

November 2022 Housing Market Report

Sefton

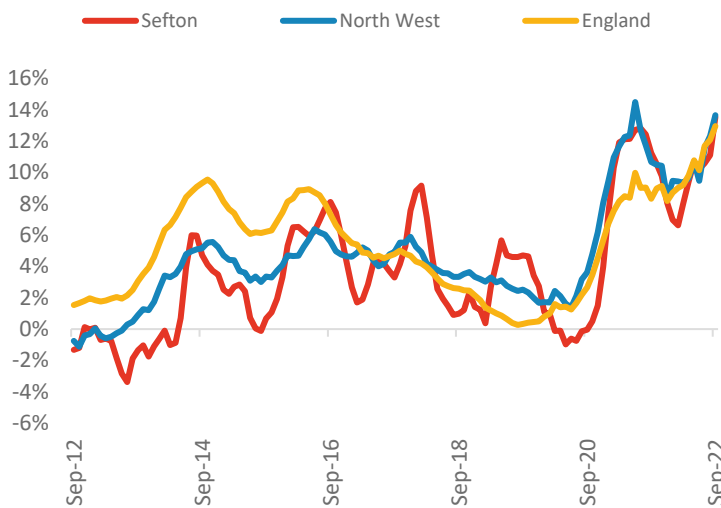
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	Current level	3 month	Annual	5 year	10 year
House prices	£217,580	4.5%	13.5%	33.5%	55.1%
Transactions	3,829	-11.5%	-21.6%	-3.6%	45.3%

House Prices (September 2022 data)

Annual Change in House Prices



House prices in Sefton grew by 13.5% 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.

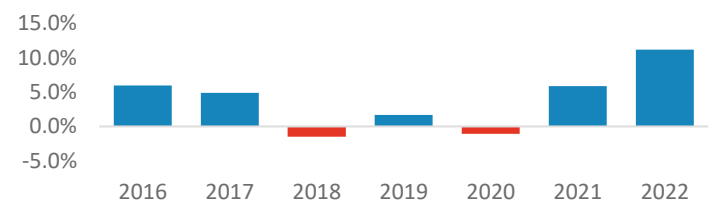
Sefton house prices are now 32.6% above their previous peak in 2007, compared to +43.6% for the North West and +60.8% across England.

Local prices have grown by 11.2% in 2022 so far, compared to growth of 5.9% over the same period last year.

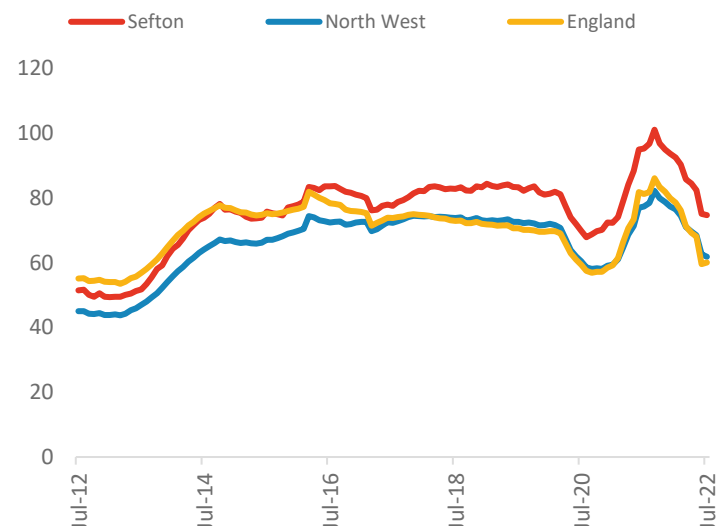
Transactions (July 2022 data)

There were 3,829 transactions in Sefton during the 12 months to July 2022. This is 75% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Sefton have fallen by 2.4% since 2014, compared to changes of -7.5% for the North West and -21.9% for England.

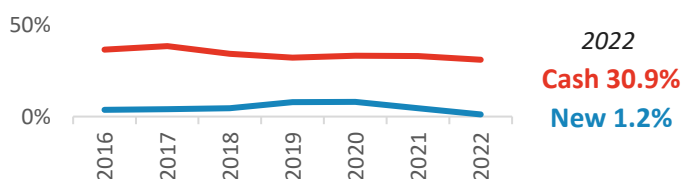
Year-To-Date Change in House Prices, December to September



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.