

# August 2023 Housing Market Report

## Liverpool

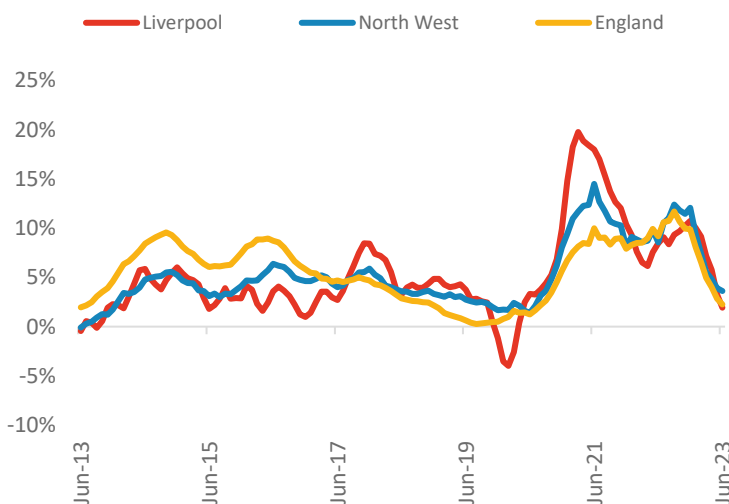
Powered by: **BuiltPlace**



	Current level	3 month	Annual	5 year	10 year
House prices	£177,628	-0.7%	1.9%	39.9%	65.6%
Transactions	4,954	-9.3%	-17.6%	-31.3%	35.7%

### House Prices (June 2023 data)

#### Annual Change in House Prices



House prices in Liverpool grew by 1.9% in the 12 months to June 2023 (based on 3-month smoothed data). By comparison national house prices grew by 2.2% and prices in the North West grew by 3.6% over the same period.

Liverpool house prices are now 36.1% above their previous peak in 2007, compared to +40.9% for the North West and +56.6% across England.

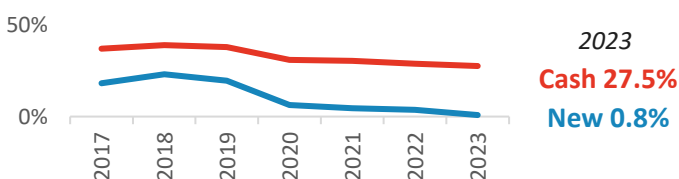
Local prices have fallen by 1.8% in 2023 so far, compared to growth of 6.7% over the same period last year.

### Transactions (April 2023 data)

There were 4,954 transactions in Liverpool during the 12 months to April 2023. This is 55% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Liverpool have fallen by 15.4% since 2014, compared to changes of -15.0% for the North West and -26.4% for England.

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

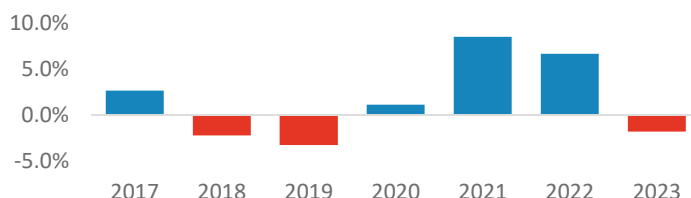


\* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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.

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



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

