

January 2024 Housing Market Report

Salford

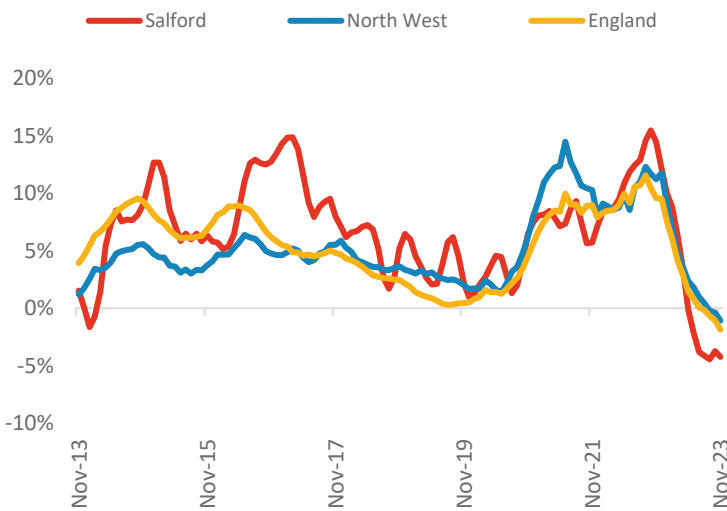
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	Current level	3 month	Annual	5 year	10 year
House prices	£205,296	3.1%	-4.2%	26.1%	87.3%
Transactions	2,675	-14.0%	-23.9%	-44.7%	2.7%

House Prices (November 2023 data)

Annual Change in House Prices

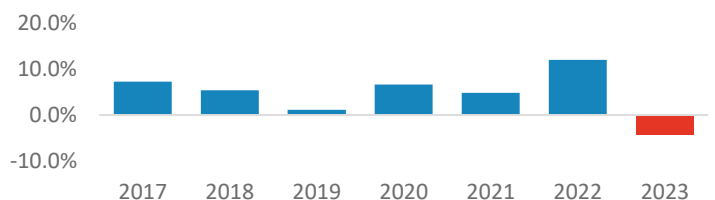


House prices in Salford fell by 4.2% in the 12 months to November 2023 (based on 3-month smoothed data). By comparison national house prices fell by 1.9% and prices in the North West fell by 1.1% over the same period.

Salford house prices are now 51.3% above their previous peak in 2007, compared to +41.7% for the North West and +56.6% across England.

Local prices have fallen by 4.3% in 2023 so far, compared to growth of 12.0% over the same period in 2022.

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

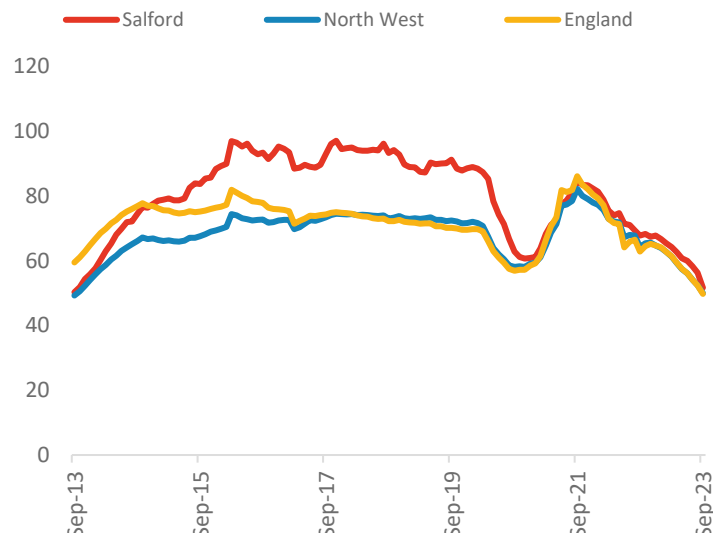


Transactions (September 2023 data)

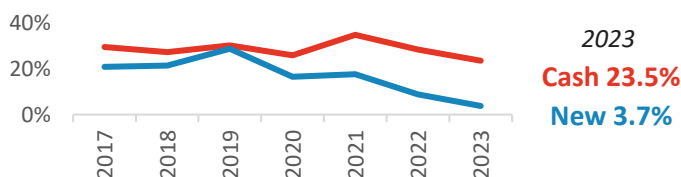
There were 2,675 transactions in Salford during the 12 months to September 2023. This is 52% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Salford have fallen by 33.5% since 2014, compared to changes of -25.3% for the North West and -35.3% 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.