

June 2022 Housing Market Report

Manchester

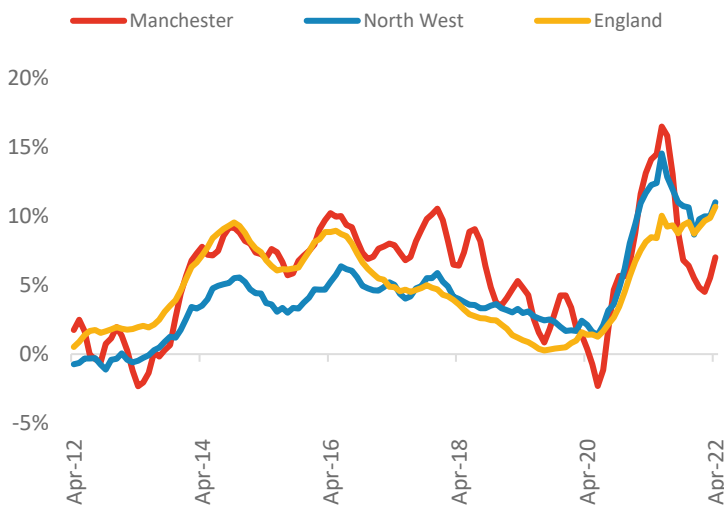
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	Current level	3 month	Annual	5 year	10 year
House prices	£221,485	3.7%	7.0%	36.8%	83.3%
Transactions	5,320	-10.7%	3.8%	-29.1%	16.5%

House Prices (April 2022 data)

Annual Change in House Prices



House prices in Manchester grew by 7.0% in the 12 months to April 2022 (based on 3-month smoothed data). By comparison national house prices grew by 10.7% and prices in the North West grew by 11.0% over the same period.

Manchester house prices are now 56.6% above their previous peak in 2007, compared to +35.8% for the North West and +52.7% across England.

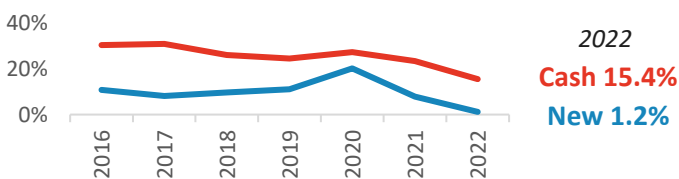
Local prices have grown by 4.7% in 2022 so far, compared to growth of 3.2% over the same period last year.

Transactions (February 2022 data)

There were 5,320 transactions in Manchester during the 12 months to February 2022. This is 46% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Manchester have fallen by 22.0% since 2014, compared to changes of +3.4% for the North West and -7.7% for England.

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

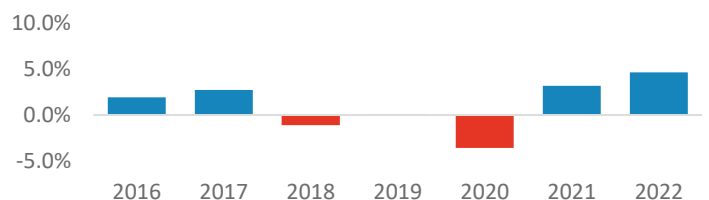


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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.

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



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

