

# November 2022 Housing Market Report

## Salford

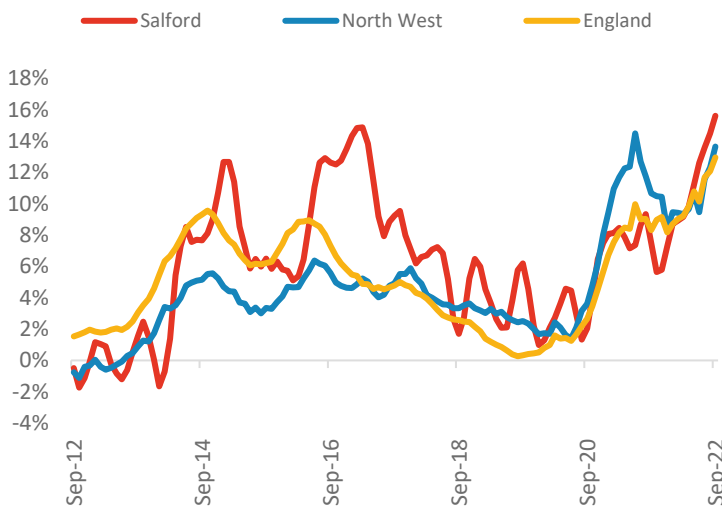
Powered by: **BuiltPlace**



	Current level	3 month	Annual	5 year	10 year
House prices	£213,801	3.5%	15.6%	37.0%	96.3%
Transactions	3,314	-9.4%	-18.7%	-27.9%	40.5%

### House Prices (September 2022 data)

#### Annual Change in House Prices



House prices in Salford grew by 15.6% 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.

Salford house prices are now 56.4% above their previous peak in 2007, compared to +43.6% for the North West and +60.8% across England.

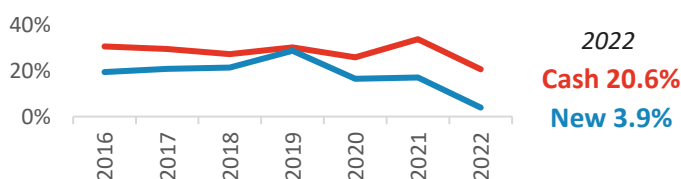
Local prices have grown by 10.8% in 2022 so far, compared to growth of 2.8% over the same period last year.

### Transactions (July 2022 data)

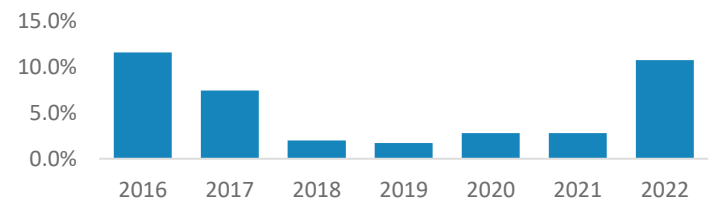
There were 3,314 transactions in Salford during the 12 months to July 2022. This is 64% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Salford have fallen by 17.6% since 2014, compared to changes of -7.5% for the North West and -21.9% for England.

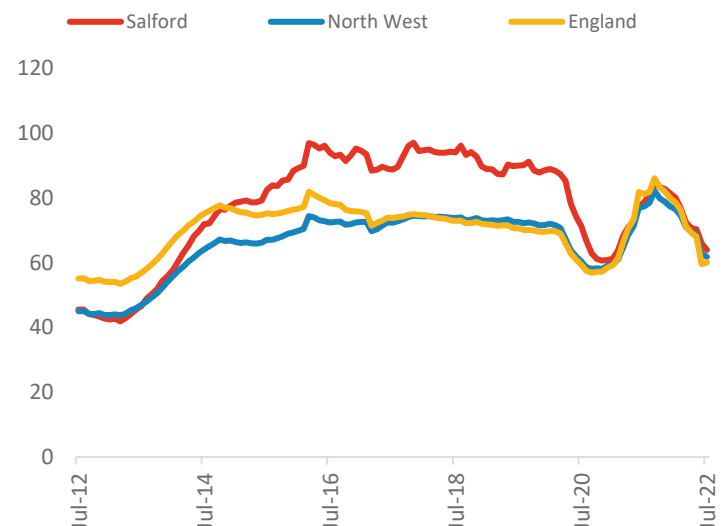
#### Cash and New Build Sales as % of Total, by Year\*



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



#### 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.