

November 2022 Housing Market Report

Liverpool

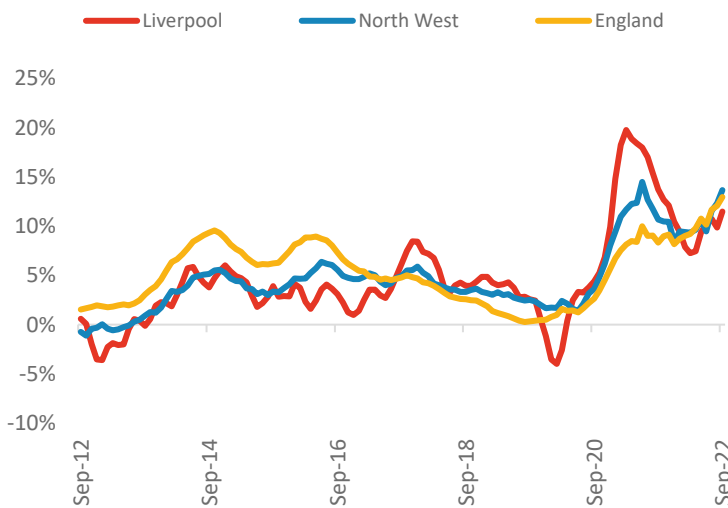
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	Current level	3 month	Annual	5 year	10 year
House prices	£184,642	2.9%	11.5%	41.2%	66.5%
Transactions	5,319	-8.2%	-10.6%	-24.8%	50.5%

House Prices (September 2022 data)

Annual Change in House Prices



House prices in Liverpool grew by 11.5% 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.

Liverpool house prices are now 39.6% above their previous peak in 2007, compared to +43.6% for the North West and +60.8% across England.

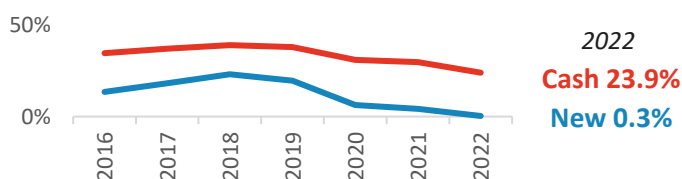
Local prices have grown by 11.4% in 2022 so far, compared to growth of 10.4% over the same period last year.

Transactions (July 2022 data)

There were 5,319 transactions in Liverpool during the 12 months to July 2022. This is 59% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Liverpool have fallen by 9.2% 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*

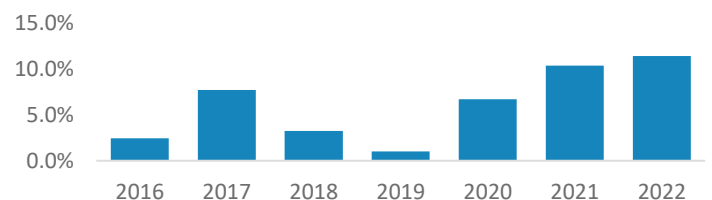


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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)

