

# April 2021 Housing Market Report

## Wirral

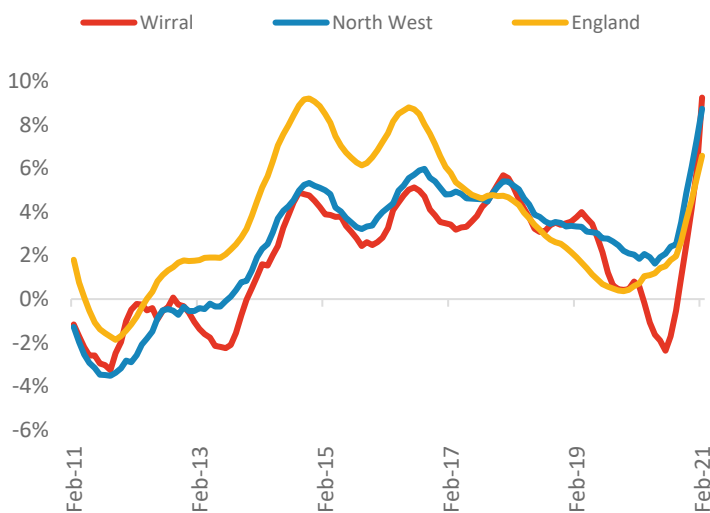
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|              | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £193,319      | 7.4%    | 9.2%   | 24.0%  | 33.0%   |
| Transactions | 4,069         | 0.5%    | -15.7% | -16.8% | 40.0%   |

### House Prices (February 2021 data)

#### Annual Change in House Prices



House prices in Wirral grew by 9.2% in the 12 months to February 2021 (based on 6-month smoothed data). By comparison national house prices grew by 6.6% and prices in the North West grew by 8.7% over the same period.

Wirral house prices are now 17.7% above their previous peak in 2007, compared to +19.1% for the North West and +36.1% across England.

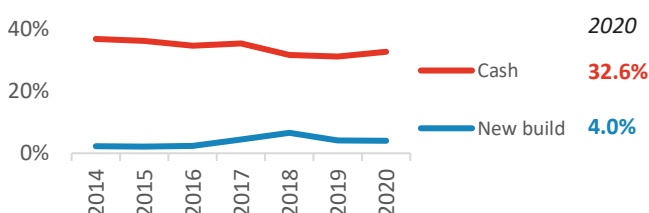
Local prices have grown by 0.1% in 2021 so far, compared to a fall of 0.1% over the same period last year.

### Transactions (December 2020 data)

There were 4,069 transactions in Wirral during the 12 months to December 2020. This is 59% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Wirral have fallen by 15.9% since 2014, compared to changes of -17.4% for the North West and -28.7% for England.

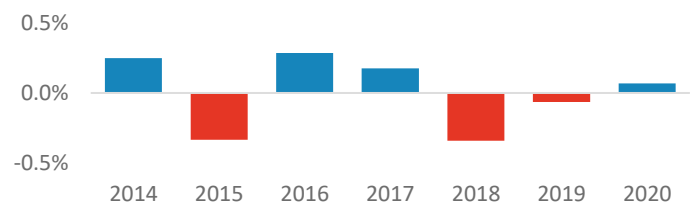
#### Cash and New Build Sales as % of Total, by Year



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

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



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

