

• REALYSE INSIGHTS • Q3 2026

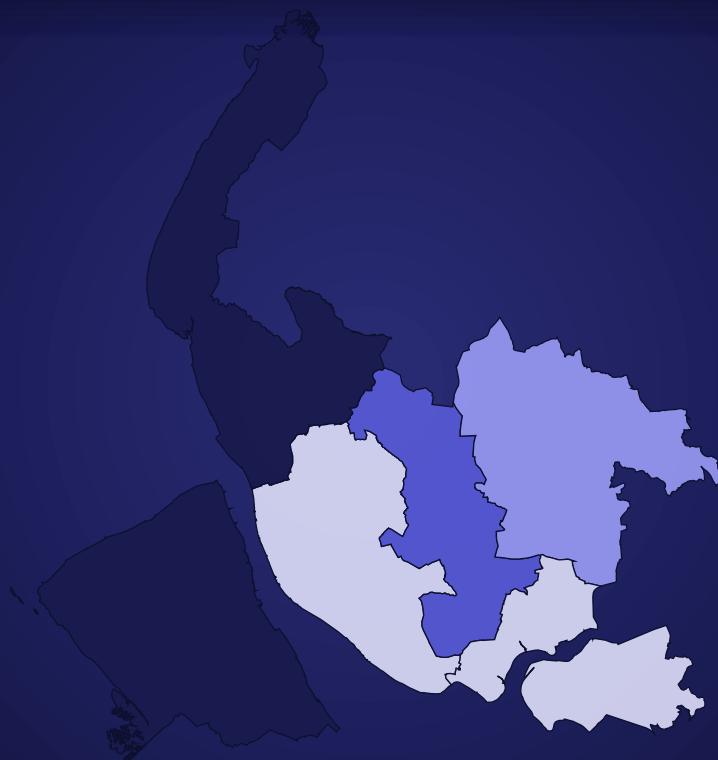
Liverpool City Region sales.

What the region pays.

Prices, time to sell and discount to asking across the 6 local authorities of Liverpool City Region — built from Land Registry sales and live listings, reported on a trailing twelve-month basis.

12 months to 2025-12 • 30,425 homes to market • 6 local authorities

Data as at 2026-09-21



Liverpool City Region sold prices, *still climbing.*

All figures are trailing 12-month values. Cut-off dates differ by dataset.

SOLD PRICE

£184,290

+3.9% YoY

23,593 observations

PRICE PER SQFT

£232

+2.2% YoY

120,459 observations

DAYS TO SELL

53

-13.7% YoY

128,524 observations

DISCOUNT TO ASKING

0.42%

-35.8% YoY

15,739 observations

Sold price by local authority

12 months to 2025-12



Highest and lowest

LOCAL AUTHORITY	£	YOY
Sefton	214,742	+3.7%
Wirral	207,512	+4.2%
Knowsley	187,204	+1.9%
St. Helens	181,375	+2.8%
Halton	174,182	+5.9%
Liverpool	162,125	+5.3%

What the data shows

The gain runs in the opposite direction to the level. Liverpool and Halton, the two lowest medians, moved furthest at +5.3% and +5.9%, while Knowsley added the least at +1.9% and St. Helens next at +2.8% — both mid-table by level. All six rose, and on those rates the 1.3x gap between Sefton and Liverpool closed slightly rather than opened. Asking prices went the other way, down 0.7% across the region, though asking is measured to August 2026 and sold price to December 2025 — the two are not the same window.

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02 Segments

Price by property type, the new-build premium, and which areas are tightening.

03 Supply

Homes coming to market, and how close sales settle to asking.

+ Also held

EPC, title and ownership, land transactions, demographics and planning policy.

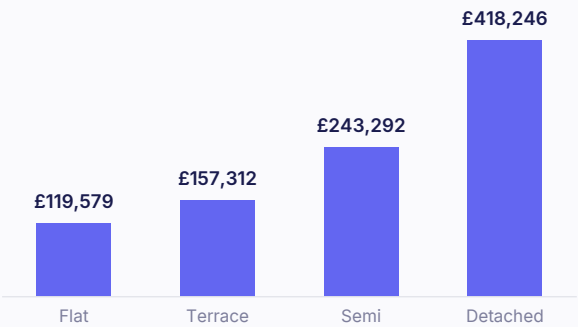
Analysis covers 6 local authorities and 30,425 homes brought to market over the 12-month window, from 15,739 underlying records.

Underneath *the headline.*

The same 12-month window, cut by property type and by build type.

Asking price by property type

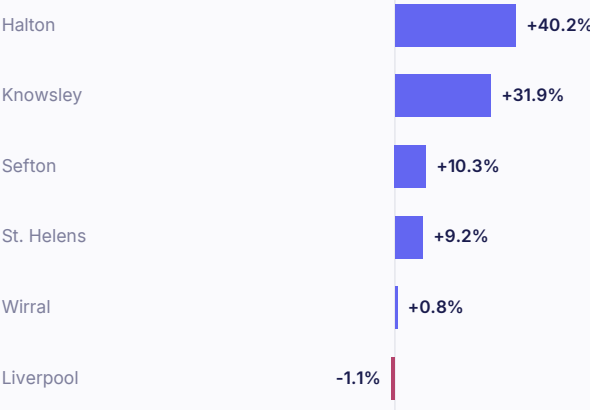
Median across local authorities, 12 months to 2026-08



A detached home asks +250% over a flat.

New-build price premium

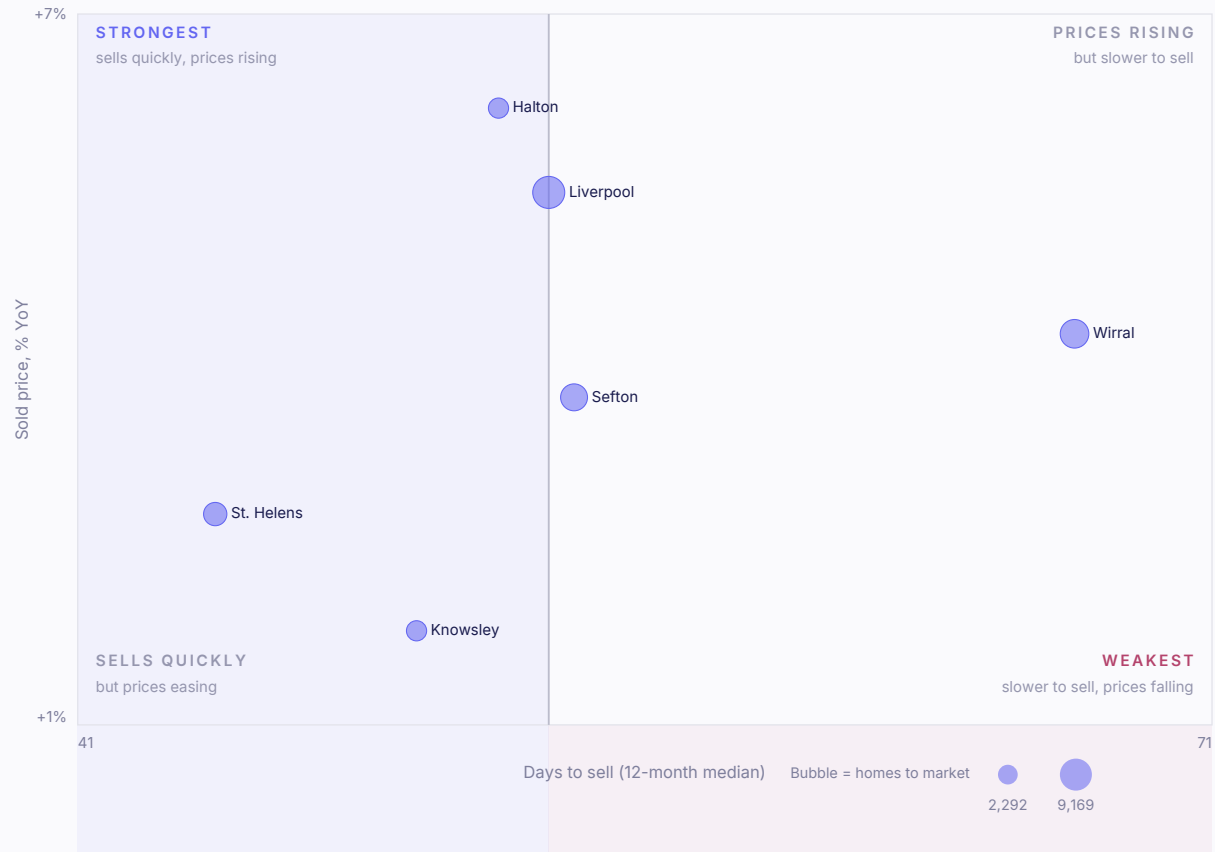
New-build against secondary asking price
Raw comparison; not adjusted for unit size or specification.



6 of 6 local authorities hold enough new-build stock to report.

Where the market is tight

Each local authority placed by how fast homes sell and how prices have moved. Bubble size is the number of homes brought to market.



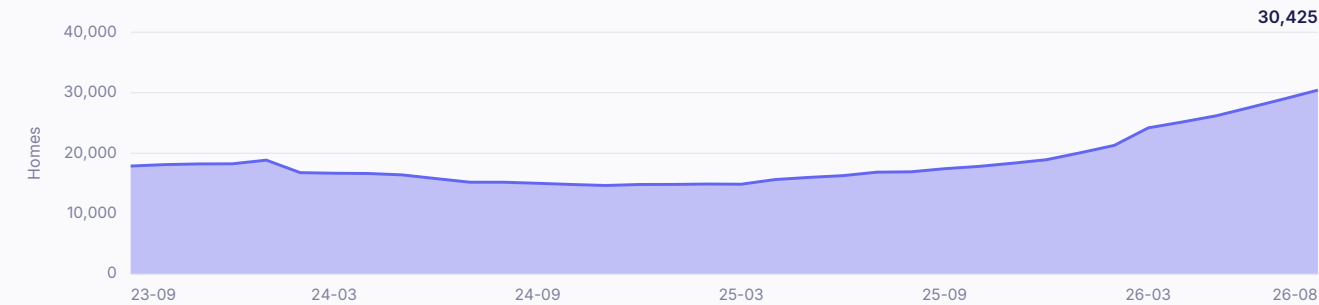
The new-build premium isn't a regional figure. It runs from +40.2% in Halton to -1.1% in Liverpool, the only authority where new-build asks below secondary. Each rung of the type ladder rests on more than 22,000 sales, so the steps between them are not a sampling artefact.

Where buyers *have least room.*

Homes coming to market on a 12-month rolling basis, and how close sales settle to asking.

Homes coming to market

Liverpool City Region total, homes that came to market in the preceding 12 months

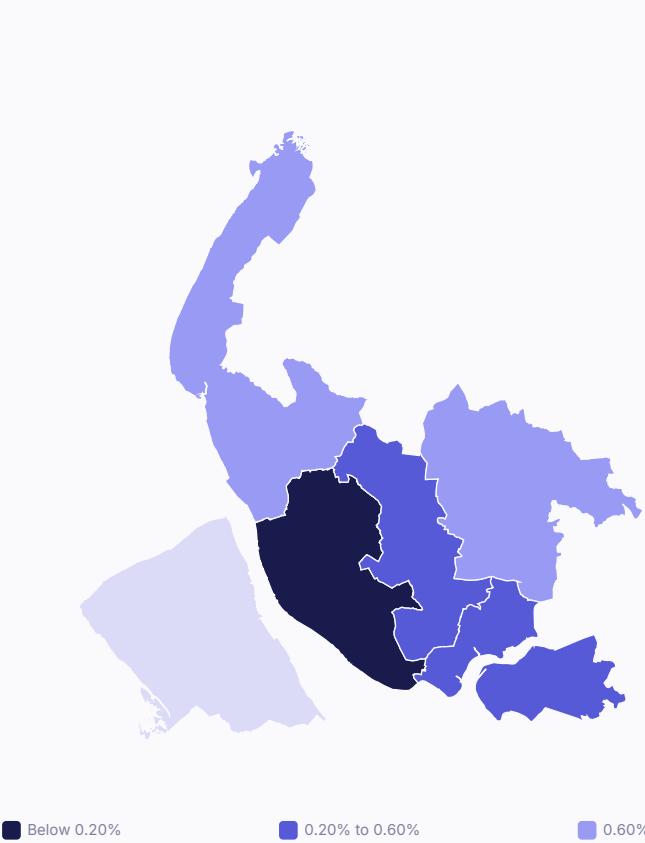


Supply is +79.7% against a year earlier.

Where demand is strongest

Median discount to asking price, 12 months to 2025-12. The smaller the discount, the stronger the demand.

Darker areas carry the smallest discount. This is a matched asking-to-sold measure on the same properties, not two different samples compared.



Smallest discount to asking

LOCAL AUTHORITY	DISCOUNT %	PRICE YOY
Liverpool	0.00	+5.3%
Halton	0.22	+5.9%
Knowsley	0.24	+1.9%
Sefton	0.60	+3.7%
St. Helens	1.00	+2.8%
Wirral	1.40	+4.2%

Liverpool City Region median 0.60%; the spread across all 6 local authorities is 1.40%.

Listings roughly doubled in four of the six authorities and rose at least 60% in the other two, so the supply step is not confined to one part of the region. Liverpool took on the most homes and had the smallest increase. Discount to asking narrowed in all six, on a window running to December 2025 rather than August 2026. Liverpool's 0.00% has no figure a year earlier, so its -100% change reads as absent rather than measured.

Below 0.20% 0.20% to 0.60% 0.60% to 1.40% 1.40% and above Insufficient data

METHODOLOGY AND SOURCES

All figures are trailing 12-month values; no single month is quoted. Recent months are excluded until their sample reaches 80% of the settled-period median, so cut-off dates differ by dataset (sold price to 2025-12). Areas below the sample floor are shown as insufficient data. Map bins are fixed between editions. Liverpool City Region figures are the median across local authorities, not a population median. REalyse also holds EPC, title and ownership, land transactions, demographics and planning policy data at this geography. Source: REalyse. Data vintage: land 2026-06-05, listings 2026-09-21, IrOtherTransactions 2026-06-03, planning 2026-09-25, poi 2024-12-17, postcodes 2022-08-05.

Best practices have been used in compiling this report; inaccuracies may nonetheless remain.