

# June 2022 Housing Market Report

## Oldham

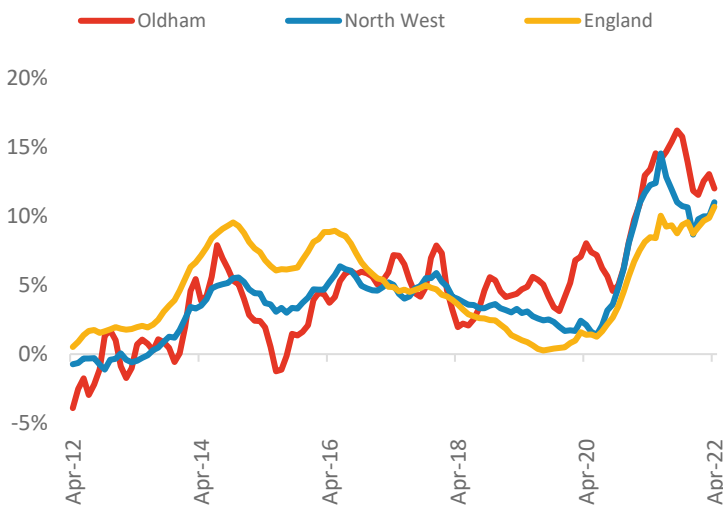


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	Current level	3 month	Annual	5 year	10 year
House prices	£177,328	3.6%	12.0%	46.5%	73.7%
Transactions	2,881	-9.7%	17.2%	-1.4%	58.3%

### House Prices (April 2022 data)

#### Annual Change in House Prices



House prices in Oldham grew by 12.0% 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.

Oldham house prices are now 39.6% above their previous peak in 2007, compared to +35.8% for the North West and +52.7% across England.

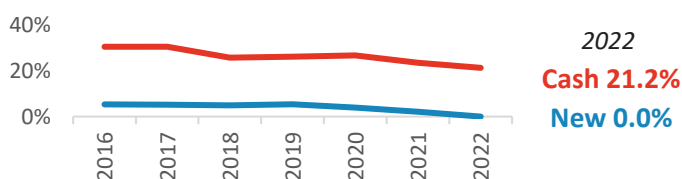
Local prices have grown by 5.3% in 2022 so far, compared to growth of 5.1% over the same period last year.

### Transactions (February 2022 data)

There were 2,881 transactions in Oldham during the 12 months to February 2022. This is 62% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Oldham have grown by 9.2% 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\*

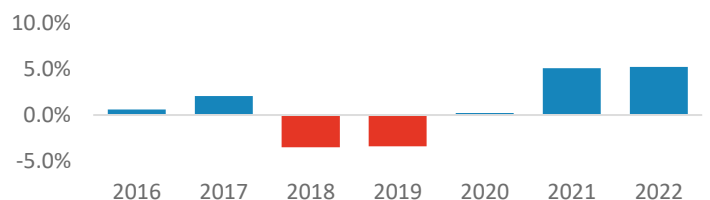


\* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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)

