

# April 2021 Housing Market Report

## Salford

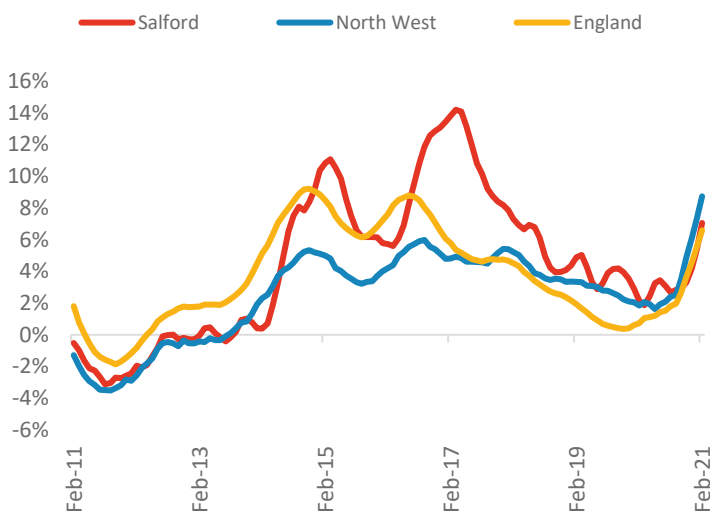
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	Current level	3 month	Annual	5 year	10 year
House prices	£186,601	4.0%	7.0%	40.0%	61.5%
Transactions	2,833	-9.6%	-38.3%	-38.1%	25.2%

### House Prices (February 2021 data)

#### Annual Change in House Prices



House prices in Salford grew by 7.0% in the 12 months to February 2021 (based on 6-month smoothed data). By comparison national house prices grew by 6.6% and prices in the North West grew by 8.7% over the same period.

Salford house prices are now 33.2% above their previous peak in 2007, compared to +19.1% for the North West and +36.1% across England.

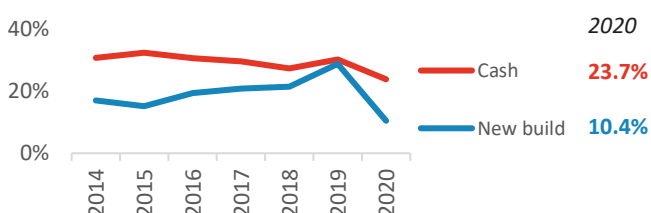
Local prices have grown by 0.1% in 2021 so far, compared to growth of 1.4% over the same period last year.

### Transactions (December 2020 data)

There were 2,833 transactions in Salford during the 12 months to December 2020. This is 55% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Salford have fallen by 29.5% since 2014, compared to changes of -17.4% for the North West and -28.7% for England.

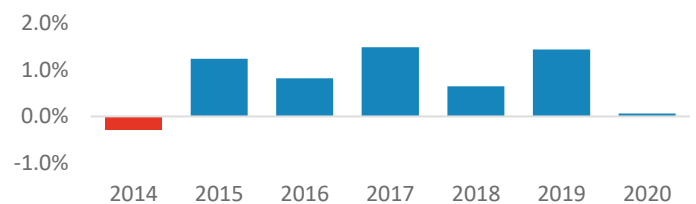
#### Cash and New Build Sales as % of Total, by Year



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.

Source: UK House Price Index, Contains HM Land Registry data © Crown copyright

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



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

