

Manchester

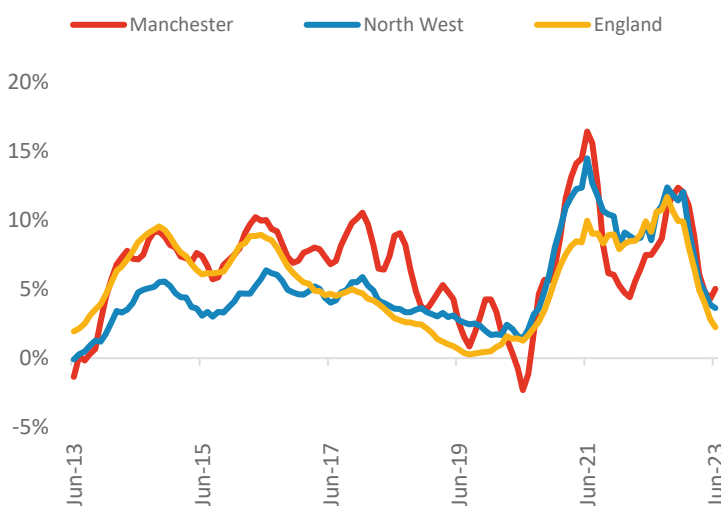
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| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £233,243 | 0.1% | 5.0% | 31.7% | 94.0% |
| Transactions | 4,504 | -10.7% | -21.7% | -35.9% | 1.9% |

House Prices (June 2023 data)

Annual Change in House Prices

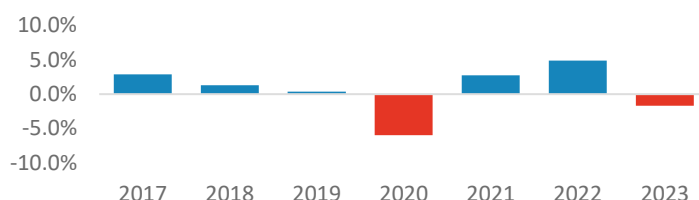


House prices in Manchester grew by 5.0% in the 12 months to June 2023 (based on 3-month smoothed data). By comparison national house prices grew by 2.2% and prices in the North West grew by 3.6% over the same period.

Manchester house prices are now 64.5% above their previous peak in 2007, compared to +40.9% for the North West and +56.6% across England.

Local prices have fallen by 1.7% in 2023 so far, compared to growth of 4.9% over the same period last year.

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

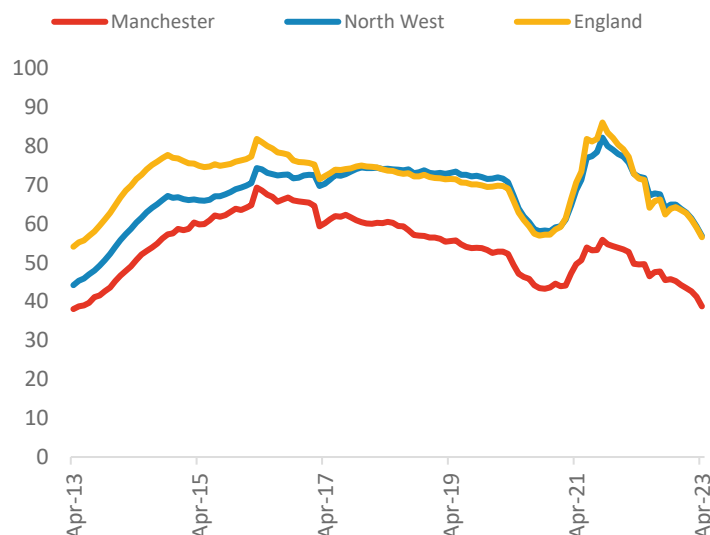


Transactions (April 2023 data)

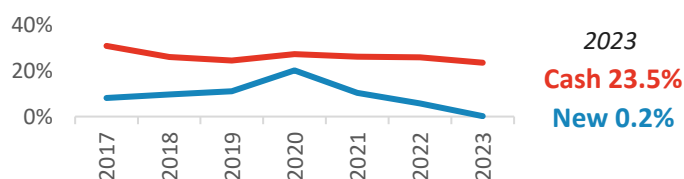
There were 4,504 transactions in Manchester during the 12 months to April 2023. This is 39% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Manchester have fallen by 33.9% since 2014, compared to changes of -15.0% for the North West and -26.4% 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.