

# January 2023 Housing Market Report

## Salford

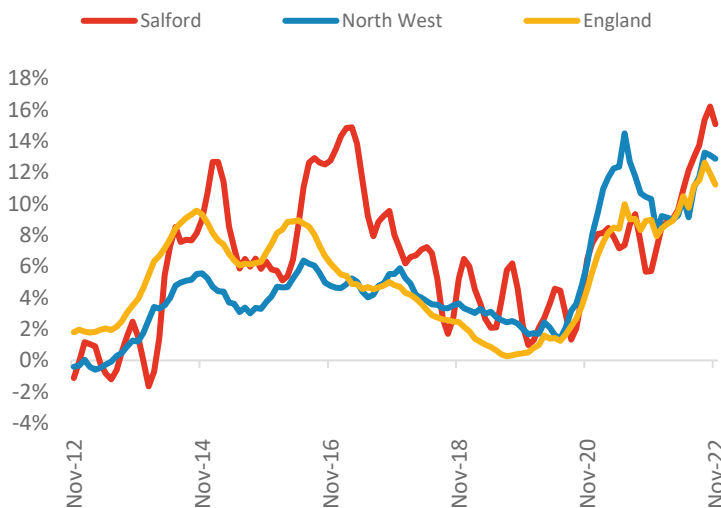


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	Current level	3 month	Annual	5 year	10 year
House prices	£217,931	3.0%	15.1%	39.3%	99.7%
Transactions	3,084	-13.5%	-29.8%	-36.0%	34.9%

### House Prices (November 2022 data)

#### Annual Change in House Prices



House prices in Salford grew by 15.1% 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.

Salford house prices are now 58.9% above their previous peak in 2007, compared to +45.4% for the North West and +61.9% across England.

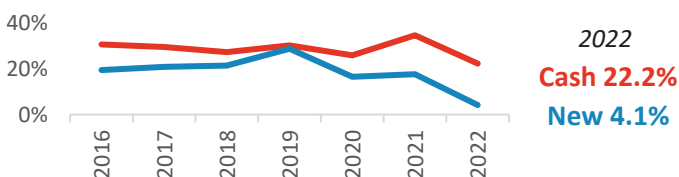
Local prices have grown by 12.6% in 2022 so far, compared to growth of 4.9% over the same period last year.

### Transactions (September 2022 data)

There were 3,084 transactions in Salford during the 12 months to September 2022. This is 59% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Salford have fallen by 23.3% since 2014, compared to changes of -11.9% for the North West and -25.4% for England.

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

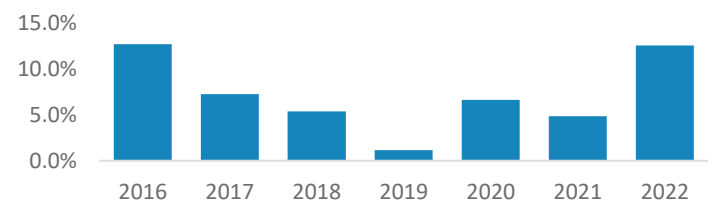


\* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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 November



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

