

# September 2022 Housing Market Report

## St Helens

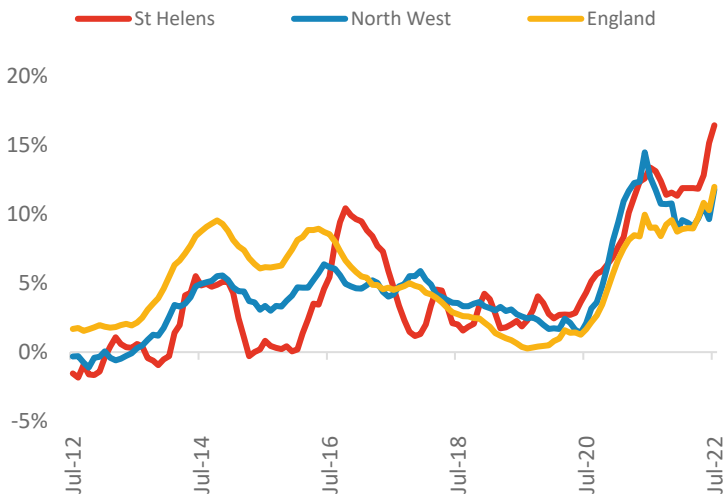
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	Current level	3 month	Annual	5 year	10 year
House prices	£181,836	8.0%	16.5%	43.2%	68.1%
Transactions	2,531	-9.5%	-2.9%	-1.1%	74.8%

### House Prices (July 2022 data)

#### Annual Change in House Prices

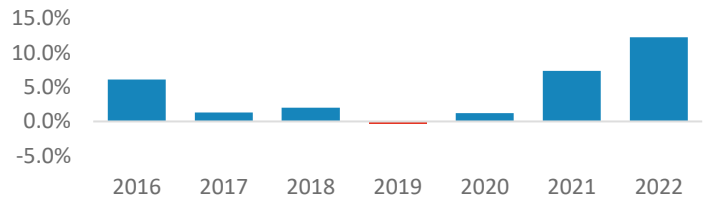


House prices in St Helens grew by 16.5% in the 12 months to July 2022 (based on 3-month smoothed data). By comparison national house prices grew by 12.0% and prices in the North West grew by 11.8% over the same period.

St Helens house prices are now 35.2% above their previous peak in 2007, compared to +39.8% for the North West and +57.1% across England.

Local prices have grown by 12.3% in 2022 so far, compared to growth of 7.4% over the same period last year.

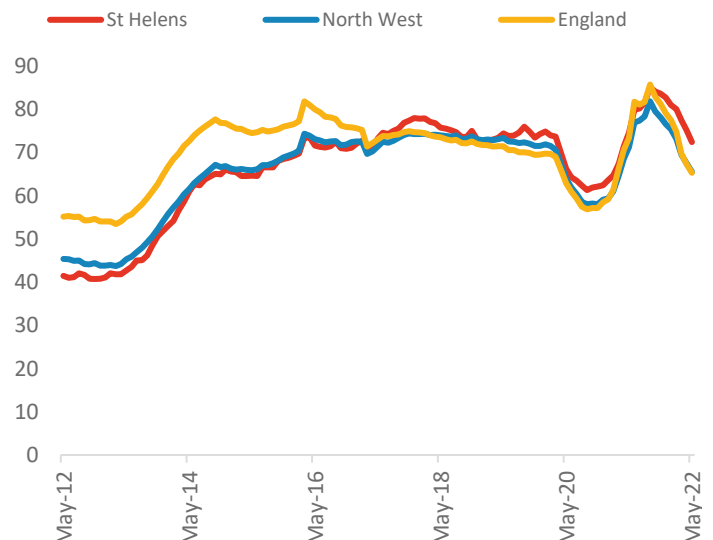
#### Year-To-Date Change in House Prices, December to July



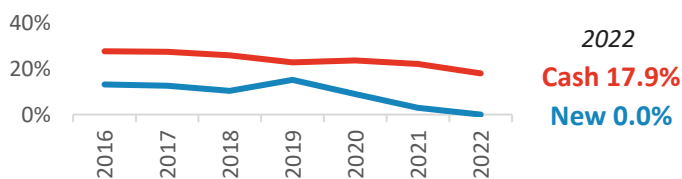
### Transactions (May 2022 data)

There were 2,531 transactions in St Helens during the 12 months to May 2022. This is 72% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in St Helens have grown by 9.6% since 2014, compared to changes of -2.0% for the North West and -14.9% for England.

#### 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.