

November 2022 Housing Market Report

Knowsley

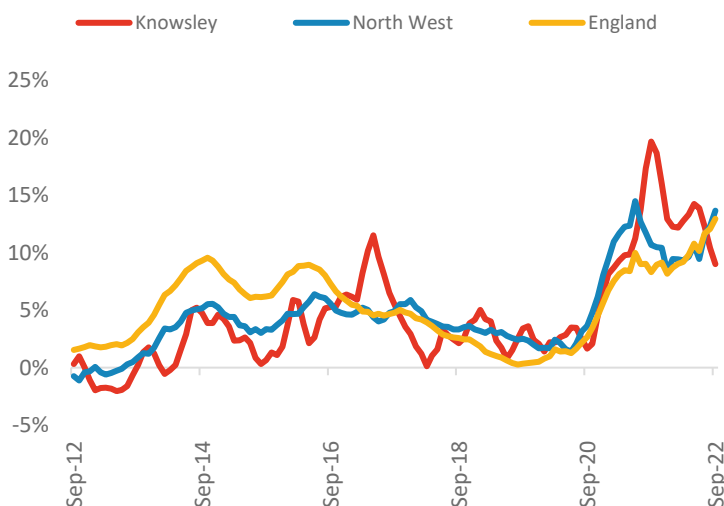
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| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £176,368 | 4.0% | 9.0% | 40.1% | 64.5% |
| Transactions | 1,706 | -7.9% | -14.8% | -6.8% | 70.9% |

House Prices (September 2022 data)

Annual Change in House Prices



House prices in Knowsley grew by 9.0% in the 12 months to September 2022 (based on 3-month smoothed data). By comparison national house prices grew by 13.0% and prices in the North West grew by 13.7% over the same period.

Knowsley house prices are now 32.0% above their previous peak in 2007, compared to +43.6% for the North West and +60.8% across England.

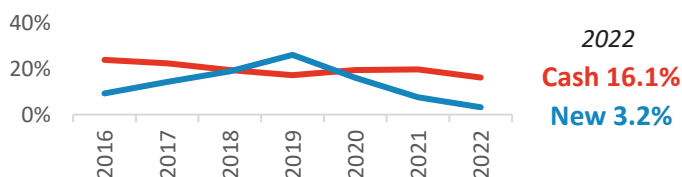
Local prices have grown by 10.7% in 2022 so far, compared to growth of 14.7% over the same period last year.

Transactions (July 2022 data)

There were 1,706 transactions in Knowsley during the 12 months to July 2022. This is 69% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Knowsley have grown by 8.8% since 2014, compared to changes of -7.5% for the North West and -21.9% for England.

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

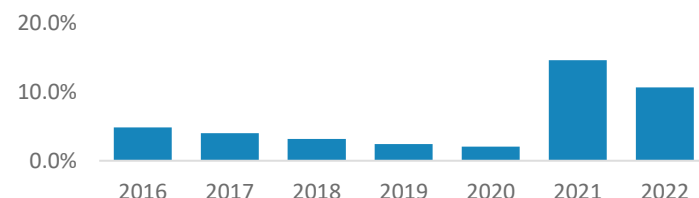


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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.

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



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

