

# May 2023 Housing Market Report

## Halton

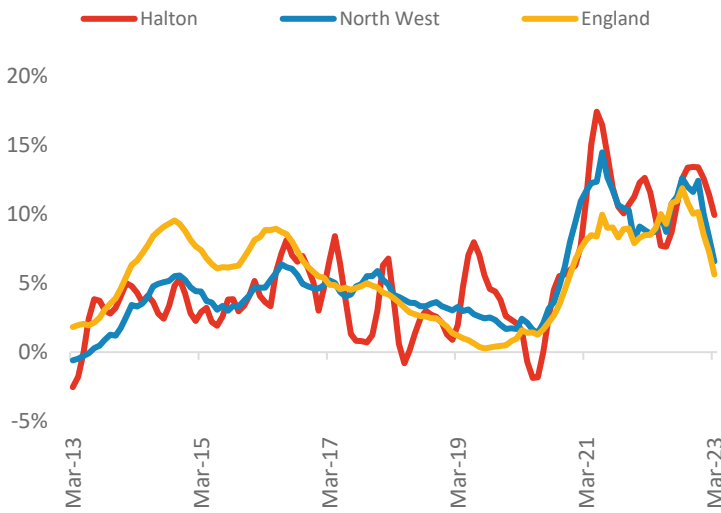
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	Current level	3 month	Annual	5 year	10 year
House prices	£193,834	1.0%	10.0%	41.2%	74.2%
Transactions	1,435	-5.3%	-16.0%	-26.1%	43.9%

### House Prices (March 2023 data)

#### Annual Change in House Prices

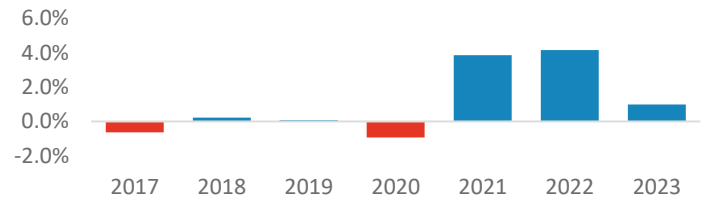


House prices in Halton grew by 10.0% in the 12 months to March 2023 (based on 3-month smoothed data). By comparison national house prices grew by 5.6% and prices in the North West grew by 6.6% over the same period.

Halton house prices are now 39.5% above their previous peak in 2007, compared to +41.1% for the North West and +57.9% across England.

Local prices have grown by 1.0% in 2023 so far, compared to growth of 4.2% over the same period last year.

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

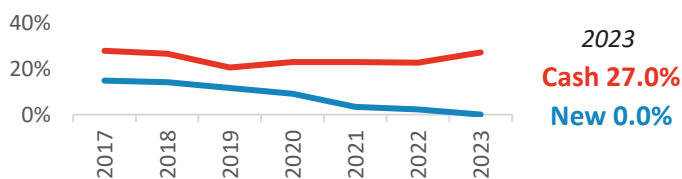


### Transactions (January 2023 data)

There were 1,435 transactions in Halton during the 12 months to January 2023. This is 57% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Halton have fallen by 11.9% since 2014, compared to changes of -10.4% for the North West and -22.4% 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)

