

February 2023 Housing Market Report

Liverpool

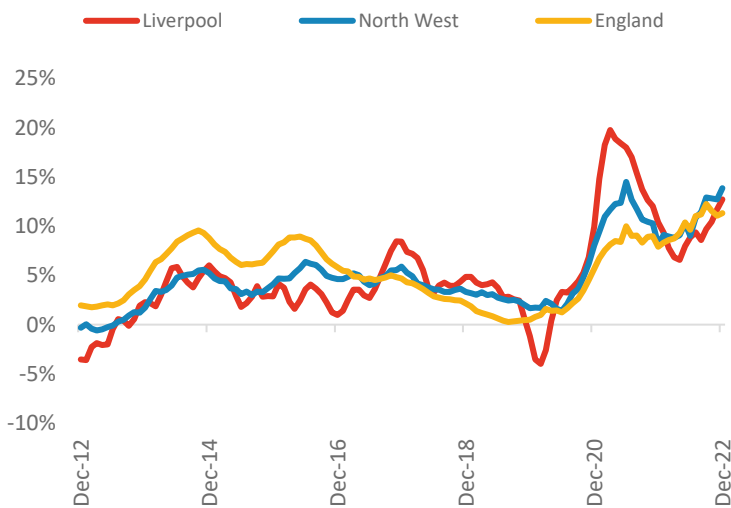
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	Current level	3 month	Annual	5 year	10 year
House prices	£183,512	2.7%	12.7%	41.8%	73.2%
Transactions	5,230	-8.7%	-16.6%	-26.6%	52.0%

House Prices (December 2022 data)

Annual Change in House Prices

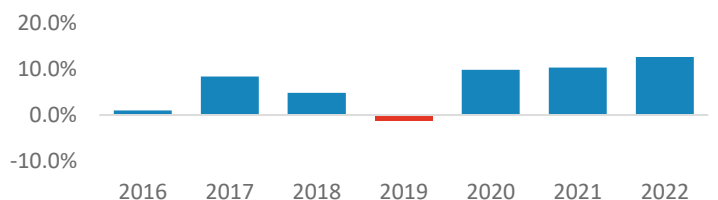


House prices in Liverpool grew by 12.7% in the 12 months to December 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the North West grew by 13.9% over the same period.

Liverpool house prices are now 41.1% above their previous peak in 2007, compared to +45.8% for the North West and +61.9% across England.

Local prices have grown by 12.7% in 2022 so far, compared to growth of 10.4% over the same period last year.

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

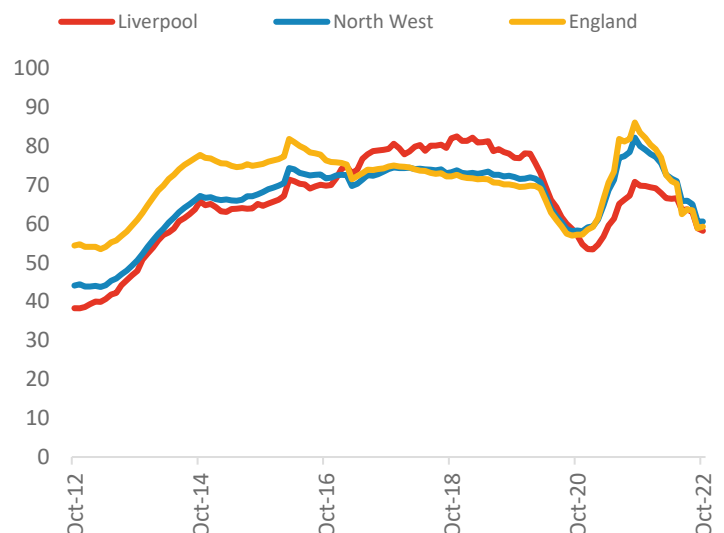


Transactions (October 2022 data)

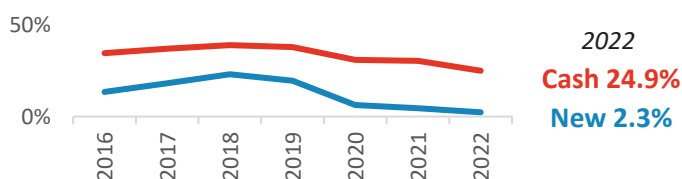
There were 5,230 transactions in Liverpool during the 12 months to October 2022. This is 58% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Liverpool have fallen by 10.7% since 2014, compared to changes of -9.5% for the North West and -22.8% for England.

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.