

September 2022 Housing Market Report

Salford

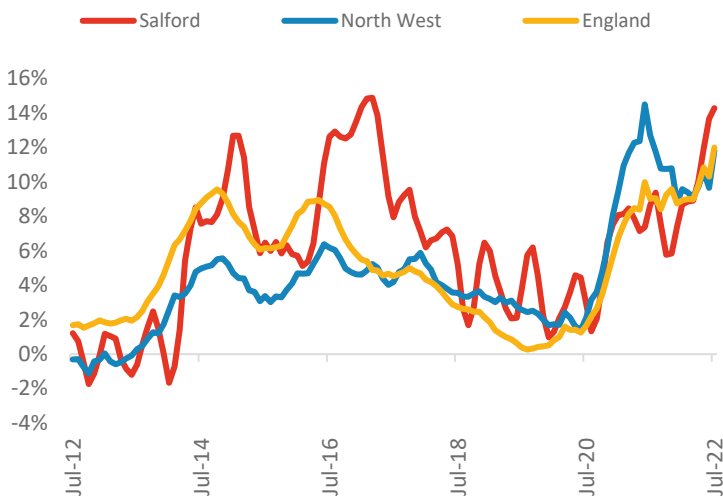


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	Current level	3 month	Annual	5 year	10 year
House prices	£213,008	4.4%	14.3%	39.6%	93.2%
Transactions	3,394	-11.1%	-9.8%	-26.9%	42.2%

House Prices (July 2022 data)

Annual Change in House Prices

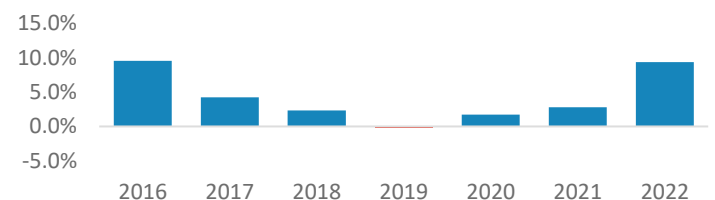


House prices in Salford grew by 14.3% in the 12 months to July 2022 (based on 3-month smoothed data). By comparison national house prices grew by 12.0% and prices in the North West grew by 11.8% over the same period.

Salford house prices are now 54.6% above their previous peak in 2007, compared to +39.8% for the North West and +57.1% across England.

Local prices have grown by 9.4% in 2022 so far, compared to growth of 2.8% over the same period last year.

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

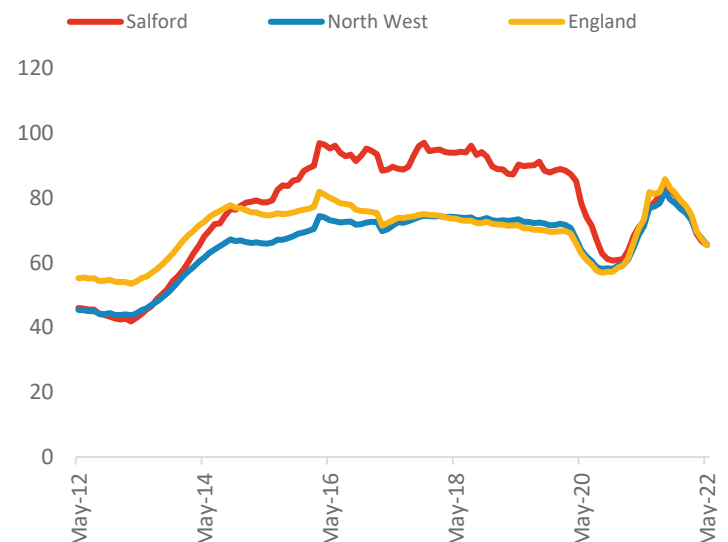


Transactions (May 2022 data)

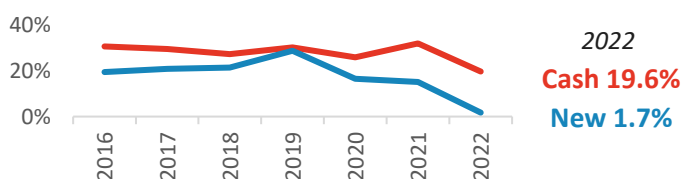
There were 3,394 transactions in Salford during the 12 months to May 2022. This is 65% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Salford have fallen by 15.6% since 2014, compared to changes of -2.0% for the North West and -14.9% for England.

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



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.