

# July 2022 Housing Market Report

## St Helens

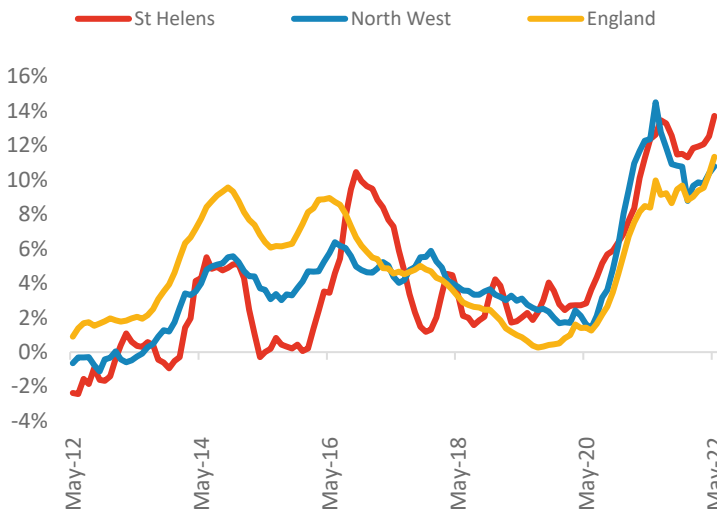
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	Current level	3 month	Annual	5 year	10 year
House prices	£174,614	5.3%	13.7%	38.6%	61.1%
Transactions	2,571	-9.5%	9.2%	4.6%	77.9%

### House Prices (May 2022 data)

#### Annual Change in House Prices



House prices in St Helens grew by 13.7% 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.

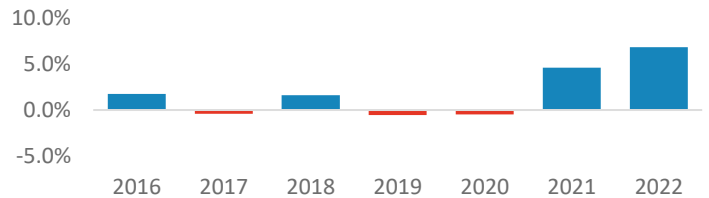
St Helens house prices are now 28.7% above their previous peak in 2007, compared to +35.5% for the North West and +53.6% across England.

Local prices have grown by 6.9% in 2022 so far, compared to growth of 4.6% over the same period last year.

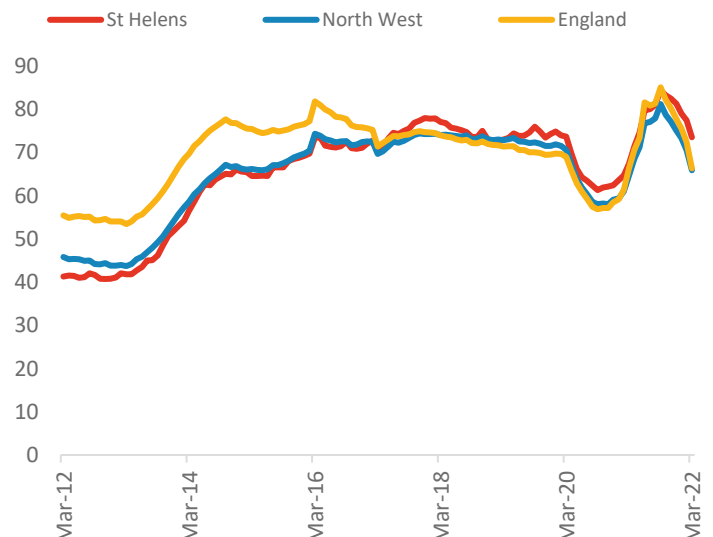
### Transactions (March 2022 data)

There were 2,571 transactions in St Helens during the 12 months to March 2022. This is 74% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in St Helens have grown by 11.3% since 2014, compared to changes of -1.4% for the North West and -13.6% for England.

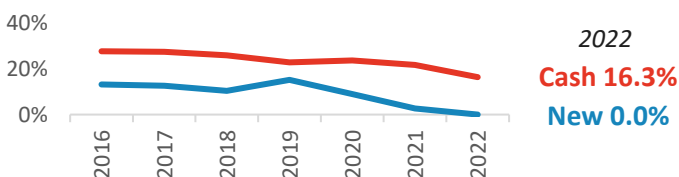
#### Year-To-Date Change in House Prices, December to May



#### 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.