

# February 2023 Housing Market Report

## Halton

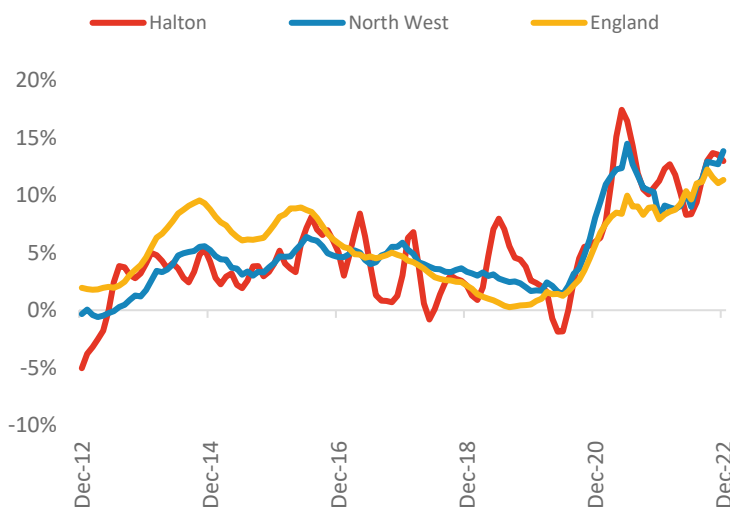
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|              | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £191,652      | 1.2%    | 13.0%  | 39.7%  | 70.7%   |
| Transactions | 1,449         | -6.5%   | -17.2% | -25.0% | 45.6%   |

### House Prices (December 2022 data)

#### Annual Change in House Prices



House prices in Halton grew by 13.0% in the 12 months to December 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the North West grew by 13.9% over the same period.

Halton house prices are now 37.6% above their previous peak in 2007, compared to +45.8% for the North West and +61.9% across England.

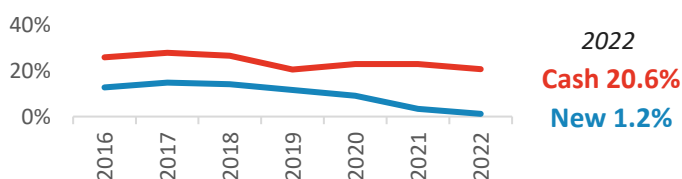
Local prices have grown by 13.0% in 2022 so far, compared to growth of 11.3% over the same period last year.

### Transactions (October 2022 data)

There were 1,449 transactions in Halton during the 12 months to October 2022. This is 57% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Halton have fallen by 11.0% since 2014, compared to changes of -9.5% for the North West and -22.8% for England.

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

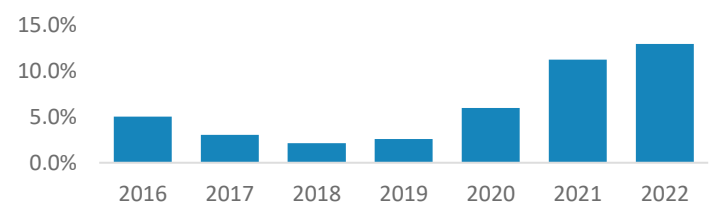


\* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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 December



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

