

January 2024 Housing Market Report

St Helens

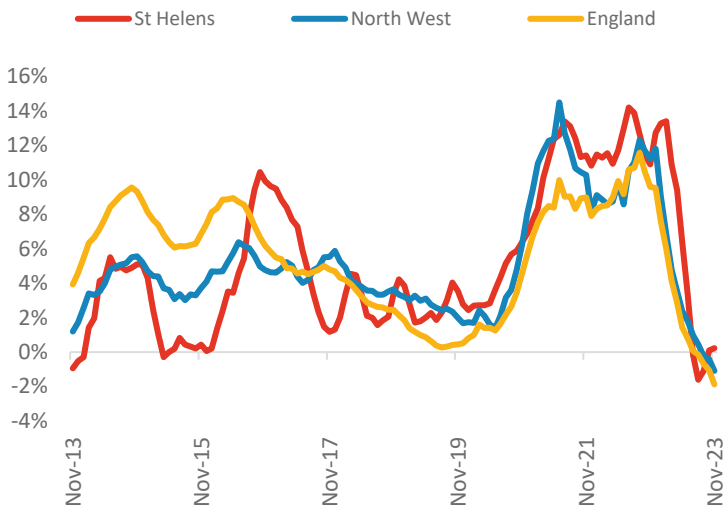


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	Current level	3 month	Annual	5 year	10 year
House prices	£175,465	1.2%	0.2%	36.4%	65.5%
Transactions	1,830	-12.3%	-25.9%	-28.9%	13.4%

House Prices (November 2023 data)

Annual Change in House Prices

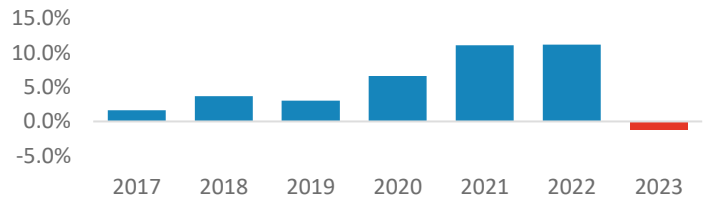


House prices in St Helens grew by 0.2% in the 12 months to November 2023 (based on 3-month smoothed data). By comparison national house prices fell by 1.9% and prices in the North West fell by 1.1% over the same period.

St Helens house prices are now 33.6% above their previous peak in 2007, compared to +41.7% for the North West and +56.6% across England.

Local prices have fallen by 1.2% in 2023 so far, compared to growth of 11.2% over the same period in 2022.

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

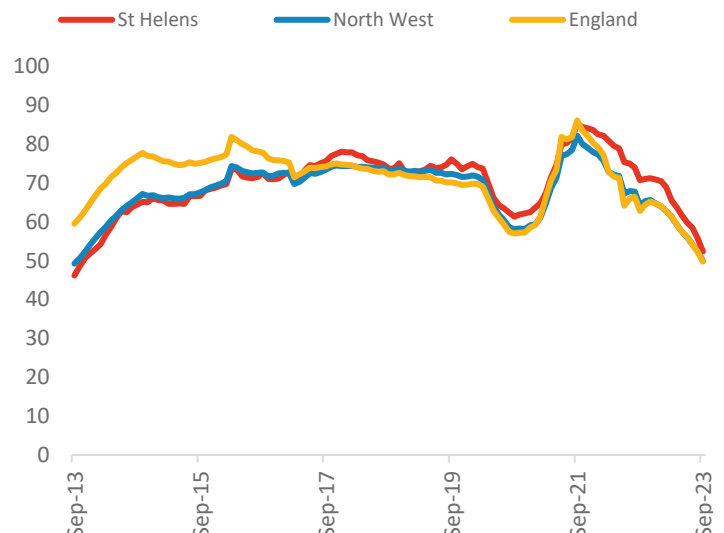


Transactions (September 2023 data)

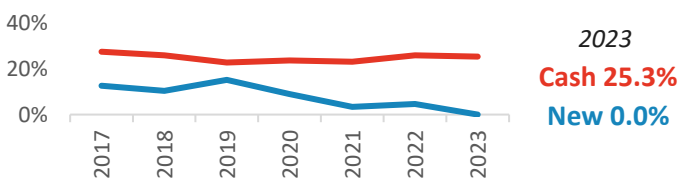
There were 1,830 transactions in St Helens during the 12 months to September 2023. This is 52% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in St Helens have fallen by 20.8% since 2014, compared to changes of -25.3% for the North West and -35.3% 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.