data, accessed: 23/5/23)

### Profile of all housing sales by property type: table of data

	Terraced	Semi-Detached	Detached	Flat/Maisonette
Apr 2021	114	148	141	32
May 2021	114	148	146	30
Jun 2021	187	316	380	57
Jul 2021	120	170	96	37
Aug 2021	122	175	115	48
Sep 2021	176	277	266	64
Oct 2021	79	109	81	41
Nov 2021	103	134	114	55
Dec 2021	97	171	123	35
Jan 2022	108	129	104	30
Feb 2022	111	138	124	39
Mar 2022	94	158	126	49
Apr 2022	97	121	98	38
May 2022	109	117	102	43
Jun 2022	104	146	118	42
Jul 2022	98	161	125	54
Aug 2022	99	137	125	49



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Sep 2022	88	130	103	40
Oct 2022	92	164	111	50
Nov 2022	86	119	131	38
Dec 2022	73	119	90	31
Jan 2023	51	82	63	22
Feb 2023	60	71	49	18
Mar 2023	24	17	20	6

(Hometrack data, accessed: 19/5/23)

### By ward for year ending September 2022<sup>3</sup>

Ward name	Detached homes	Semi-detached homes	Terraced homes	Flats & Maisonettes
Central & Grange	5	56	47	10
Chester City & the Garden Quarter	17	26	116	154
Blacon	16	58	39	2
Christleton & Huntington	82	61	37	10
Davenham, Moulton & Kingsmead	66	48	22	21
Ledsham & Manor	44	52	10	7
Great Boughton	29	53	35	35
Neston	16	13	18	11
Frodsham	40	45	21	21
Helsby	20	23	19	10
Marbury	44	53	38	2
Lache	12	32	12	3
Netherpool	22	34	22	8
Little Neston	28	13	12	0
Handbridge Park	51	28	30	17
Malpas	31	20	13	5
Gowy Rural	61	40	34	1
Newton & Hoole	15	104	71	27
Farndon	33	13	13	0
Hartford & Greenbank	76	37	21	19
Tarvin & Kelsall	58	50	16	1
Sutton Villages	15	79	28	1
Upton	49	55	18	12

<sup>3</sup> Most recent data set available from ONS



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Tattenhall	34	14	11	5
Northwich Leftwich	17	16	20	9
Northwich Winnington & Castle	29	78	68	17
Rudheath	12	37	12	5
Weaver & Cuddington	56	58	36	6
Shakerley	19	29	5	0
Westminster	4	8	33	16
Northwich Witton	6	22	52	4
Parkgate	32	19	8	8
Sandstone	16	21	6	8
Strawberry	15	34	6	1
Tarporley	38	17	13	1
Whitby Groves	13	37	4	3
Whitby Park	14	41	21	0
Willaston & Thornton	38	16	13	2
Saughall & Mollington	32	26	14	0
Winsford Wharton	23	14	26	3
Winsford Over & Verdin	72	72	47	12
Wolverham	7	19	22	7
Winsford Dene	12	39	20	4
Winsford Gravel	17	18	15	0
Winsford Swanlow	25	16	9	4

(ONS, Median house prices by ward: HPSSA dataset 37)

### Turnover as a proportion of private housing stock:

2019	3.7%
2020	3.2%
2021	4.3%
2022	3.2%
2023	0.3%

(Hometrack data, accessed: 24/5/23)

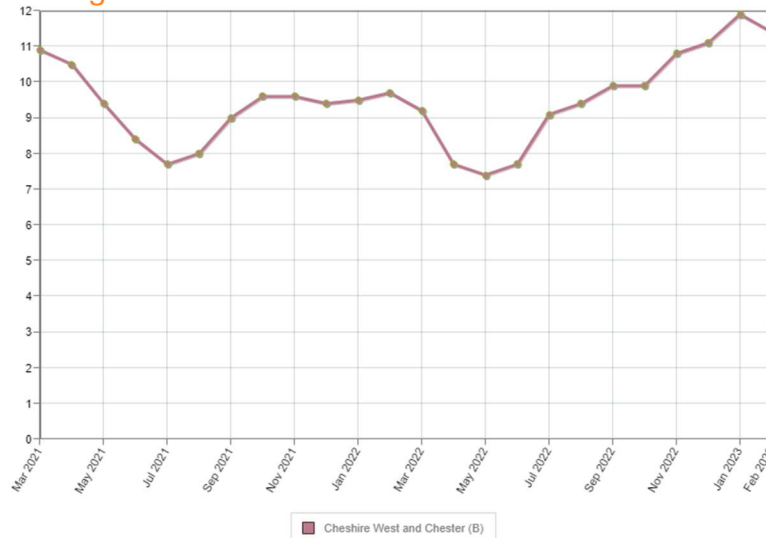


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Average time taken to sell



(Hometrack data, accessed: (24/5/23))



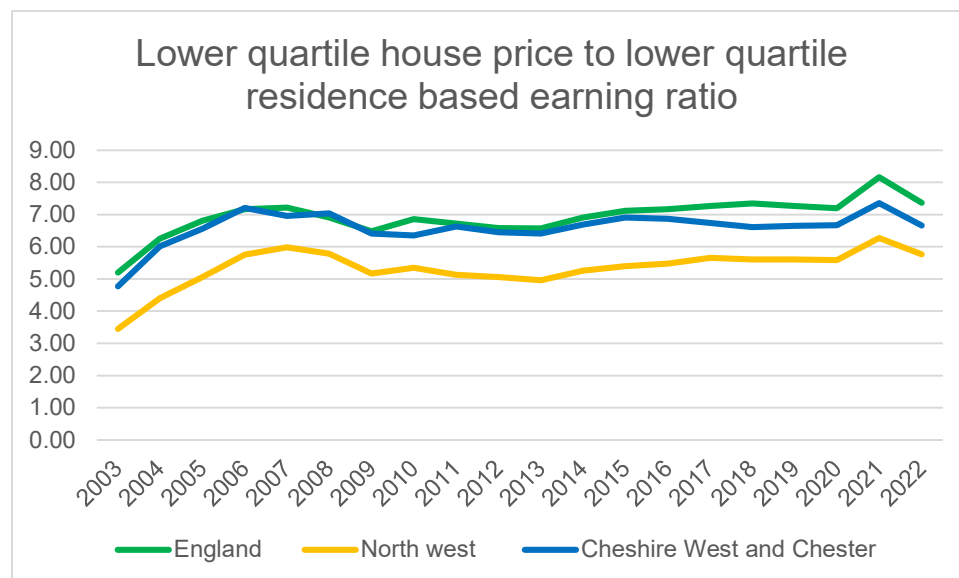
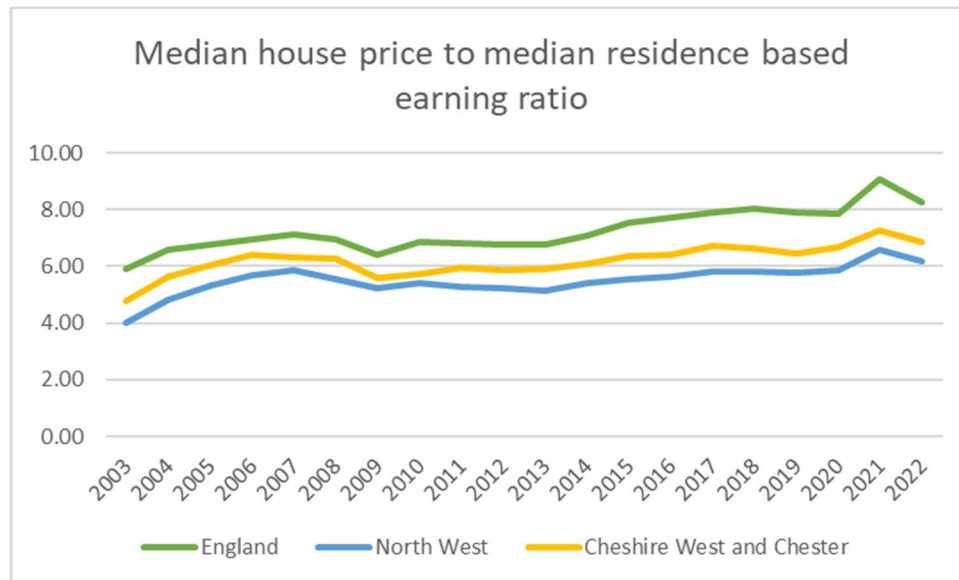


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Home purchase affordability: House price to income ratios



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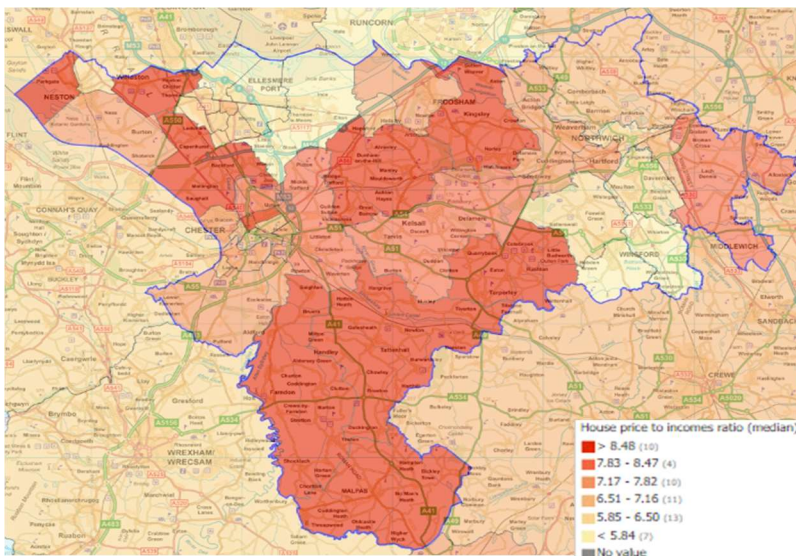


Median house price to median residence-based earnings ratio																				
	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22
England	5.9 2	6.6 0	6.7 8	6.9 5	7.1 4	6.9 6	6.4 0	6.8 5	6.7 9	6.7 7	6.7 6	7.0 9	7.5 3	7.7 2	7.9 1	8.0 4	7.8 8	7.8 7	9.0 6	8.2 8
North west	3.9 9	4.8 2	5.3 1	5.6 7	5.8 5	5.5 5	5.2 1	5.4 3	5.2 8	5.2 3	5.1 4	5.4 1	5.5 4	5.6 4	5.8 1	5.8 1	5.7 9	5.8 6	6.5 9	6.1 6
Cheshire West and Chester	4.7 9	5.6 3	6.0 3	6.4 2	6.3 0	6.2 5	5.5 8	5.7 2	5.9 7	5.8 6	5.8 9	6.0 7	6.3 7	6.4 2	6.7 0	6.6 5	6.4 6	6.6 9	7.2 7	6.8 7

Lower quartile house price to lower quartile residence-based earnings ratio																				
	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22
England	5.2 0	6.2 5	6.8 1	7.1 6	7.2 1	6.9 1	6.4 8	6.8 6	6.7 2	6.5 8	6.5 7	6.9 1	7.1 1	7.1 6	7.2 6	7.3 4	7.2 6	7.1 9	8.1 6	7.3 6
North west	3.4 5	4.4 0	5.0 6	5.7 5	5.9 8	5.7 8	5.1 7	5.3 5	5.1 3	5.0 6	4.9 6	5.2 6	5.4 0	5.4 7	5.6 5	5.6 0	5.6 0	5.5 8	6.2 7	5.7 6
Cheshire West and Chester	4.7 7	<b>6.0</b> <b>1</b>	6.5 6	7.2 0	6.9 6	7.0 4	6.4 1	6.3 5	6.6 3	6.4 5	6.4 1	6.6 9	6.9 1	6.8 7	6.7 4	<b>6.6</b> <b>1</b>	6.6 5	6.6 7	7.3 6	6.6 6

(ONS House price to residence-based earnings ratio)



Median house price to median income ratio

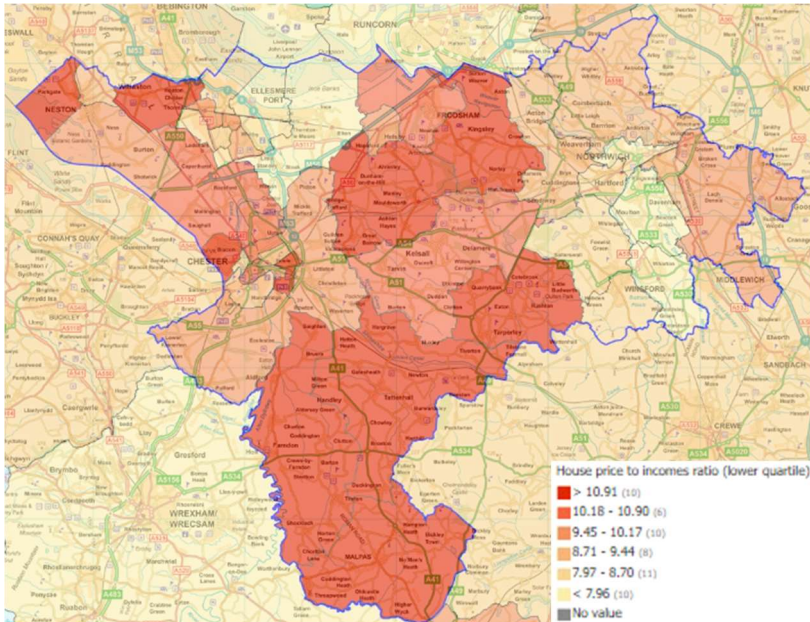
(Hometrack data, accessed: (18/5/23))



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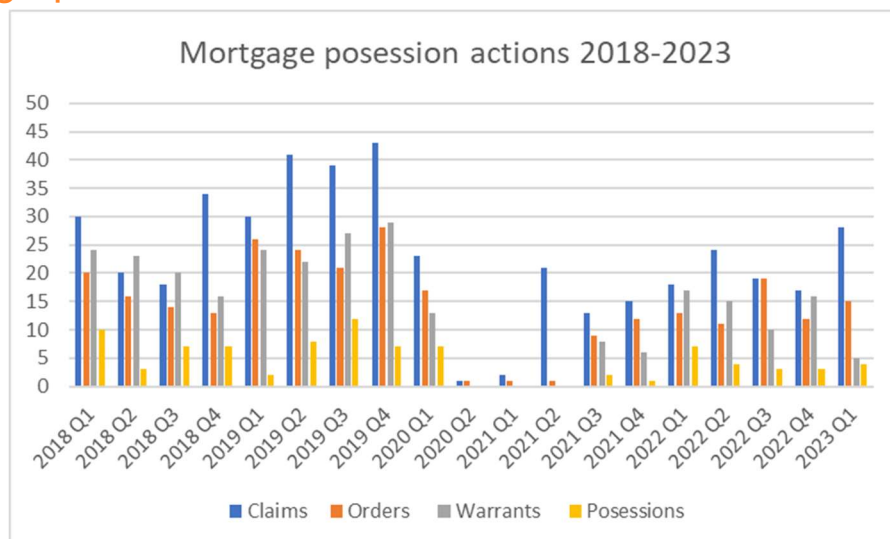
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Lower quartile house price to lower quartile income ratio

### Mortgage possession actions



(Ministry of Justice [MOJ] Mortgage and Landlord Possession Statistics: data visualisation tool)



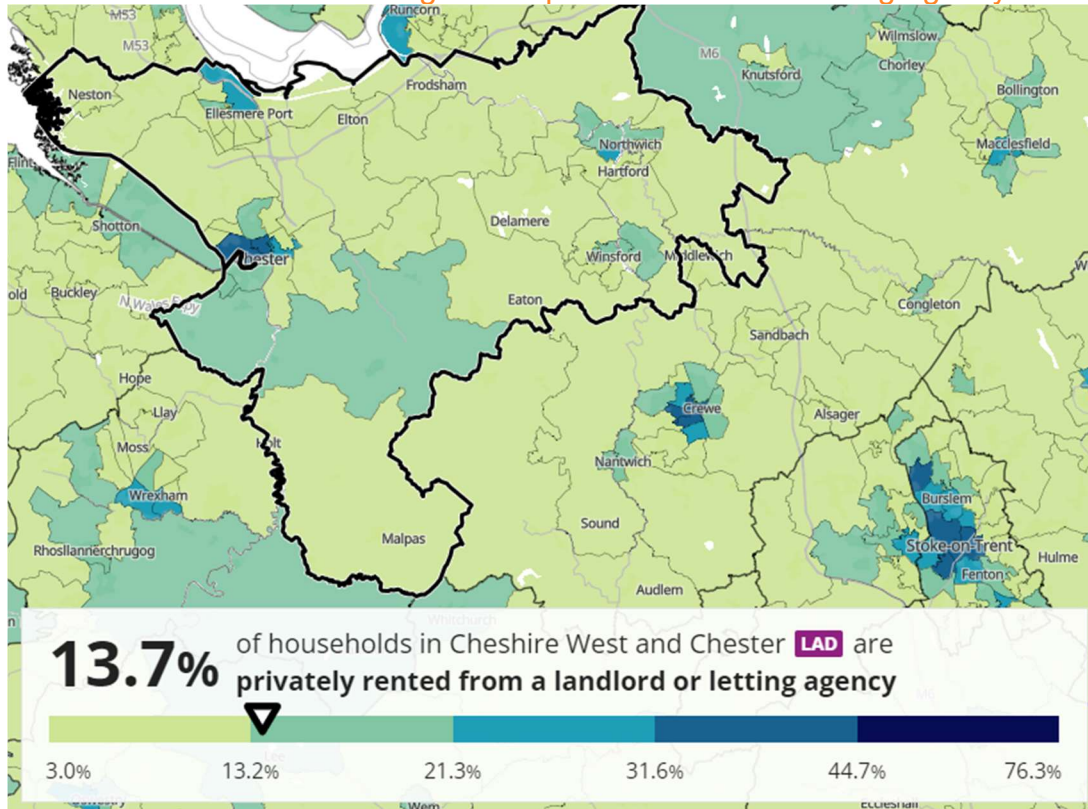
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### Rental Sector

Number of households renting from a private landlord or letting agency



(ONS, Census 2021)

### Affordability

Average rentals by property type Cheshire West and Chester

	1 Bed	Percentage of average household income 4	2 bed	Percentage of average household income	3 bed	Percentage of average household income	4 Bed	Percentage of average household income
Housing Association Rent	£82	13%	£91.1	14%	£103	16%	No data	0%
Private - 30th Percentile	£120	19%	£161	25%	£195	31%	£276	43%

<sup>4</sup> 2021 Paycheck disposable household income data. Gross disposable household income = Household income - income tax - national insurance. Further information: [paycheck2021householddisposableincome \(cheshirewestandchester.gov.uk\)](https://cheshirewestandchester.gov.uk/paycheck2021householddisposableincome). Paycheck data is from 2021, Average rents April 2022-March 2023



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Private - 80% Median	£106	17%	£146	23%	£170	27%	£249	39%
Private - Median	£132	21%	£183	29%	£213	34%	£311	49%
Private - Upper Quartile	£150	24%	207	33%	253	40%	381	60%

(Hometrack data, accessed: 19/5/23)

The ONS considers a property affordable if a household would spend 30% or less on rental costs.

Data for England shows households on a median income would expect to spend 26% of their income on a median-priced home in the private rental sector.

(ONS, Private rental affordability, England, Wales and Northern Ireland)





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### Rents by bedcount by ward

Ward	One bedroom					Two bedroom					Three bedroom					Four bedroom			
	Housing Association Rent	Private - 30th Percentile	Private - 80% Median	Private - Median	Private - Upper Quartile	Housing Association Rent	Private - 30th Percentile	Private - 80% Median	Private - Median	Private - Upper Quartile	Housing Association Rent	Private - 30th Percentile	Private - 80% Median	Private - Median	Private - Upper Quartile	Private - 30th Percentile	Private - 80% Median	Private - Median	Private - Upper Quartile
Blacon Ward	£ 54.30	£ 138.00	£ 110.00	£ 138.00	£ 138.00	£ 63.00	£ 173.00	£ 142.00	£ 178.00	£ 178.00	£ 68.70	£ 189.00	£ 166.00	£ 207.00	£ 219.00	£ 222.00	£ 180.00	£ 225.00	£ 227.00
Boughton Ward	£ 54.30	£ 137.00	£ 127.00	£ 159.00	£ 169.00	£ 63.00	£ 189.00	£ 161.00	£ 201.00	£ 207.00	£ 68.70	£ 212.00	£ 207.00	£ 259.00	£ 300.00	£ 238.00	£ 207.00	£ 259.00	£ 285.00
Chester City Ward	£ 54.30	£ 147.00	£ 126.00	£ 158.00	£ 166.00	£ 63.00	£ 196.00	£ 166.00	£ 207.00	£ 219.00	£ 68.70	£ 252.00	£ 244.00	£ 305.00	£ 347.00	£ 317.00	£ 263.00	£ 329.00	£ 343.00
Chester Villages Ward	£ 55.20	£ 114.00	£ 91.00	£ 114.00	£ 114.00	£ 62.80	£ 244.00	£ 202.00	£ 253.00	£ 253.00	£ 69.20	£ 245.00	£ 207.00	£ 259.00	£ 282.00	£ 298.00	£ 304.00	£ 381.00	£ 461.00
Davenham and Moulton Ward	Not Available	£ 134.00	£ 109.00	£ 136.00	£ 137.00	Not Available	£ 155.00	£ 129.00	£ 161.00	£ 178.00	Not Available	£ 224.00	£ 184.00	£ 230.00	£ 270.00	£ 298.00	£ 244.00	£ 306.00	£ 348.00
Dodleston and Huntington Ward	£ 54.90	£ 123.00	£ 110.00	£ 137.00	£ 152.00	£ 62.80	£ 230.00	£ 184.00	£ 230.00	£ 230.00	£ 69.00	£ 260.00	£ 212.00	£ 265.00	£ 283.00	£ 357.00	£ 304.00	£ 380.00	£ 450.00
Ellesmere Port Town Ward	Not Available	£ 103.00	£ 87.00	£ 109.00	£ 124.00	Not Available	£ 138.00	£ 115.00	£ 144.00	£ 150.00	Not Available	£ 167.00	£ 153.00	£ 191.00	£ 210.00	Not Available	Not Available	Not Available	Not Available



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## Housing Market Report 2022/23



Elton Ward	£ 54.30	£ 101.00	£ 84.00	£ 105.00	£ 112.00	£ 63.00	£ 160.00	£ 133.00	£ 167.00	£ 173.00	£ 68.70	£ 202.00	£ 166.00	£ 207.00	£ 213.00	£ 276.00	£ 221.00
Farndon Ward	£ 55.50	Not Available	Not Available	Not Available	Not Available	£ 62.70	£ 172.00	£ 138.00	£ 172.00	£ 184.00	£ 69.30	£ 230.00	£ 184.00	£ 230.00	£ 230.00	Not Available	Not Available
Frodsham Ward	Not Available	£ 138.00	£ 115.00	£ 144.00	£ 158.00	Not Available	£ 169.00	£ 147.00	£ 184.00	£ 196.00	Not Available	£ 230.00	£ 202.00	£ 253.00	£ 253.00	£ 332.00	£ 277.00
Garden Quarter Ward	£ 54.30	£ 121.00	£ 113.00	£ 141.00	£ 157.00	£ 63.00	£ 196.00	£ 166.00	£ 207.00	£ 225.00	£ 68.70	£ 205.00	£ 184.00	£ 230.00	£ 253.00	£ 229.00	£ 192.00
Goway Ward	Not Available	£ 173.00	£ 138.00	£ 173.00	£ 173.00	Not Available	£ 196.00	£ 175.00	£ 219.00	£ 230.00	Not Available	£ 369.00	£ 295.00	£ 369.00	£ 369.00	£ 369.00	£ 295.00
Grange Ward	Not Available	£ 118.00	£ 99.00	£ 124.00	£ 126.00	Not Available	£ 155.00	£ 124.00	£ 155.00	£ 160.00	Not Available	£ 173.00	£ 175.00	£ 219.00	£ 231.00	Not Available	Not Available
Great Boughton Ward	£ 54.40	£ 120.00	£ 110.00	£ 138.00	£ 144.00	£ 62.90	£ 126.00	£ 120.00	£ 150.00	£ 174.00	£ 68.80	£ 253.00	£ 240.00	£ 300.00	£ 337.00	£ 346.00	£ 286.00
Handbridge Park Ward	£ 54.30	£ 137.00	£ 125.00	£ 156.00	£ 156.00	£ 63.00	£ 194.00	£ 165.00	£ 206.00	£ 213.00	£ 68.70	£ 225.00	£ 202.00	£ 253.00	£ 300.00	£ 390.00	£ 346.00
Hartford and Greenbank Ward	Not Available	£ 104.00	£ 94.00	£ 117.00	£ 129.00	Not Available	£ 156.00	£ 130.00	£ 162.00	£ 173.00	Not Available	£ 195.00	£ 211.00	£ 264.00	£ 298.00	£ 394.00	£ 341.00



# Cheshire West & Chester Council

## Housing Market Report 2022/23



Helsby Ward	Not Available	£ 139.00	£ 115.00	£ 144.00	£ 144.00	Not Available	£ 178.00	£ 150.00	£ 187.00	£ 201.00	Not Available	£ 207.00	£ 175.00	£ 219.00	£ 229.00	£ 304.00	£ 258.00
Hoole Ward	Not Available	£ 150.00	£ 127.00	£ 159.00	£ 165.00	Not Available	£ 190.00	£ 166.00	£ 207.00	£ 219.00	Not Available	£ 253.00	£ 221.00	£ 276.00	£ 300.00	£ 323.00	£ 290.00
Kingsley Ward	Not Available	£ 150.00	£ 120.00	£ 150.00	£ 150.00	Not Available	£ 196.00	£ 157.00	£ 196.00	£ 196.00	Not Available	£ 302.00	£ 267.00	£ 334.00	£ 380.00	£ 234.00	£ 208.00
Lache Ward	£ 54.30	£ 113.00	£ 94.00	£ 118.00	£ 138.00	£ 63.00	£ 179.00	£ 152.00	£ 190.00	£ 199.00	£ 68.70	£ 193.00	£ 168.00	£ 210.00	£ 228.00	£ 353.00	£ 305.00
Ledsham and Manor Ward	£ 54.30	Not Available	Not Available	Not Available	Not Available	£ 63.00	£ 148.00	£ 120.00	£ 150.00	£ 155.00	£ 68.70	£ 207.00	£ 166.00	£ 207.00	£ 207.00	£ 414.00	£ 355.00
Little Neston and Burton Ward	£ 54.30	£ 118.00	£ 96.00	£ 120.00	£ 123.00	£ 63.00	£ 150.00	£ 120.00	£ 150.00	£ 202.00	£ 68.70	£ 189.00	£ 161.00	£ 201.00	£ 230.00	£ 253.00	£ 202.00
Malpas Ward	£ 55.50	Not Available	Not Available	Not Available	Not Available	£ 62.70	£ 181.00	£ 147.00	£ 184.00	£ 202.00	£ 69.30	£ 184.00	£ 158.00	£ 198.00	£ 213.00	£ 298.00	£ 238.00
Marbury Ward	Not Available	£ 114.00	£ 91.00	£ 114.00	£ 135.00	Not Available	£ 153.00	£ 140.00	£ 176.00	£ 197.00	Not Available	£ 202.00	£ 170.00	£ 213.00	£ 245.00	£ 350.00	£ 332.00
Neston Ward	£ 54.30	£ 125.00	£ 101.00	£ 126.00	£ 126.00	£ 63.00	£ 132.00	£ 106.00	£ 132.00	£ 146.00	£ 68.70	£ 183.00	£ 152.00	£ 190.00	£ 199.00	Not Available	Not Available
Netherpool Ward	Not Available	£ 120.00	£ 97.00	£ 121.00	£ 124.00	Not Available	£ 137.00	£ 115.00	£ 144.00	£ 150.00	Not Available	£ 183.00	£ 161.00	£ 201.00	£ 213.00	Not Available	Not Available



# Cheshire West & Chester Council

## Housing Market Report 2022/23



Newton Ward	Not Available	£ 120.00	£ 110.00	£ 138.00	£ 160.00	Not Available	£ 183.00	£ 156.00	£ 195.00	£ 201.00	Not Available	£ 208.00	£ 187.00	£ 234.00	£ 270.00	£ 285.00	£ 235.00
Parkgate Ward	£ 54.30	Not Available	Not Available	Not Available	Not Available	£ 63.00	£ 172.00	£ 138.00	£ 173.00	£ 184.00	£ 68.70	£ 220.00	£ 189.00	£ 236.00	£ 256.00	Not Available	Not Available
Rossmore Ward	Not Available	£ 114.00	£ 92.00	£ 115.00	£ 121.00	Not Available	£ 137.00	£ 118.00	£ 147.00	£ 157.00	Not Available	£ 161.00	£ 131.00	£ 164.00	£ 173.00	Not Available	Not Available
Saughall and Mollington Ward	£ 54.30	Not Available	Not Available	Not Available	Not Available	£ 63.00	£ 182.00	£ 150.00	£ 188.00	£ 195.00	£ 68.70	£ 222.00	£ 187.00	£ 234.00	£ 268.00	£ 401.00	£ 350.00
Shakerley Ward	Not Available	£ 137.00	£ 110.00	£ 137.00	£ 138.00	Not Available	£ 161.00	£ 138.00	£ 173.00	£ 187.00	Not Available	£ 229.00	£ 212.00	£ 265.00	£ 294.00	£ 418.00	£ 401.00
St. Paul's Ward	Not Available	£ 85.00	£ 82.00	£ 102.00	£ 130.00	Not Available	£ 134.00	£ 126.00	£ 158.00	£ 170.00	Not Available	£ 184.00	£ 152.00	£ 190.00	£ 221.00	£ 253.00	£ 202.00
Strawberry Ward	£ 54.30	Not Available	Not Available	Not Available	Not Available	£ 63.00	£ 167.00	£ 136.00	£ 170.00	£ 180.00	£ 68.70	£ 213.00	£ 170.00	£ 213.00	£ 213.00	Not Available	Not Available
Sutton Ward	Not Available	£ 132.00	£ 106.00	£ 132.00	£ 132.00	Not Available	£ 160.00	£ 128.00	£ 160.00	£ 160.00	Not Available	£ 184.00	£ 154.00	£ 193.00	£ 206.00	Not Available	Not Available
Tarporley Ward	Not Available	£ 138.00	£ 110.00	£ 138.00	£ 138.00	Not Available	£ 209.00	£ 175.00	£ 219.00	£ 229.00	Not Available	£ 236.00	£ 230.00	£ 288.00	£ 303.00	£ 412.00	£ 350.00
Tarvin and Kelsall Ward	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	£ 183.00	£ 150.00	£ 187.00	£ 200.00	Not Available	£ 216.00	£ 193.00	£ 241.00	£ 276.00	£ 300.00	£ 240.00



# Cheshire West & Chester Council

## Housing Market Report 2022/23



### Rents by bedcount by postcode district

Post code	One bedroom			Two bedroom			Three bedroom			Four bedroom			Five bedroom			Six bedroom		
	Housing Association Rent	Private - 30th Percentile	Private - 60th Percentile	Private - 30th Percentile	Private - 60th Percentile	Private - 80th Percentile	Private - 30th Percentile	Private - 60th Percentile	Private - 80th Percentile	Private - 30th Percentile	Private - 60th Percentile	Private - 80th Percentile	Private - 30th Percentile	Private - 60th Percentile	Private - 80th Percentile	Private - 30th Percentile	Private - 60th Percentile	Private - 80th Percentile
CH	£ 80.00	£ 109.00	£ 96.00	£ 120.00	£ 140.00	£ 88.80	£ 138.00	£ 127.00	£ 159.00	£ 189.00	£ 99.00	£ 173.00	£ 157.00	£ 196.00	£ 225.00	£ 269.00	£ 240.00	£ 300.00
CH1	Not Available	£ 138.00	£ 120.00	£ 138.00	£ 159.00	£ 148.00	£ 195.00	£ 124.00	£ 161.00	£ 155.00	£ 201.00	£ 164.00	£ 219.00	£ 179.00	£ 196.00	£ 147.00	£ 175.00	£ 184.00
CH2	Not Available	£ 115.00	£ 140.00	£ 138.00	£ 159.00	Not Available	£ 184.00	£ 157.00	£ 196.00	£ 219.00	Not Available	£ 230.00	£ 202.00	£ 253.00	£ 288.00	£ 300.00	£ 253.00	£ 316.00
CH3	Not Available	£ 138.00	£ 118.00	£ 138.00	£ 159.00	£ 126.00	£ 174.00	£ 106.00	£ 151.00	£ 132.00	£ 189.00	£ 143.00	£ 207.00	£ 183.00	£ 248.00	£ 161.00	£ 212.00	£ 201.00
CH4	Not Available	£ 129.00	£ 143.00	£ 141.00	£ 152.00	Not Available	£ 164.00	£ 161.00	£ 201.00	£ 209.00	Not Available	£ 207.00	£ 170.00	£ 222.00	£ 253.00	£ 312.00	£ 314.00	£ 392.00
CH6 4	Not Available	£ 125.00	£ 101.00	£ 125.00	£ 159.00	Not Available	£ 125.00	£ 108.00	£ 135.00	£ 137.00	£ 197.00	£ 150.00	£ 196.00	£ 129.00	£ 161.00	£ 173.00	£ 207.00	£ 228.00
CH6 5	Not Available	£ 109.00	£ 92.00	£ 115.00	£ 126.00	Not Available	£ 138.00	£ 115.00	£ 144.00	£ 153.00	Not Available	£ 167.00	£ 152.00	£ 190.00	£ 212.00	£ 214.00	£ 175.00	£ 219.00
CH6 6	Not Available	£ 108.00	£ 97.00	£ 121.00	£ 132.00	Not Available	£ 145.00	£ 128.00	£ 160.00	£ 173.00	Not Available	£ 189.00	£ 165.00	£ 206.00	£ 219.00	£ 274.00	£ 258.00	£ 323.00
CW	£ 81.70	£ 109.00	£ 97.00	£ 121.00	£ 135.00	£ 90.60	£ 150.00	£ 125.00	£ 156.00	£ 173.00	£ 98.00	£ 183.00	£ 161.00	£ 201.00	£ 229.00	£ 288.00	£ 250.00	£ 312.00
CW 10	Not Available	£ 110.00	£ 94.00	£ 117.00	£ 128.00	Not Available	£ 153.00	£ 128.00	£ 160.00	£ 173.00	Not Available	£ 191.00	£ 161.00	£ 201.00	£ 253.00	£ 311.00	£ 249.00	£ 311.00
CW 4	Not Available	£ 144.00	£ 115.00	£ 144.00	£ 152.00	Not Available	£ 191.00	£ 165.00	£ 206.00	£ 207.00	Not Available	£ 231.00	£ 202.00	£ 253.00	£ 256.00	£ 334.00	£ 295.00	£ 369.00
CW 6	Not Available	£ 138.00	£ 110.00	£ 138.00	£ 138.00	Not Available	£ 196.00	£ 166.00	£ 207.00	£ 229.00	Not Available	£ 225.00	£ 193.00	£ 241.00	£ 294.00	£ 400.00	£ 331.00	£ 414.00
CW 7	Not Available	£ 114.00	£ 92.00	£ 115.00	£ 121.00	Not Available	£ 138.00	£ 115.00	£ 144.00	£ 155.00	Not Available	£ 173.00	£ 146.00	£ 183.00	£ 200.00	£ 258.00	£ 212.00	£ 265.00





# Cheshire West & Chester Council

## Housing Market Report 2022/23

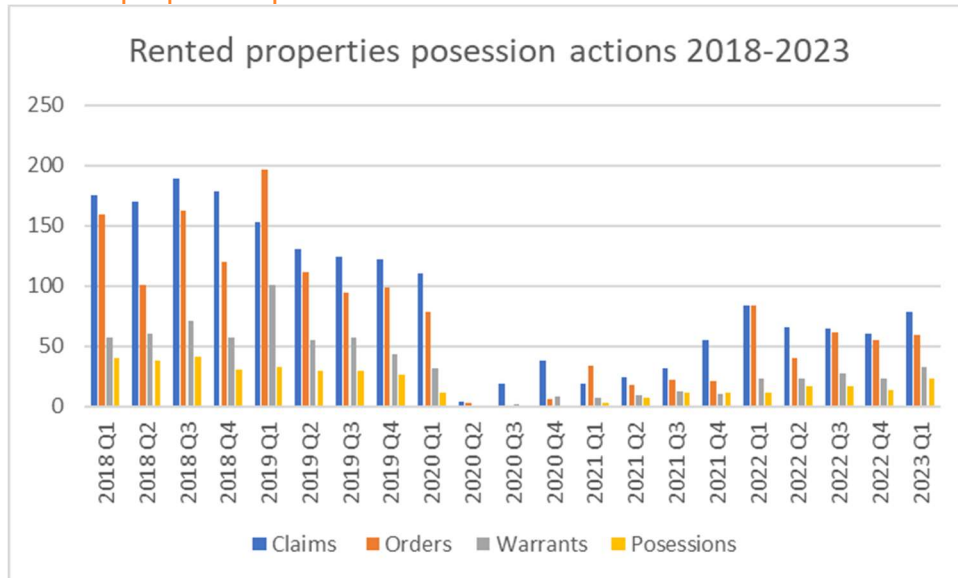


<b>CW 8</b>	Not Avai lable	£ 109.00	£ 96.00	£ 120.00	£ 135.00	Not Avai lable	£ 155.00	£ 130.00	£ 162.00	£ 173.00	Not Avai lable	£ 190.00	£ 166.00	£ 207.00	£ 230.00	£ 276.00	£ 240.00	£ 300.00	£ 358.00
<b>CW 9</b>	Not Avai lable	£ 128.00	£ 109.00	£ 136.00	£ 138.00	Not Avai lable	£ 155.00	£ 129.00	£ 161.00	£ 173.00	Not Avai lable	£ 190.00	£ 168.00	£ 210.00	£ 253.00	£ 271.00	£ 230.00	£ 288.00	£ 308.00
<b>SY</b>	£ 77.20	£ 114.00	£ 101.00	£ 126.00	£ 144.00	£ 88.20	£ 144.00	£ 128.00	£ 160.00	£ 179.00	£ 95.40	£ 183.00	£ 157.00	£ 196.00	£ 230.00	£ 276.00	£ 247.00	£ 309.00	£ 346.00
<b>SY1 3</b>	Not Avai lable	£ 106.00	£ 91.00	£ 114.00	£ 136.00	Not Avai lable	£ 137.00	£ 115.00	£ 144.00	£ 152.00	Not Avai lable	£ 193.00	£ 157.00	£ 196.00	£ 213.00	£ 205.00	£ 168.00	£ 210.00	£ 240.00
<b>SY1 4</b>	Not Avai lable	Not Avai lable	Not Avai lable	Not Avai lable	Not Avai lable	Not Avai lable	£ 181.00	£ 147.00	£ 184.00	£ 202.00	Not Avai lable	£ 184.00	£ 158.00	£ 198.00	£ 213.00	£ 307.00	£ 276.00	£ 345.00	£ 345.00
<b>WA</b>	£ 78.10	£ 115.00	£ 101.00	£ 126.00	£ 150.00	£ 87.90	£ 148.00	£ 128.00	£ 160.00	£ 184.00	£ 95.40	£ 183.00	£ 166.00	£ 207.00	£ 253.00	£ 322.00	£ 295.00	£ 369.00	£ 450.00
<b>WA 16</b>	Not Avai lable	£ 162.00	£ 138.00	£ 172.00	£ 183.00	Not Avai lable	£ 206.00	£ 175.00	£ 219.00	£ 253.00	Not Avai lable	£ 251.00	£ 216.00	£ 271.00	£ 327.00	£ 426.00	£ 415.00	£ 519.00	£ 576.00
<b>WA 4</b>	Not Avai lable	£ 126.00	£ 110.00	£ 137.00	£ 150.00	Not Avai lable	£ 161.00	£ 142.00	£ 178.00	£ 206.00	Not Avai lable	£ 229.00	£ 202.00	£ 253.00	£ 276.00	£ 287.00	£ 286.00	£ 358.00	£ 447.00
<b>WA 6</b>	Not Avai lable	£ 141.00	£ 115.00	£ 144.00	£ 157.00	Not Avai lable	£ 177.00	£ 152.00	£ 190.00	£ 201.00	Not Avai lable	£ 213.00	£ 184.00	£ 230.00	£ 253.00	£ 323.00	£ 258.00	£ 323.00	£ 352.00
<b>WA 7</b>	Not Avai lable	£ 109.00	£ 91.00	£ 114.00	£ 121.00	Not Avai lable	£ 138.00	£ 120.00	£ 150.00	£ 162.00	Not Avai lable	£ 161.00	£ 138.00	£ 172.00	£ 196.00	£ 214.00	£ 202.00	£ 253.00	£ 276.00





## Rented properties possession actions 2018-2023



(MOJ, Mortgage and Landlord Possession Statistics: data visualisation tool)





## Data sources

Data	Source	Details	Hyperlink (where applicable)
Property type and distribution	Hometrack	Shows the proportion of housing by type (all tenures) based on the 2001 Census	n/a - subscription only service
Property size breakdown	ONS census data	Information from census 2021, respondents directly asked about the number of bedrooms available to the household.	<a href="#">Office for National Statistics (ONS), released 5 January 2023, ONS website, statistical bulletin, Housing, England and Wales: Census 2021</a>
Average house prices at borough level	ONS, UK house price index	Monthly house price inflation in the UK, calculated using data from HM Land Registry	<a href="#">UK House Price Index: March 2023</a>
Quartile average house prices 12 months at borough level	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
Median house prices at ward level	ONS, Mean house prices by ward: HPSSA dataset 38	Mean price paid for residential property in England and Wales, by property type and electoral ward. Annual data, updated quarterly.	<a href="#">Mean house prices by ward: HPSSA dataset 38</a>
Average house prices by postcode district	Hometrack	Current average price of all types of property. Data is based on Hometrack's Automated Valuation Model.	n/a - subscription only service
Annual turnover by broad type and age	Hometrack	Shows the total volume of housing turnover in the area each year split between houses and flats and second hand and newly built housing based on Land Registry data.	n/a - subscription only service
Profile of all housing sales by property type	Hometrack	Shows the number of properties sold each month for the selected area by house type, according to HM Land Registry. There is a delay of approximately 3 months between sales taking place	n/a - subscription only service
Profile of all housing sales by property type by ward	ONS Median house prices by ward: HPSSA dataset 37	Median price paid for residential property in England and Wales by property type and electoral ward. Annual data, updated quarterly.	<a href="#">Median house prices by ward: HPSSA dataset 37</a>
Turnover as a proportion of private housing stock:	Hometrack	The chart shows the proportion of privately owned housing turning over each year expressed as a percentage of private sector housing in the area (owner occupied and private rented housing). This is based on data from the Land Registry and the Census.	n/a - subscription only service
Average time taken to sell	Hometrack	This graph shows the average time taken to sell a property in weeks. The data is calculated using the time taken from when a property is first listed on the market via Zoopla to the date the property was sold using data from Land Registry or Registers of Scotland.	n/a - subscription only service
Home purchase affordability: House price to income ratio	ONS House price to residence-based earnings ratio	Affordability ratios calculated by dividing house prices by gross annual earnings, based on the median and lower quartiles of both house prices and earnings. The earnings data are from the Annual Survey of Hours and Earnings which provides a snapshot of earnings in April in each year. Earnings relate to gross full-time individual earnings on a place of residence basis. The house price statistics come from the House Price Statistics for Small Areas, which report the median and lower quartile price paid for residential property and refer to a 12-month period with April in the middle (year ending September). Statistics are available at country, region, county and local authority district level in England and Wales.	<a href="#">Home purchase affordability: House price to income ratio</a>
Home purchase affordability heat map	Hometrack	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. Incomes differ from earnings by including non-earned incomes, such as benefits.  This data point repeats annually	n/a - subscription only service
Mortgage possession actions	MOJ	The Mortgage and Landlord Possession Statistics bulletin presents key statistics on possession statistics activity in the county courts of England and Wales with accompanying commentary and data. The bulletin provides a summary overview of the volume of cases dealt with by these courts over time, with statistics also broken down for the main types of case involved.	<a href="#">Mortgage and Landlord Possession Statistics: data visualisation tool</a>
Number of households renting from a private landlord or letting agency	ONS Census 2021	Details from 2021 Census. Respondents indicated what tenure of home they live in.	<a href="#">Census Maps -</a>





Median rentals by property type Cheshire West and Chester	Hometrack	Shows rents from April 2022 to Mar 2023 taken from Hometrack information Housing association rents are taken from the Regulatory Statistical Return Survey	n/a - subscription only service
ONS, Private rental affordability, England comments	ONS	Private rent prices by country and English region, expressed as a percentage of gross monthly income of private renting households	<a href="#">ONS, Private rental affordability, England, Wales and Northern Ireland</a>
Rents by bedcount by ward	Hometrack	Shows rents by bedcounts. Dataset Apr 2022 to Mar 2023. Last updated: May 2023. Some ward changes have not been updated and are presented as per Hometrack data.	n/a - subscription only service
Rents by bedcount by postcode	Hometrack	Shows rents by postcode. Dataset Apr 2022 to Mar 2023. Last updated: May 2023	n/a - subscription only service
Landlord possession actions	MOJ	The Mortgage and Landlord Possession Statistics bulletin presents key statistics on possession statistics activity in the county courts of England and Wales with accompanying commentary and data. The bulletin provides a summary overview of the volume of cases dealt with by these courts over time, with statistics also broken down for the main types of case involved.	<a href="#">Mortgage and Landlord Possession Statistics: data visualisation tool</a>





## 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](mailto: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 ਲਵੋ।

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 برائے مہربانی ہم سے پوچھئے۔

**Tel:** 0300 123 8 123 **Textphone:** 18001 01606 275757

**email:** [equalities@cheshirewestandchester.gov.uk](mailto:equalities@cheshirewestandchester.gov.uk)

**web:** [www.cheshirewestandchester.gov.uk](http://www.cheshirewestandchester.gov.uk)

