

# September 2022 Housing Market Report

## Manchester

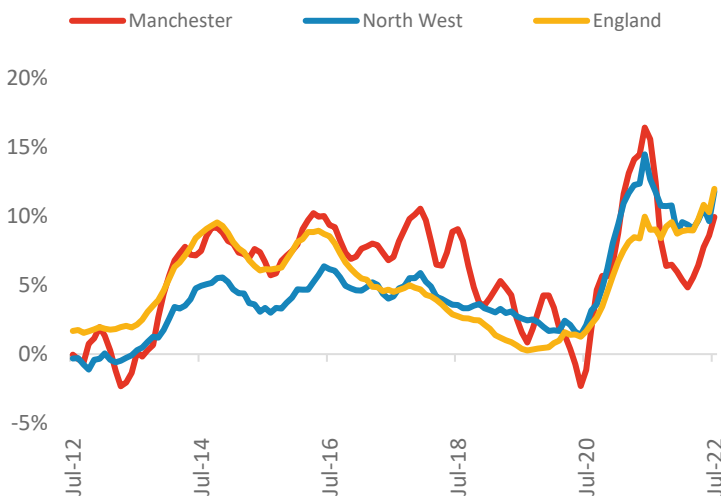
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	Current level	3 month	Annual	5 year	10 year
House prices	£229,198	3.2%	10.0%	39.2%	87.2%
Transactions	5,001	-13.7%	-15.0%	-29.6%	11.3%

### House Prices (July 2022 data)

#### Annual Change in House Prices

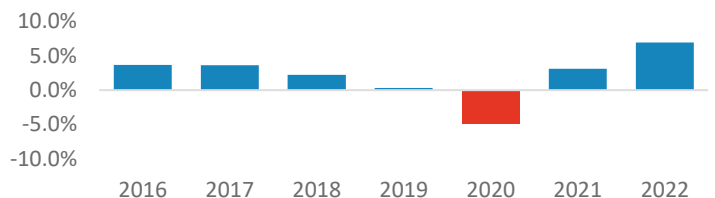


House prices in Manchester grew by 10.0% in the 12 months to July 2022 (based on 3-month smoothed data). By comparison national house prices grew by 12.0% and prices in the North West grew by 11.8% over the same period.

Manchester house prices are now 60.8% above their previous peak in 2007, compared to +39.8% for the North West and +57.1% across England.

Local prices have grown by 7.0% in 2022 so far, compared to growth of 3.1% over the same period last year.

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

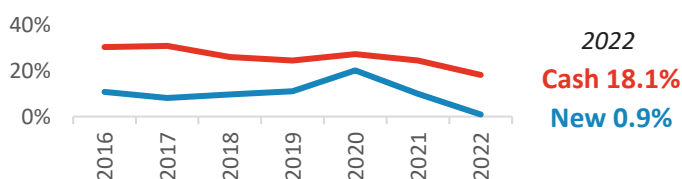


### Transactions (May 2022 data)

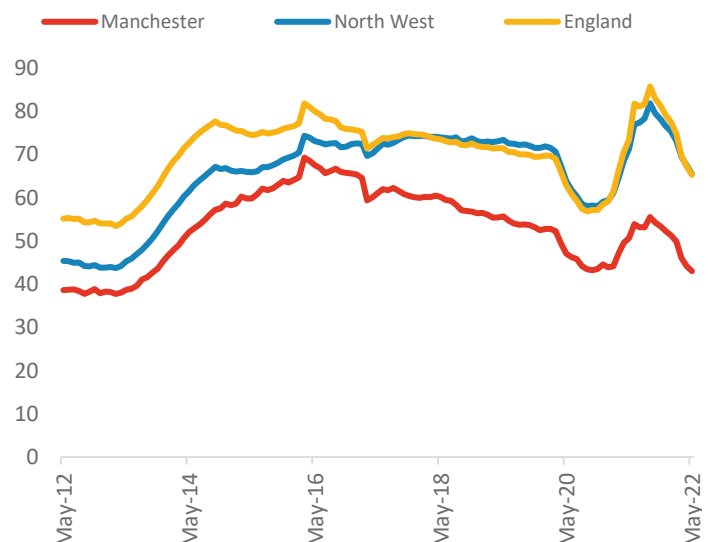
There were 5,001 transactions in Manchester during the 12 months to May 2022. This is 43% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Manchester have fallen by 26.7% since 2014, compared to changes of -2.0% for the North West and -14.9% for England.

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



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



\* 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.