

# July 2022 Housing Market Report

## Salford

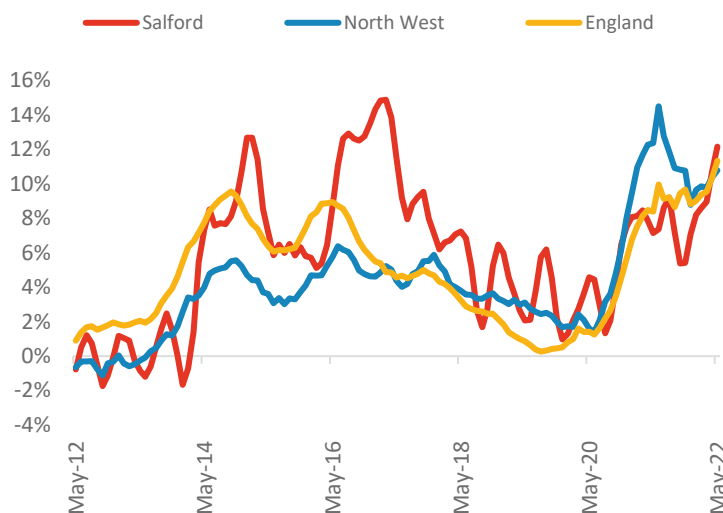
Powered by: **BuiltPlace**



	Current level	3 month	Annual	5 year	10 year
House prices	£206,214	4.1%	12.2%	37.6%	90.1%
Transactions	3,330	-15.7%	-5.8%	-27.3%	35.2%

### House Prices (May 2022 data)

#### Annual Change in House Prices



House prices in Salford grew by 12.2% in the 12 months to May 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the North West grew by 10.8% over the same period.

Salford house prices are now 50.7% above their previous peak in 2007, compared to +35.5% for the North West and +53.6% across England.

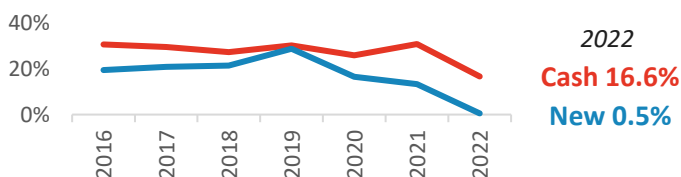
Local prices have grown by 6.9% in 2022 so far, compared to growth of 2.1% over the same period last year.

### Transactions (March 2022 data)

There were 3,330 transactions in Salford during the 12 months to March 2022. This is 64% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Salford have fallen by 17.2% since 2014, compared to changes of -1.4% for the North West and -13.6% for England.

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

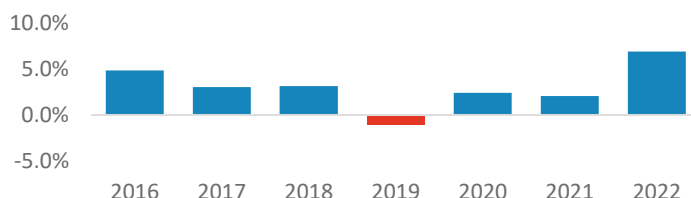


\* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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 May



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

