

November 2022 Housing Market Report

St Helens

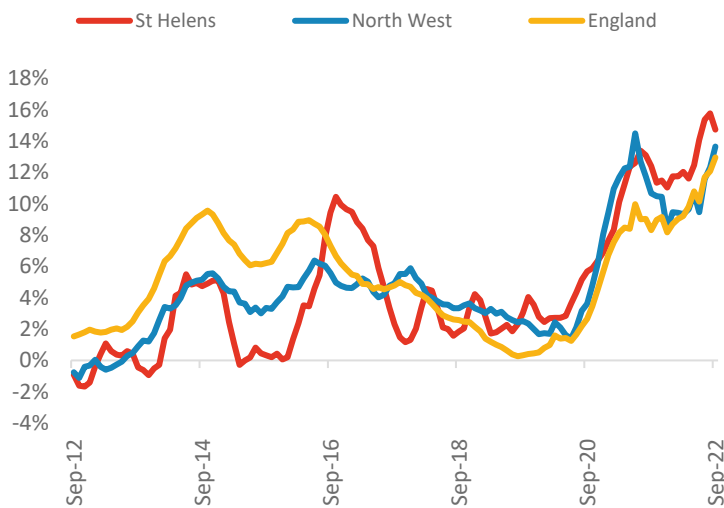
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	Current level	3 month	Annual	5 year	10 year
House prices	£178,966	4.7%	14.7%	43.0%	67.5%
Transactions	2,375	-11.2%	-15.3%	-8.5%	65.2%

House Prices (September 2022 data)

Annual Change in House Prices

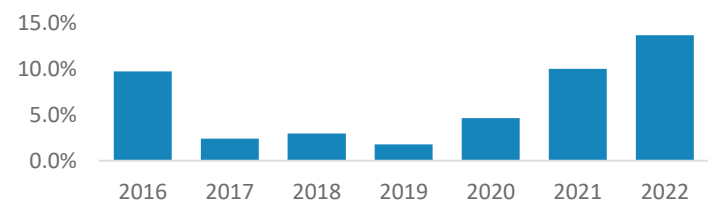


House prices in St Helens grew by 14.7% in the 12 months to September 2022 (based on 3-month smoothed data). By comparison national house prices grew by 13.0% and prices in the North West grew by 13.7% over the same period.

St Helens house prices are now 36.6% above their previous peak in 2007, compared to +43.6% for the North West and +60.8% across England.

Local prices have grown by 13.7% in 2022 so far, compared to growth of 10.1% over the same period last year.

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

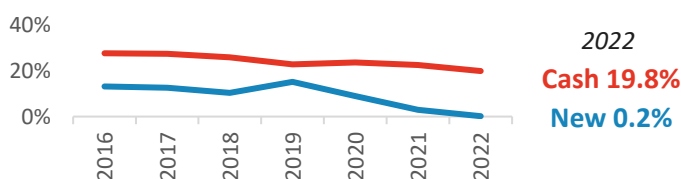


Transactions (July 2022 data)

There were 2,375 transactions in St Helens during the 12 months to July 2022. This is 68% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in St Helens have grown by 2.8% 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.

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

