

June 2022 Housing Market Report

St Helens

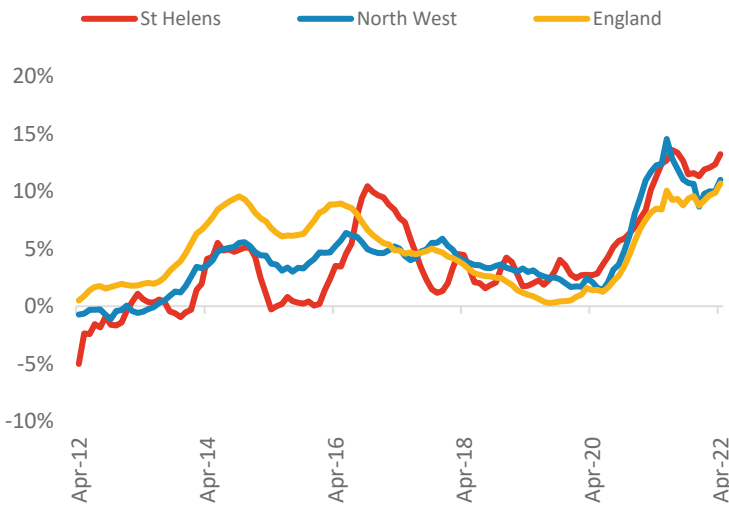
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	Current level	3 month	Annual	5 year	10 year
House prices	£172,119	4.5%	13.3%	37.6%	60.3%
Transactions	2,641	-7.3%	16.7%	3.9%	85.7%

House Prices (April 2022 data)

Annual Change in House Prices



House prices in St Helens grew by 13.3% in the 12 months to April 2022 (based on 3-month smoothed data). By comparison national house prices grew by 10.7% and prices in the North West grew by 11.0% over the same period.

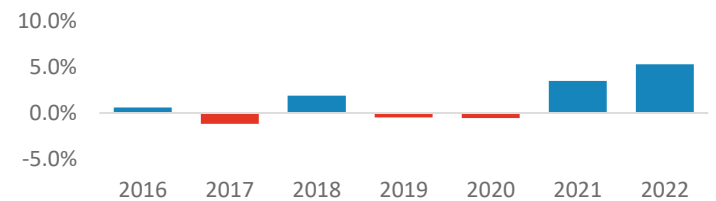
St Helens house prices are now 26.8% above their previous peak in 2007, compared to +35.8% for the North West and +52.7% across England.

Local prices have grown by 5.3% in 2022 so far, compared to growth of 3.5% over the same period last year.

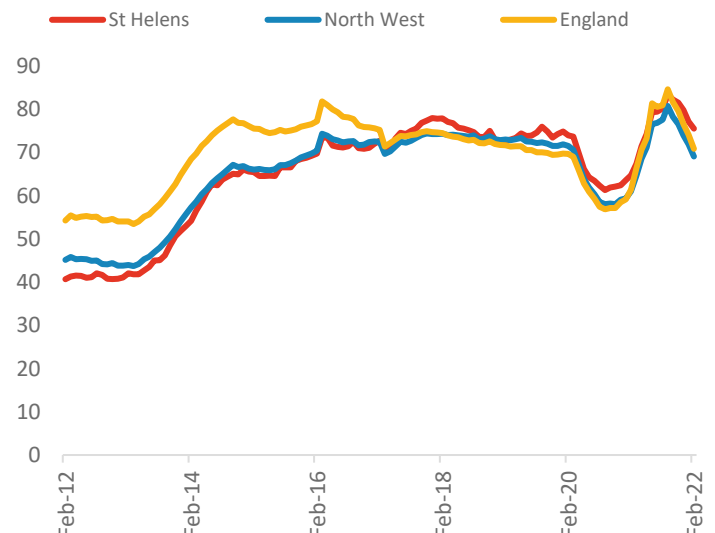
Transactions (February 2022 data)

There were 2,641 transactions in St Helens during the 12 months to February 2022. This is 76% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in St Helens have grown by 14.3% since 2014, compared to changes of +3.4% for the North West and -7.7% for England.

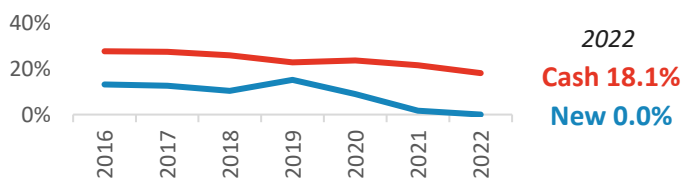
Year-To-Date Change in House Prices, December to April



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



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



* 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.