

July 2022 Housing Market Report

Sefton

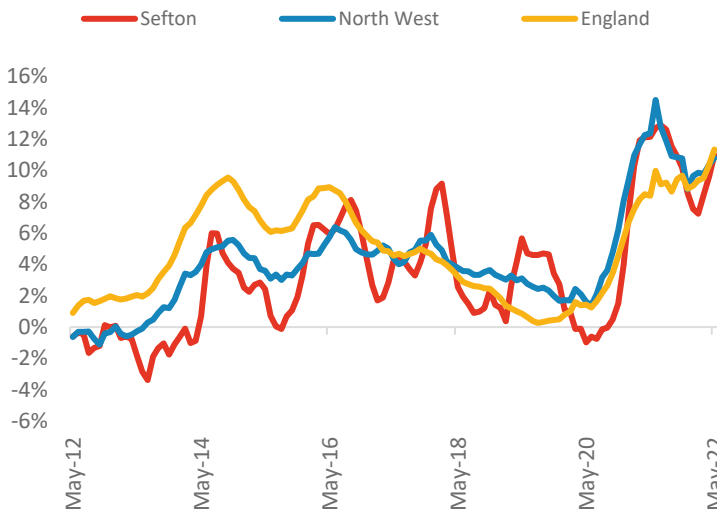
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| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £206,229 | 3.8% | 11.0% | 33.6% | 49.3% |
| Transactions | 4,157 | -12.0% | 2.6% | 6.4% | 56.3% |

House Prices (May 2022 data)

Annual Change in House Prices



House prices in Sefton grew by 11.0% in the 12 months to May 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the North West grew by 10.8% over the same period.

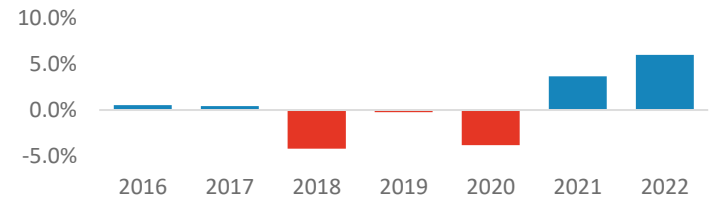
Sefton house prices are now 27.0% above their previous peak in 2007, compared to +35.5% for the North West and +53.6% across England.

Local prices have grown by 6.0% in 2022 so far, compared to growth of 3.7% over the same period last year.

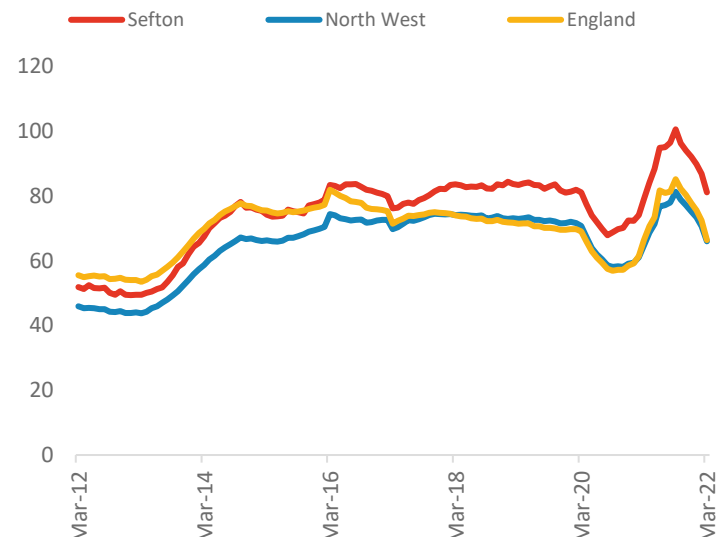
Transactions (March 2022 data)

There were 4,157 transactions in Sefton during the 12 months to March 2022. This is 81% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Sefton have grown by 6.0% since 2014, compared to changes of -1.4% for the North West and -13.6% for England.

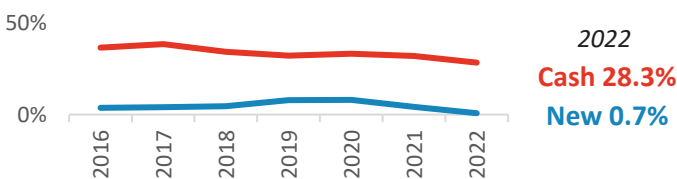
Year-To-Date Change in House Prices, December to May



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.