

# October 2023 Housing Market Report

## Stockport

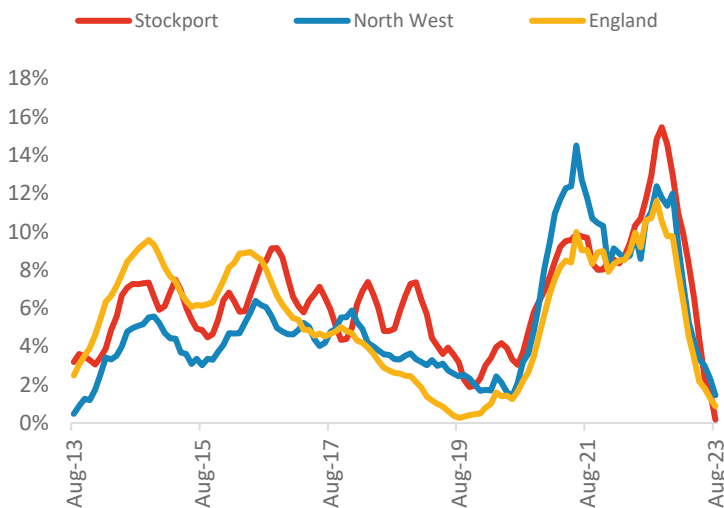


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	Current level	3 month	Annual	5 year	10 year
House prices	£295,583	0.1%	0.2%	32.7%	79.9%
Transactions	3,725	-9.3%	-10.9%	-27.4%	6.2%

### House Prices (August 2023 data)

#### Annual Change in House Prices

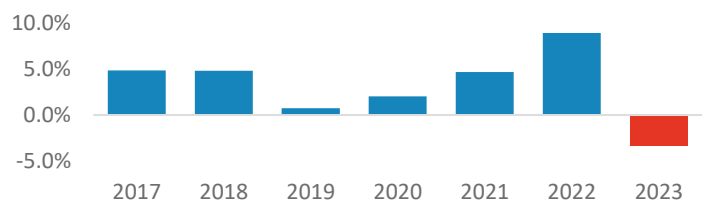


House prices in Stockport grew by 0.2% in the 12 months to August 2023 (based on 3-month smoothed data). By comparison national house prices grew by 0.9% and prices in the North West grew by 1.5% over the same period.

Stockport house prices are now 62.8% above their previous peak in 2007, compared to +42.2% for the North West and +58.4% across England.

Local prices have fallen by 3.4% in 2023 so far, compared to growth of 9.0% over the same period last year.

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

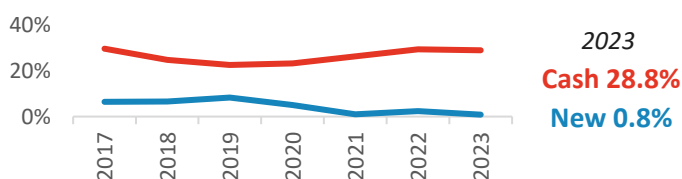


### Transactions (June 2023 data)

There were 3,725 transactions in Stockport during the 12 months to June 2023. This is 61% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Stockport have fallen by 27.1% since 2014, compared to changes of -19.0% for the North West and -29.7% 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.

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

