

November 2022 Housing Market Report

Tameside

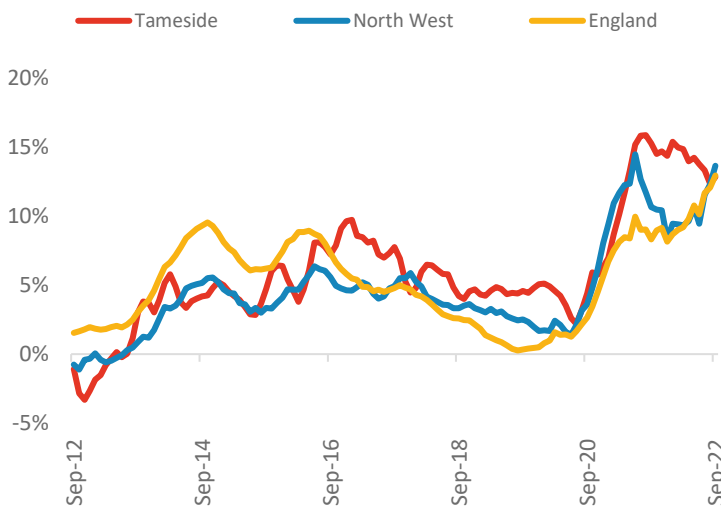
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	Current level	3 month	Annual	5 year	10 year
House prices	£213,249	3.9%	12.9%	48.1%	92.4%
Transactions	2,895	-9.7%	-17.5%	-14.9%	41.9%

House Prices (September 2022 data)

Annual Change in House Prices



House prices in Tameside grew by 12.9% 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.

Tameside house prices are now 51.7% above their previous peak in 2007, compared to +43.6% for the North West and +60.8% across England.

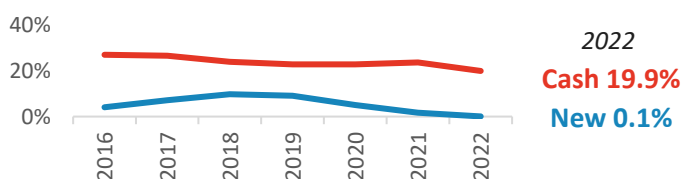
Local prices have grown by 10.5% in 2022 so far, compared to growth of 12.0% over the same period last year.

Transactions (July 2022 data)

There were 2,895 transactions in Tameside during the 12 months to July 2022. This is 63% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Tameside have grown by 2.1% 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*

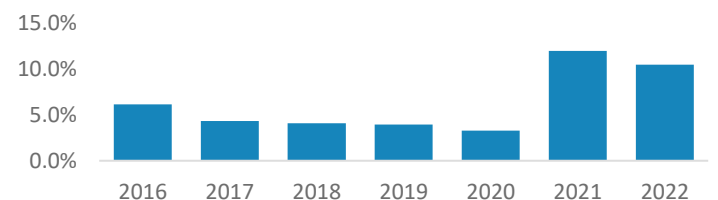


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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 September



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

