

November 2022 Housing Market Report

Manchester

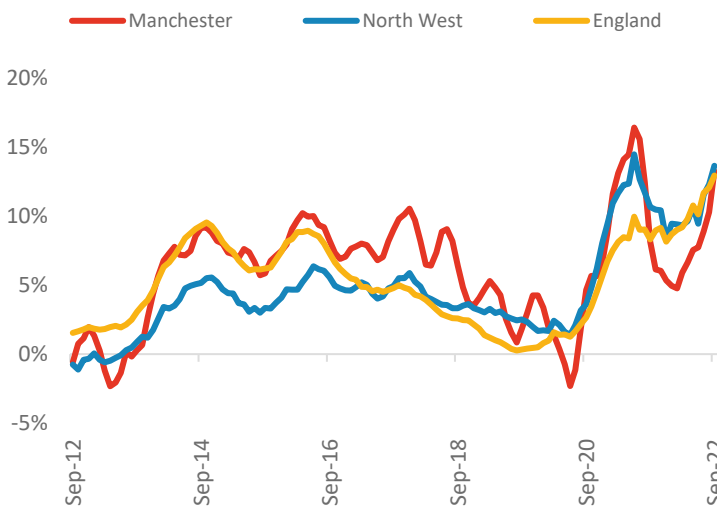


Powered by: **BuiltPlace**

	Current level	3 month	Annual	5 year	10 year
House prices	£238,253	6.1%	13.3%	39.0%	90.2%
Transactions	4,956	-9.4%	-19.8%	-30.9%	9.9%

House Prices (September 2022 data)

Annual Change in House Prices

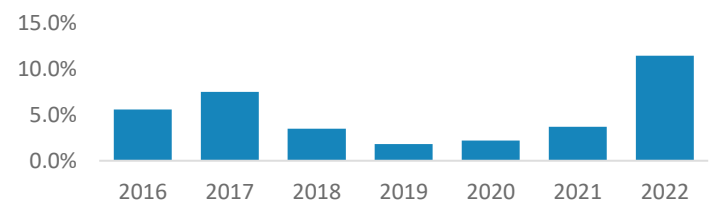


House prices in Manchester grew by 13.3% in the 12 months to September 2022 (based on 3-month smoothed data). By comparison national house prices grew by 13.0% and prices in the North West grew by 13.7% over the same period.

Manchester house prices are now 66.6% above their previous peak in 2007, compared to +43.6% for the North West and +60.8% across England.

Local prices have grown by 11.5% in 2022 so far, compared to growth of 3.7% over the same period last year.

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

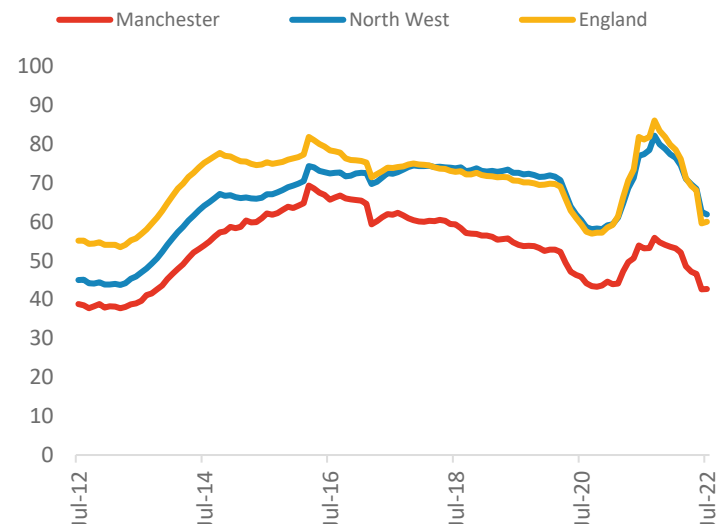


Transactions (July 2022 data)

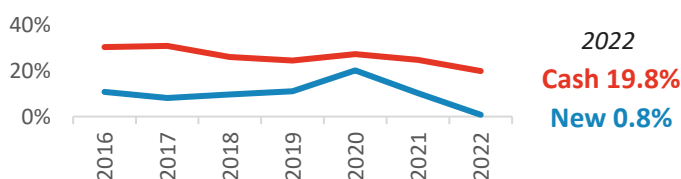
There were 4,956 transactions in Manchester during the 12 months to July 2022. This is 43% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Manchester have fallen by 27.3% since 2014, compared to changes of -7.5% for the North West and -21.9% 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.