

February 2024 Housing Market Report

Wirral

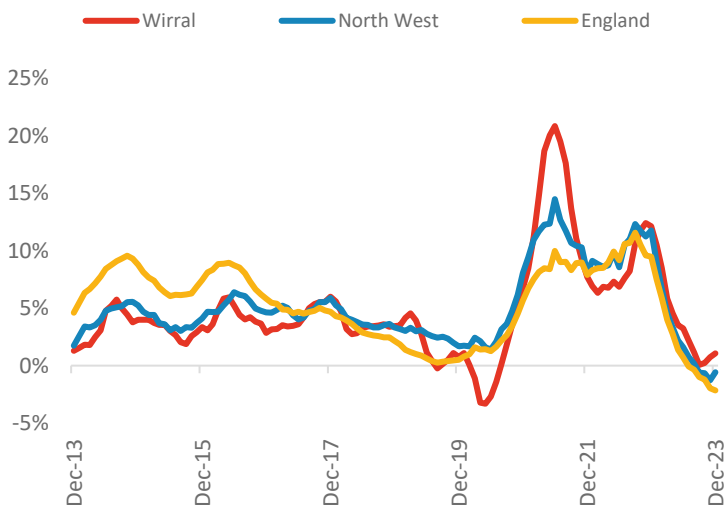
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| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £211,532 | 2.6% | 1.1% | 31.3% | 59.2% |
| Transactions | 3,559 | -11.5% | -26.6% | -29.2% | -4.2% |

House Prices (December 2023 data)

Annual Change in House Prices

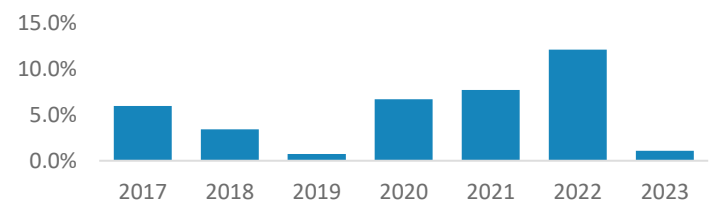


House prices in Wirral grew by 1.1% in the 12 months to December 2023 (based on 3-month smoothed data). By comparison national house prices fell by 2.2% and prices in the North West fell by 0.6% over the same period.

Wirral house prices are now 40.4% above their previous peak in 2007, compared to +42.3% for the North West and +55.8% across England.

Local prices have grown by 1.1% in 2023 so far, compared to growth of 12.1% over the same period in 2022.

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

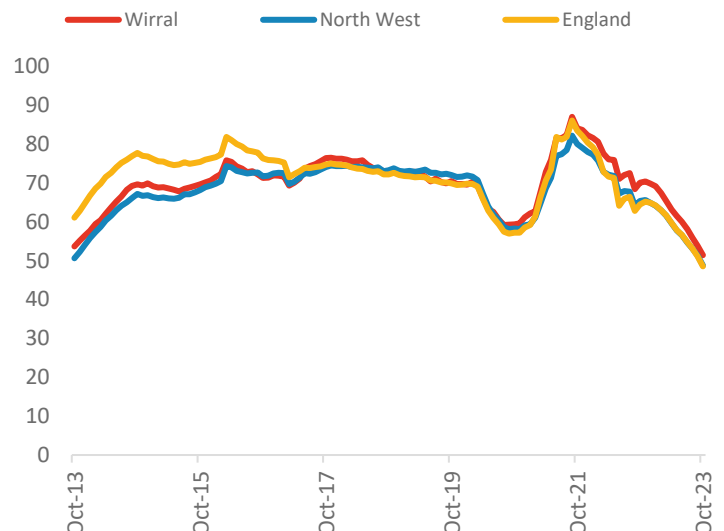


Transactions (October 2023 data)

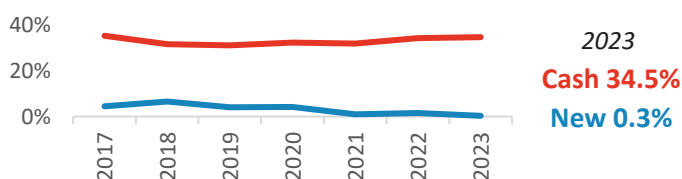
There were 3,559 transactions in Wirral during the 12 months to October 2023. This is 51% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Wirral have fallen by 26.4% since 2014, compared to changes of -27.1% for the North West and -36.8% 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.