

February 2024 Housing Market Report

Sefton

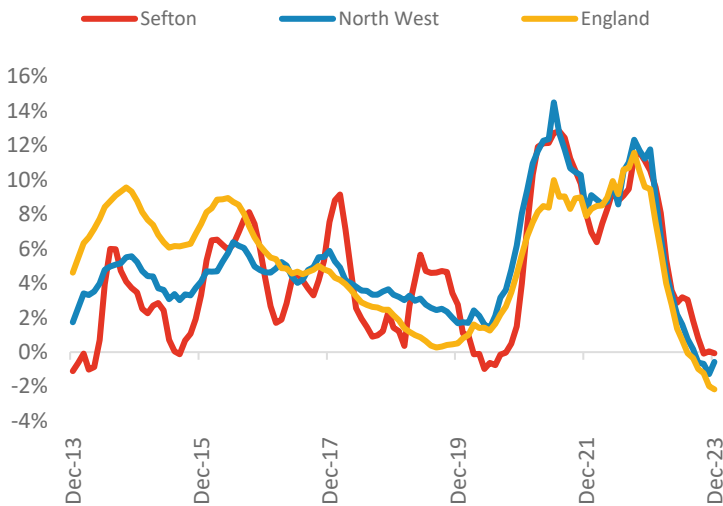
Powered by: **BuiltPlace**



| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £212,200 | 0.4% | -0.1% | 27.5% | 55.2% |
| Transactions | 3,098 | -9.6% | -23.5% | -26.5% | 4.0% |

House Prices (December 2023 data)

Annual Change in House Prices

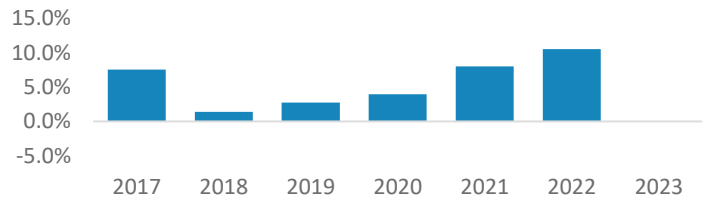


House prices in Sefton fell by 0.1% in the 12 months to December 2023 (based on 3-month smoothed data). By comparison national house prices fell by 2.2% and prices in the North West fell by 0.6% over the same period.

Sefton house prices are now 31.7% above their previous peak in 2007, compared to +42.3% for the North West and +55.8% across England.

Local prices have fallen by 0.1% in 2023 so far, compared to growth of 10.5% over the same period in 2022.

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

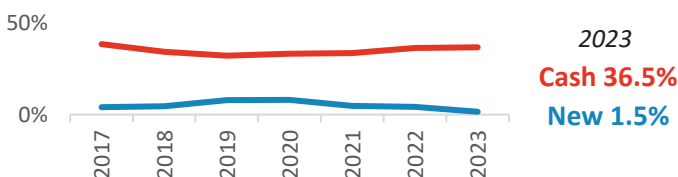


Transactions (October 2023 data)

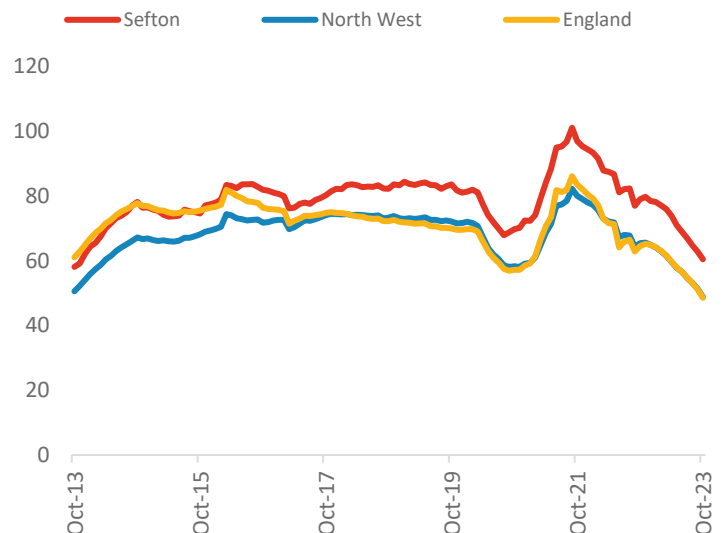
There were 3,098 transactions in Sefton during the 12 months to October 2023. This is 60% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Sefton have fallen by 21.0% since 2014, compared to changes of -27.1% for the North West and -36.8% for England.

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



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



* 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.