

January 2023 Housing Market Report

Bolton

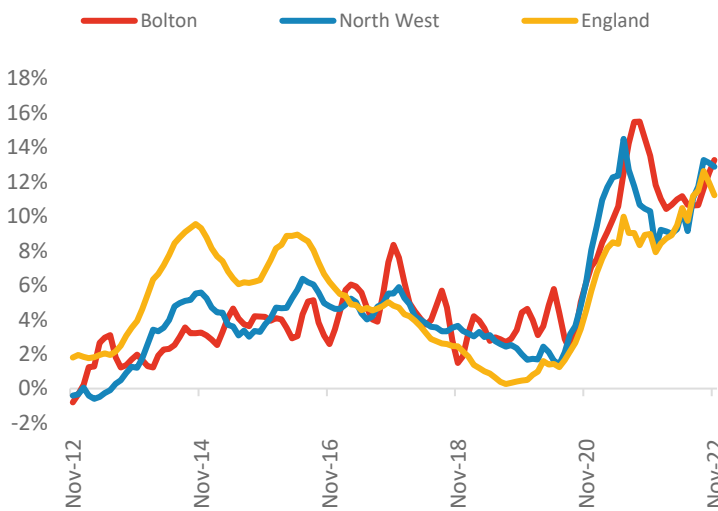
Powered by: **BuiltPlace**



	Current level	3 month	Annual	5 year	10 year
House prices	£191,855	5.2%	13.3%	44.7%	76.4%
Transactions	3,450	-7.4%	-25.9%	-15.7%	35.7%

House Prices (November 2022 data)

Annual Change in House Prices

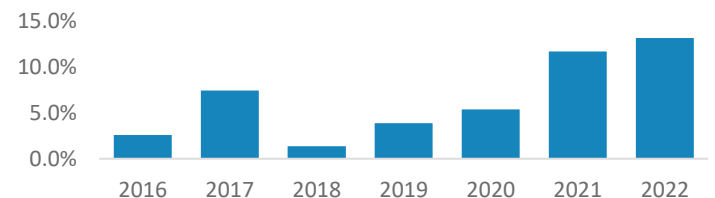


House prices in Bolton grew by 13.3% in the 12 months to November 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.2% and prices in the North West grew by 12.9% over the same period.

Bolton house prices are now 40.9% above their previous peak in 2007, compared to +45.4% for the North West and +61.9% across England.

Local prices have grown by 13.2% in 2022 so far, compared to growth of 11.7% over the same period last year.

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

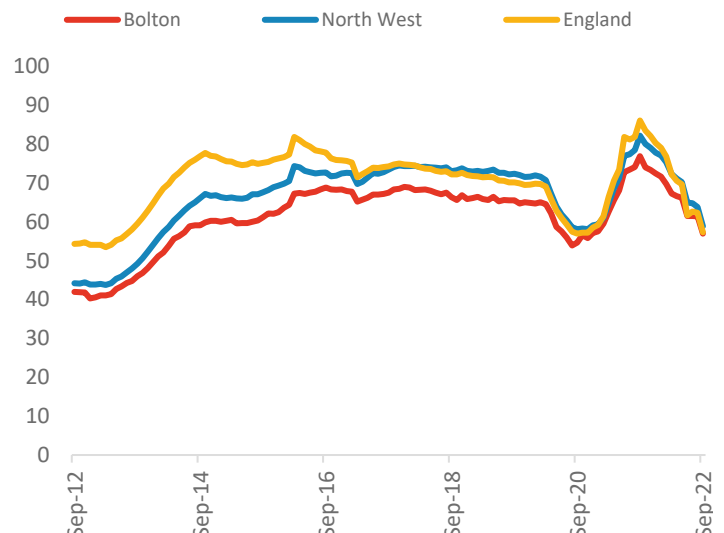


Transactions (September 2022 data)

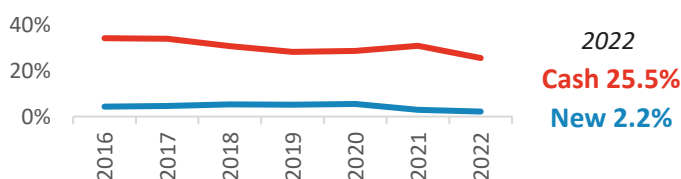
There were 3,450 transactions in Bolton during the 12 months to September 2022. This is 57% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Bolton have fallen by 5.5% since 2014, compared to changes of -11.9% for the North West and -25.4% 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.