

April 2024 Housing Market Report

Sefton

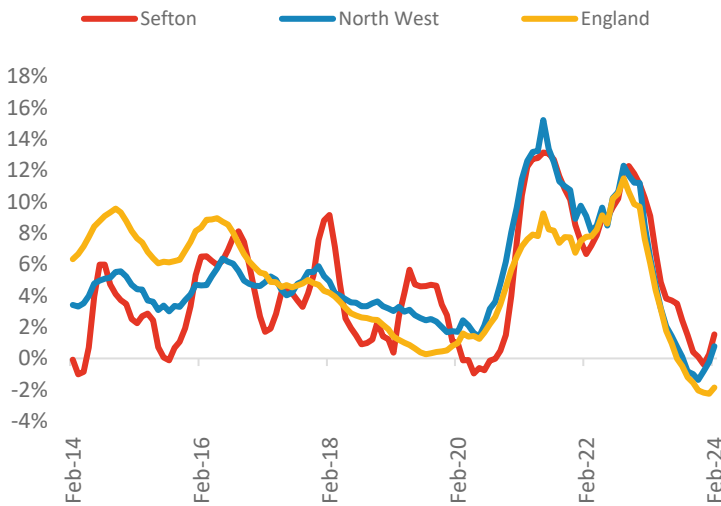
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	Current level	3 month	Annual	5 year	10 year
House prices	£219,998	1.2%	1.5%	31.7%	59.8%
Transactions	2,897	-11.9%	-32.2%	-32.1%	-9.0%

House Prices (February 2024 data)

Annual Change in House Prices

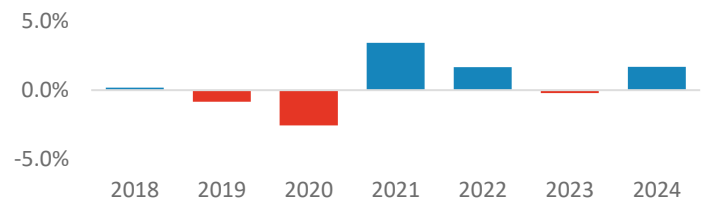


House prices in Sefton grew by 1.5% in the 12 months to February 2024 (based on 3-month smoothed data). By comparison national house prices fell by 1.9% and prices in the North West grew by 0.8% over the same period.

Sefton house prices are now 34.8% above their previous peak in 2007, compared to +41.9% for the North West and +52.9% across England.

Local prices have grown by 1.7% in 2024 so far, compared to a fall of 0.2% over the same period in 2023.

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

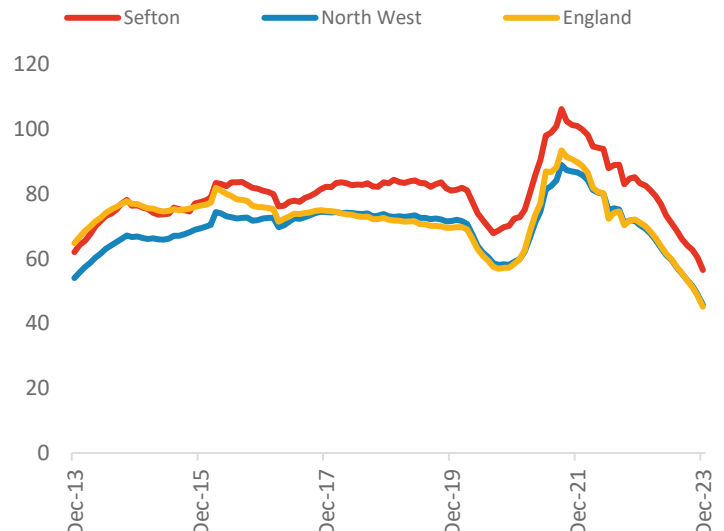


Transactions (December 2023 data)

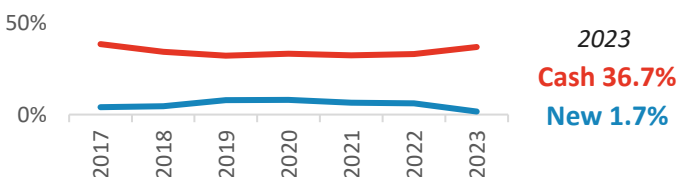
There were 2,897 transactions in Sefton during the 12 months to December 2023. This is 56% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Sefton have fallen by 26.1% since 2014, compared to changes of -31.6% for the North West and -41.2% 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.