

# October 2023 Housing Market Report

## Bury

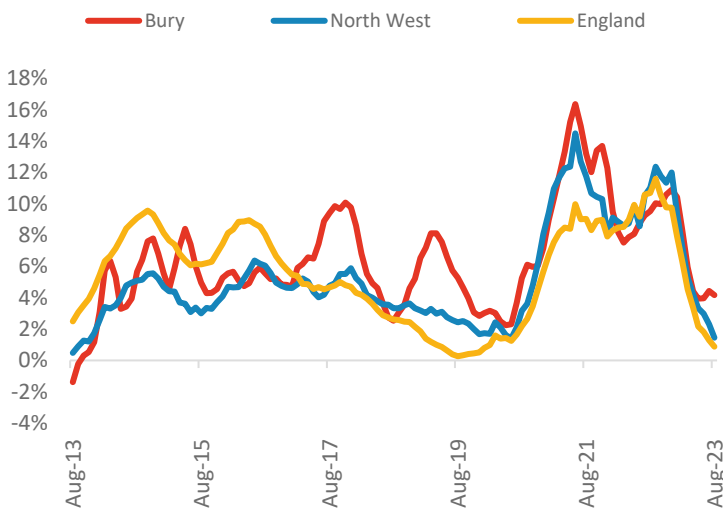


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	Current level	3 month	Annual	5 year	10 year
House prices	£242,116	3.8%	4.2%	43.1%	88.0%
Transactions	2,188	-10.7%	-17.8%	-27.9%	14.4%

### House Prices (August 2023 data)

#### Annual Change in House Prices



House prices in Bury grew by 4.2% in the 12 months to August 2023 (based on 3-month smoothed data). By comparison national house prices grew by 0.9% and prices in the North West grew by 1.5% over the same period.

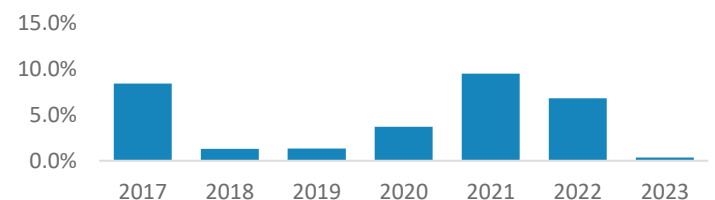
Bury house prices are now 60.0% above their previous peak in 2007, compared to +42.2% for the North West and +58.4% across England.

Local prices have grown by 0.4% in 2023 so far, compared to growth of 6.8% over the same period last year.

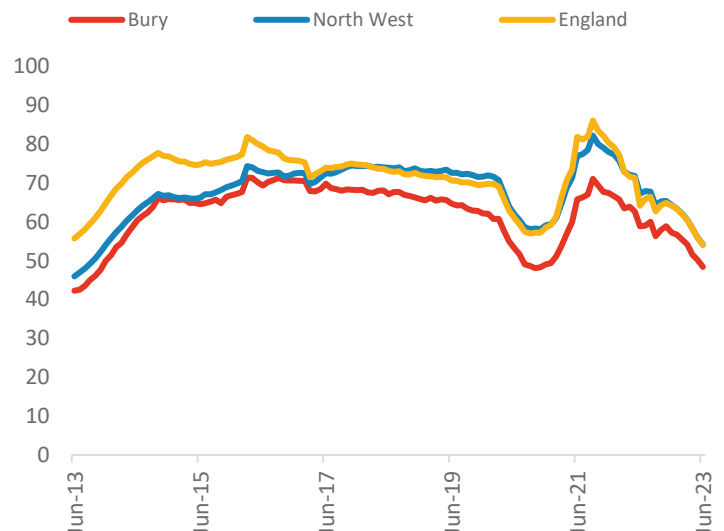
### Transactions (June 2023 data)

There were 2,188 transactions in Bury during the 12 months to June 2023. This is 48% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels. Transactions in Bury have fallen by 26.5% since 2014, compared to changes of -19.0% for the North West and -29.7% for England.

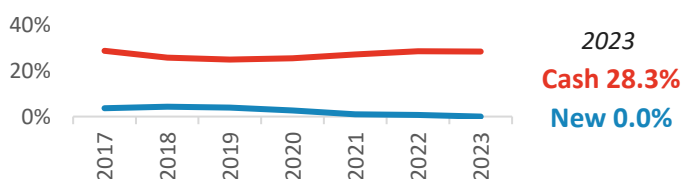
#### Year-To-Date Change in House Prices, December to August



#### 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.