

Alan Batt H1 2025 Wigan Property Market Update

Year	Properties for sale	New Listings	Asking Price	£ per sq ft	Sales Agreed	Asking Price	£ per sq ft
H1 2025	2,048	3,163	£234,231	£228	2,498	£211,804	£216
H1 2024	1,903	2,874	£229,747	£217	2,194	£204,714	£206
H1 2023	1,623	2,603	£216,736	£208	1,885	£195,346	£198
H1 2022	1,090	2,526	£203,947	£201	2,209	£192,306	£194
H1 2021	1,311	2,749	£186,668	£181	2,566	£175,533	£176
H1 2020	1,805	2,287	£177,344	£170	1,710	£160,663	£161
Average	1,630	2,700			2,177		
H2 2024	1,991	2,789	£227,144	£219	2,117	£213,336	£212

Year	Price Changes	Withdrawn	Fall-Throughs
H1 2025	1,336	1,102	554
H1 2024	1,158	996	511
H1 2023	1,030	855	464
H1 2022	552	641	460
H1 2021	646	759	516
H1 2020	767	1,021	395
Average	915	896	483
H2 2024	1,165	1,041	561

Market Activity

From H1 2024 to H1 2025:

- **Properties for Sale** ↑ 7.6%
- **New Listings** ↑ 10.1%
- **Sales Agreed** ↑ 13.9%

From H2 2024 to H1 2025:

- **Properties for Sale** ↑ 2.9%
- **New Listings** ↑ 13.4%
- **Sales Agreed** ↑ 18.0%

H1 2025 vs H1 Average (2020–2025):

- **Properties for Sale** ↑ 25.7%
- **New Listings** ↑ 17.2%
- **Sales Agreed** ↑ 14.8%

From H1 2024 to H1 2025:

- **Price Changes** ↑ 15.4%
- **Withdrawn** ↑ 10.6%
- **Fall-Throughs** ↑ 8.4%

From H2 2024 to H1 2025:

- **Price Changes** ↑ 14.7%
- **Withdrawn** ↑ 5.9%
- **Fall-Throughs** ↓ 1.2%

H1 2025 vs H1 Average (2020–2025):

- **Price Changes** ↑ 46.1%
- **Withdrawn** ↑ 23.0%
- **Fall-Throughs** ↑ 14.7%

Asking Prices – New Listings

From H1 2024 to H1 2025:

- **New Listings Asking Price** ↑ 1.95%
- **£ per sq ft** ↑ 5.0%

From H2 2024 to H1 2025:

- **New Listings Asking Price** ↑ 3.1%
- **£ per sq ft** ↑ 4.1%

Asking Prices – Sales Agreed

From H1 2024 to H1 2025:

- **Sales Agreed Asking Price** ↑ 3.5%
- **£ per sq ft** ↑ 4.9%

From H2 2024 to H1 2025:

- **Sales Agreed Asking Price** ↓ 0.7%
- **£ per sq ft** ↑ 1.9%

Wigan Property Market Update – H1 2025

The Wigan housing market continued its upward trajectory in the first half of 2025, with renewed confidence from both sellers and buyers. Strong year-on-year growth in sales, new listings, and pricing metrics reflect a market that is active, competitive, and showing resilience in the face of wider economic uncertainty.

Activity Levels Rise Across the Board

- **Properties for Sale** increased to **2,048**, a **7.6% rise** from H1 2024 and **25.7% above** the six-year H1 average.
- **New Instructions** climbed to **3,163**, up **10.1%** year-on-year and **17.2% above average**—suggesting renewed seller confidence and a more dynamic local market.
- **Sales Agreed** reached **2,498**, up **13.9%** vs H1 2024 and **14.8% above the six-year norm**, indicating robust buyer demand.

Prices Remain on an Upward Path

- **New Listings Asking Prices** averaged **£234,231**, a **1.95% rise** year-on-year.
- **Sales Agreed Asking Prices** rose to **£211,804**, marking a **3.5% increase** from H1 2024.

On a £ per square foot basis:

- **New Listings** jumped to **£228/sq ft**, up **5.0% year-on-year**.
- **Sales Agreed** prices climbed to **£216/sq ft**, a **4.9% increase** on the same period last year.

These figures show that Wigan remains an attractive, affordable area with consistent upward pricing momentum.

Market Friction: More Adjustments, But Controlled

- **Price Reductions** rose to **1,336**, up **15.4% year-on-year** and **46.1% above** the long-term average—suggesting sellers are still adjusting to realistic market conditions.
- **Withdrawn Properties** rose to **1,102**, up **10.6%** from H1 2024.
- **Fall-Throughs** increased modestly to **554**, up **8.4%** but still close to the long-term average.

While price reductions and withdrawals are on the rise, the proportion of fall-throughs remains stable, which reflects stronger buyer commitment when deals are properly structured.

What It Means for You

Wigan's housing market is firmly in growth mode. Demand is healthy, stock levels are strong, and prices are steadily rising. However, buyer sensitivity to pricing remains high. Sellers who price competitively and present their properties well are securing strong results, while over-ambitious listings are more likely to sit or fall through.

Whether you're buying or selling, now is an ideal time to make a move—provided you're aligned with the reality of the current market.