

November 2022 Housing Market Report

Wirral

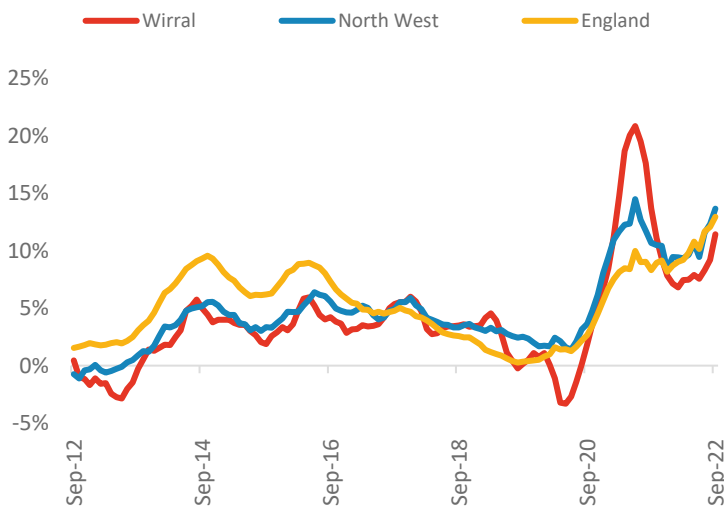
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	Current level	3 month	Annual	5 year	10 year
House prices	£213,176	5.4%	11.4%	33.8%	56.7%
Transactions	4,676	-9.4%	-17.1%	-9.1%	42.9%

House Prices (September 2022 data)

Annual Change in House Prices

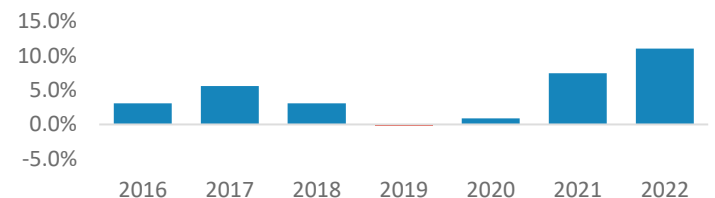


House prices in Wirral grew by 11.4% in the 12 months to September 2022 (based on 3-month smoothed data). By comparison national house prices grew by 13.0% and prices in the North West grew by 13.7% over the same period.

Wirral house prices are now 37.7% above their previous peak in 2007, compared to +43.6% for the North West and +60.8% across England.

Local prices have grown by 11.1% in 2022 so far, compared to growth of 7.5% over the same period last year.

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

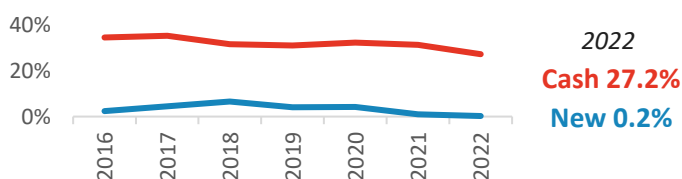


Transactions (July 2022 data)

There were 4,676 transactions in Wirral during the 12 months to July 2022. This is 67% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Wirral have fallen by 3.3% 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)

