

February 2023 Housing Market Report

St Helens

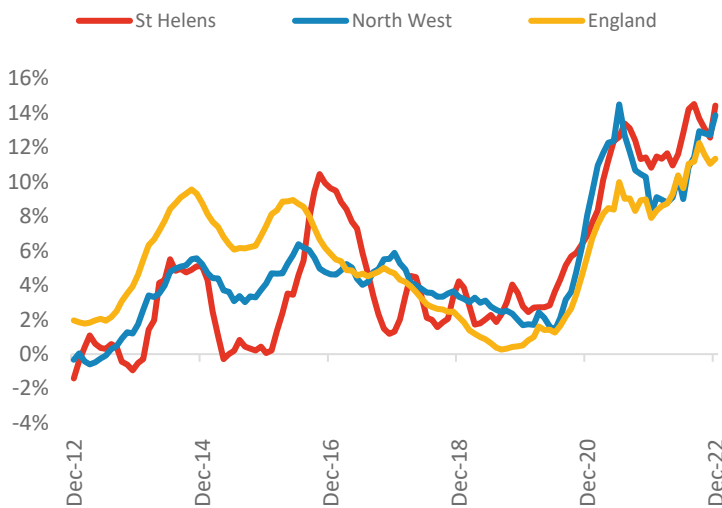
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| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £184,912 | 1.4% | 14.4% | 45.2% | 68.8% |
| Transactions | 2,300 | -9.8% | -22.0% | -14.4% | 61.2% |

House Prices (December 2022 data)

Annual Change in House Prices

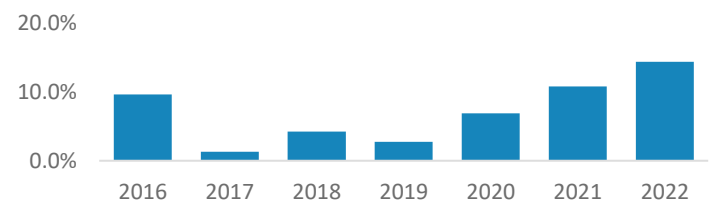


House prices in St Helens grew by 14.4% in the 12 months to December 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the North West grew by 13.9% over the same period.

St Helens house prices are now 37.2% above their previous peak in 2007, compared to +45.8% for the North West and +61.9% across England.

Local prices have grown by 14.4% in 2022 so far, compared to growth of 10.8% over the same period last year.

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

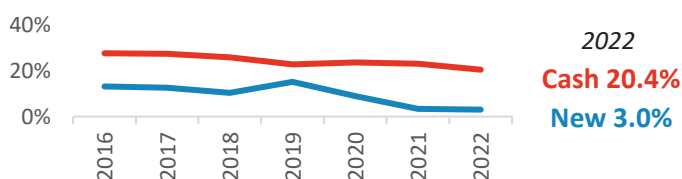


Transactions (October 2022 data)

There were 2,300 transactions in St Helens during the 12 months to October 2022. This is 66% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in St Helens have fallen by 0.4% 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.

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

