

May 2023 Housing Market Report

Sefton

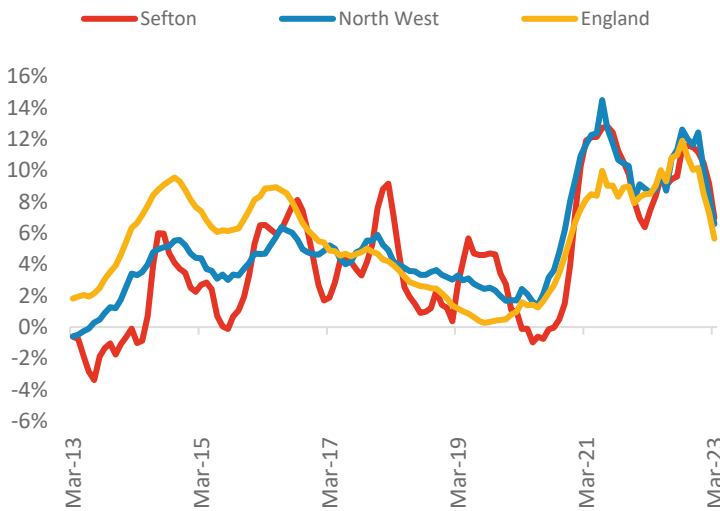
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	Current level	3 month	Annual	5 year	10 year
House prices	£210,768	-0.4%	7.0%	32.0%	56.0%
Transactions	3,768	-5.2%	-21.3%	-10.5%	48.9%

House Prices (March 2023 data)

Annual Change in House Prices

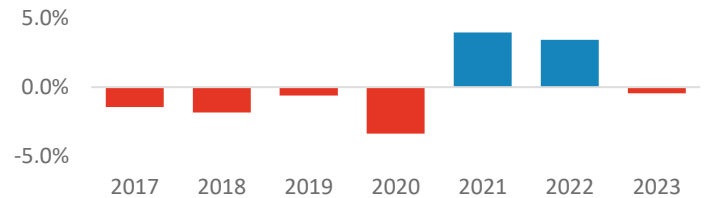


House prices in Sefton grew by 7.0% in the 12 months to March 2023 (based on 3-month smoothed data). By comparison national house prices grew by 5.6% and prices in the North West grew by 6.6% over the same period.

Sefton house prices are now 31.9% above their previous peak in 2007, compared to +41.1% for the North West and +57.9% across England.

Local prices have fallen by 0.4% in 2023 so far, compared to growth of 3.4% over the same period last year.

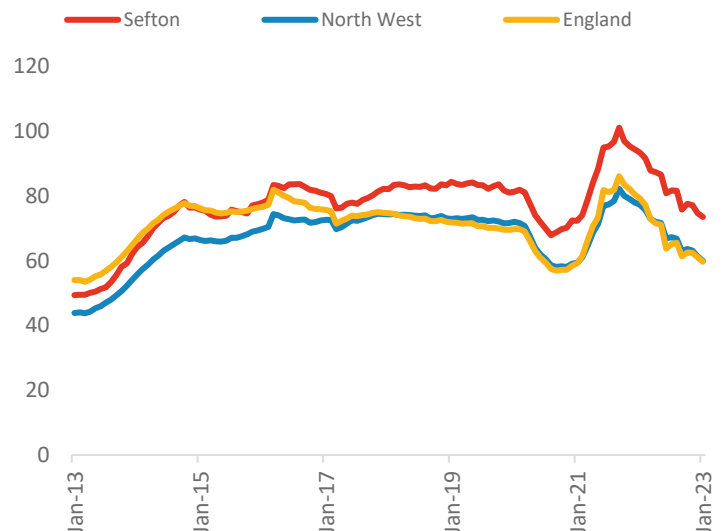
Year-To-Date Change in House Prices, December to March



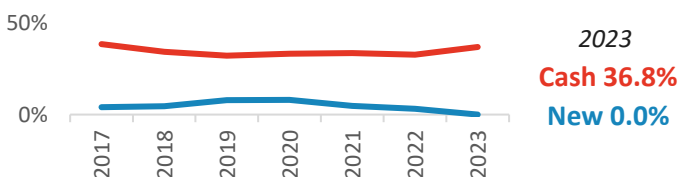
Transactions (January 2023 data)

There were 3,768 transactions in Sefton during the 12 months to January 2023. This is 73% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Sefton have fallen by 3.9% since 2014, compared to changes of -10.4% for the North West and -22.4% 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.