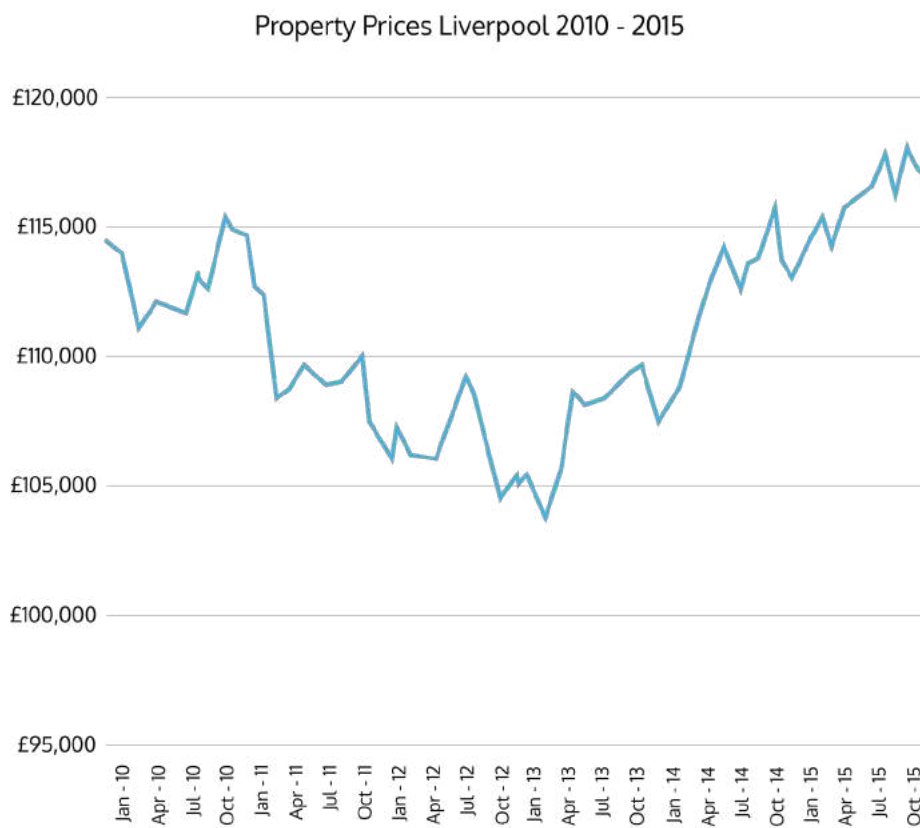


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LIVERPOOL PROPERTY MARKET REPORT 2021

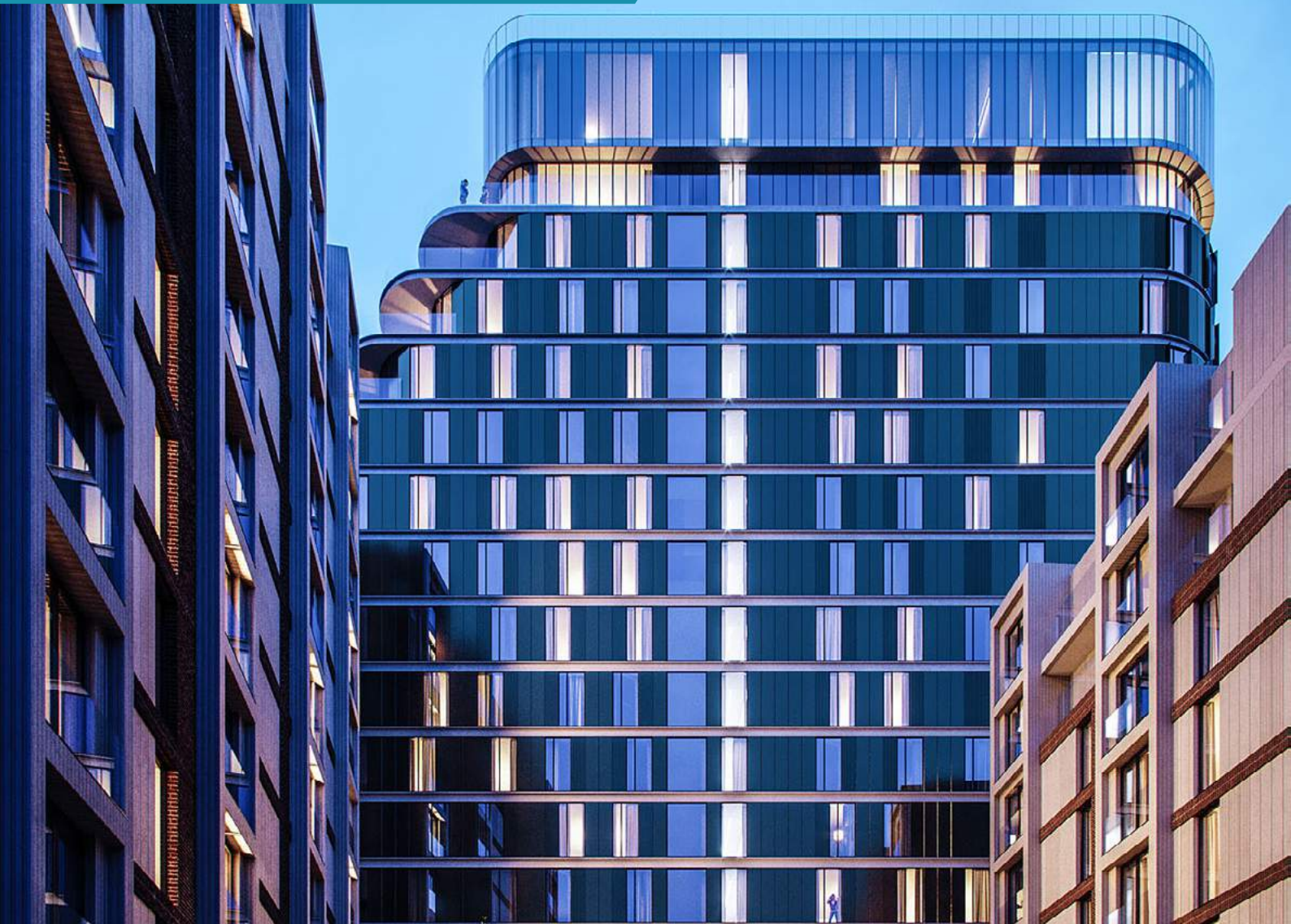


Liverpool Property Price Growth



Data: Land Registry House Price Index Liverpool

NEW BLOCK JUST LAUNCHED



PARLIAMENT
SQUARE

Liverpool

Prices from **£104,950**

7% NET Rental Return

Cherry Pick **New Units**

Find Out More



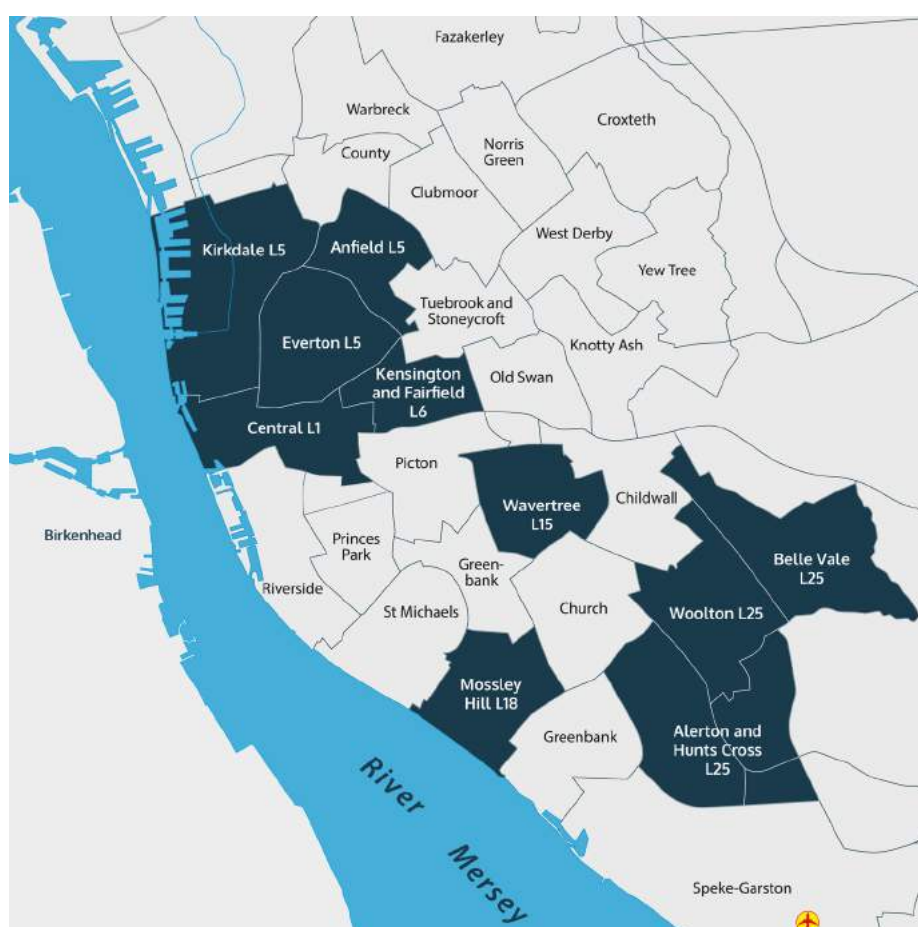
Liverpool House Prices by Postcode

As with any other city, the average property price in Liverpool can differ massively depending on the area you're looking at. Based on the current data available for properties on the market right now, Zoopla estimates that property prices in Liverpool stand at £179,599 on average. In some postcodes, however, house prices are a lot more affordable, while in others, average property prices exceed the city's average.

The lowest average property price in Liverpool is currently L5's £111,297. Spanning Anfield, Kirkdale, Vauxhall, and Everton, L5 is a Liverpool postcode area with a low cost of living, making it popular with first-time buyers and property investors.

Liverpool city centre property prices are also lower than the average house price that Liverpool's suburban areas might offer. Postcodes within the city centre, including L1, L6, and L7, all have average property prices of below £130,000.

When you venture further into the more suburban parts of the Liverpool property market, average asking prices become higher. In L18 and L25, two of Liverpool's most affluent postcodes, average property prices exceed £300,000.





Rental Yields & Living Costs in Liverpool

Rental Yields in Liverpool

Postcode	Average Monthly Rent	Average Property Price	Average Yield
L1	783	127,248	7.38%
L2	749	168,443	5.34%
L3	816	157,723	6.21%
L4	472	117,862	4.81%
L5	623	111,297	6.72%
L6	840	128,977	7.82%
L7	1,038	127,532	9.77%
L8	837	156,321	6.43%
L9	450	137,069	3.94%
L10	514	169,419	3.64%
L11	348	119,615	3.49%
L12	672	237,545	3.39%
L13	777	172,287	5.41%
L14	521	161,606	3.87%
L15	1,089	155,902	8.38%

Data: Zoopla Area Guide

Liverpool Living Costs Compared to Other Cities

City	Average Property Asking Price	Average Rental Cost	Average Meal in Inexpensive Restaurant	One Way Public Transport Ticket
Liverpool	£179,285	£830 pcm	£13	£2.40
Manchester	£239,672	£1,199 pcm	£14	£2.70
Leeds	£252,407	£1,124 pcm	£11	£2.50
Sheffield	£196,133	£912 pcm	£10	£2.30
London	£912,929	£2,606 pcm	£15	£2.80
Birmingham	£247,251	£937 pcm	£10	£2.40
Cardiff	£274,320	£988 pcm	£10	£2.00
Edinburgh	£348,452	£1,166 pcm	£15	£1.80

Data: Zoopla Area Guide and Numbeo

Liverpool Property Market Forecast

If you're a buy to let investor that doesn't wish to purchase student accommodation, or you're a homeowner or first-time buyer looking to purchase property to live in, the residential Liverpool property market is what you'll focus on.

The residential housing market in Liverpool is currently thriving. In fact, due to such high demand for property, many buyers have been willing to pay thousands of pounds over the asking price of homes on the market.

Property Market Forecast

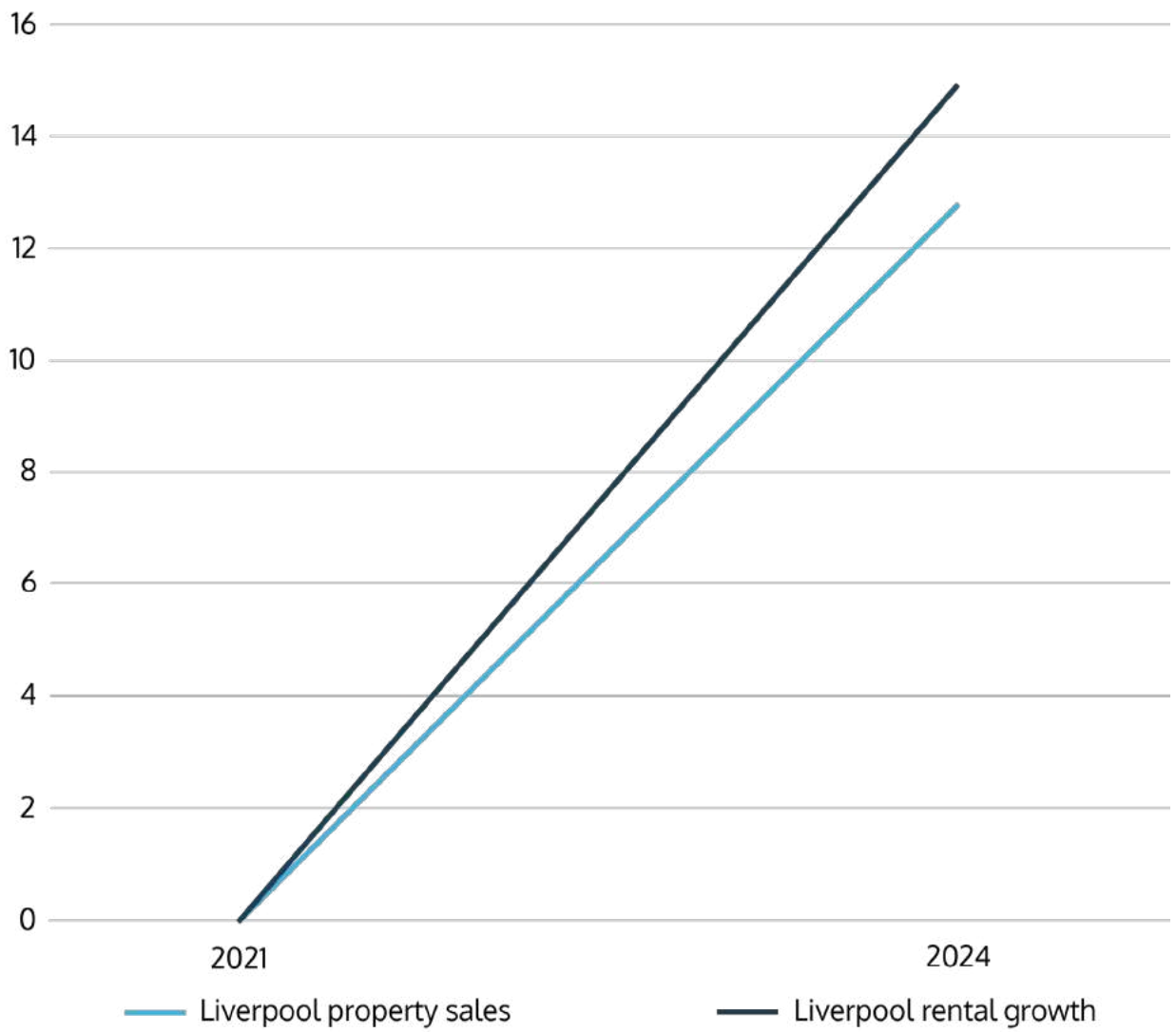
Region	Property Price Growth by 2024
London	12.7%
South East	17.3%
South West	17.3%
East of England	17.3%
East Midlands	22.6%
West Midlands	21.7%
North East	21.7%
North West	27.3%
Yorkshire and the Humber	24.1%
Wales	22.3%
Scotland	25.4%

Data: Savills Residential Market Forecast



JLL Forecasts

JLL Liverpool Forecast Predictions



Data: JLL Property Market Forecast

LIVERPOOL ECO APARTMENTS

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The **Quarter** 

Liverpool

Prices from **£92,950**

8% Assured NET Rental Return for 1 Year

City Centre Location

Find Out More



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Winners of Property Business of the Year 2020



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All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each time. The information provided is intended for illustration purposes only and could change, for example, in response to market demand or ground conditions. Journey times to and from the property are for guidance only, and prospective purchasers or lessees should make appropriate enquiries.

Financial illustrations are based on our own assumptions and are not intended to be representations of future performance. Prospective purchasers must rely on their own due diligence.

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