

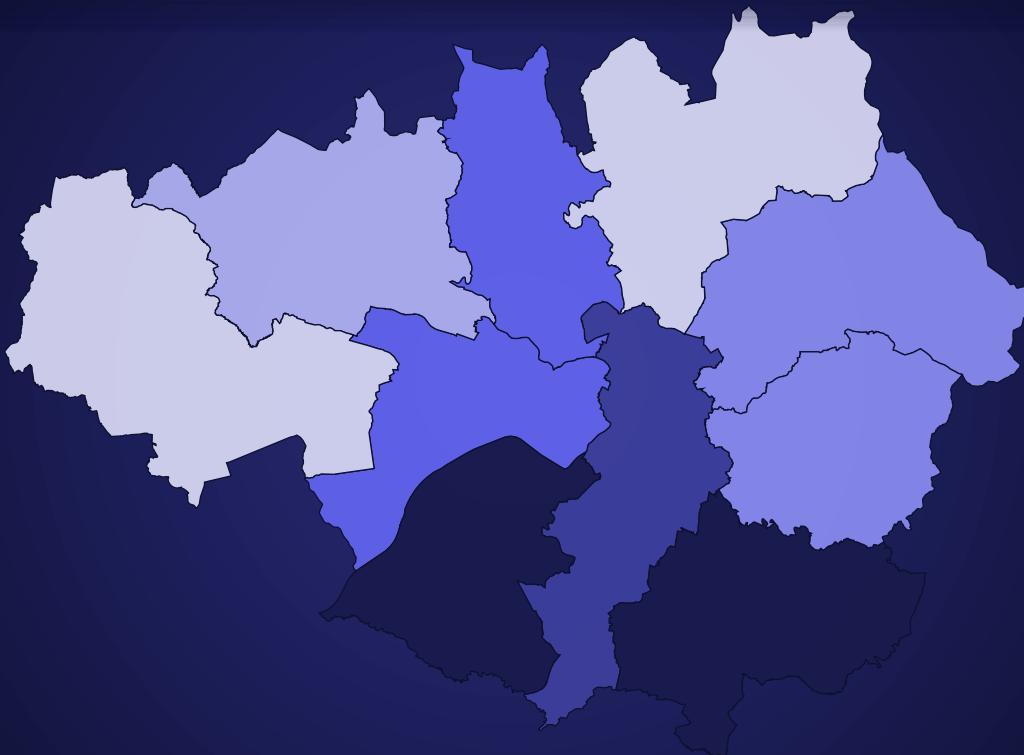
Greater Manchester sales.

What the region pays.

Prices, time to sell and discount to asking across the 10 local authorities of Greater Manchester — built from Land Registry sales and live listings, reported on a trailing twelve-month basis.

12 months to 2025-12 • 51,869 homes to market • 10 local authorities

Data as at 2026-09-21



Greater Manchester sold prices, *climbing firmly.*

All figures are trailing 12-month values. Cut-off dates differ by dataset.

SOLD PRICE

£216,576

+5.2% YoY

42,042 observations

PRICE PER SQFT

£280

+1.1% YoY

208,894 observations

DAYS TO SELL

56

-15.0% YoY

221,972 observations

DISCOUNT TO ASKING

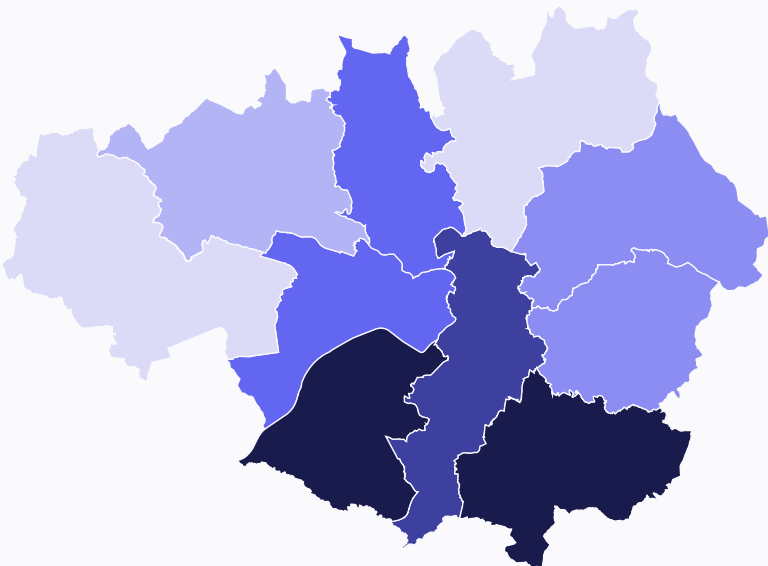
0.29%

-65.2% YoY

27,684 observations

Sold price by local authority

12 months to 2025-12



Highest and lowest

LOCAL AUTHORITY	£	YOY
Trafford	360,625	+5.0%
Stockport	302,542	+6.0%
Manchester	239,842	-1.3%
Bury	235,799	+3.2%
Salford	227,848	+7.9%
Tameside	205,304	+3.4%
Oldham	195,500	+6.5%
Bolton	193,961	+5.9%
Rochdale	192,208	+2.3%
Wigan	185,833	+5.4%

Under £192,500 £192,500 - £195,000 £195,000 - £225,000 £225,000 - £237,500 £237,500 - £250,000 £250,000 and above Insufficient data

What the data shows

The only local authority where sold prices fell, Manchester, sits next door to the furthest riser in Salford at +7.9%. Beyond that pairing, movement doesn't track the price ladder: Oldham and Bolton, near the foot of the table, gained more than Trafford at the top, and Rochdale's +2.3% leaves it below both after starting the year above them. Read that as a reordering at the bottom rather than the ends converging — Trafford to Wigan remains a 1.9x gap.

IN THIS ISSUE

02 Segments

Price by property type, the new-build premium, and which areas are tightening.

03 Supply

Homes coming to market, and how close sales settle to asking.

+

Also held

EPC, title and ownership, land transactions, demographics and planning policy.

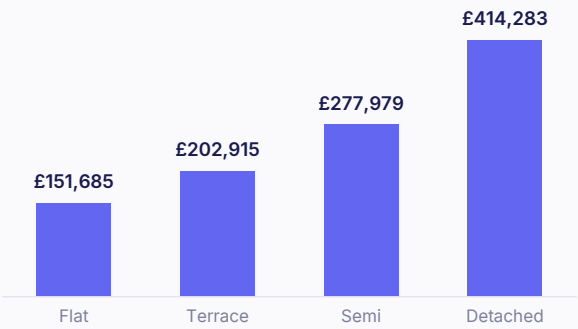
Analysis covers 10 local authorities and 51,869 homes brought to market over the 12-month window, from 27,684 underlying records.

Underneath the headline.

The same 12-month window, cut by property type and by build type.

Asking price by property type

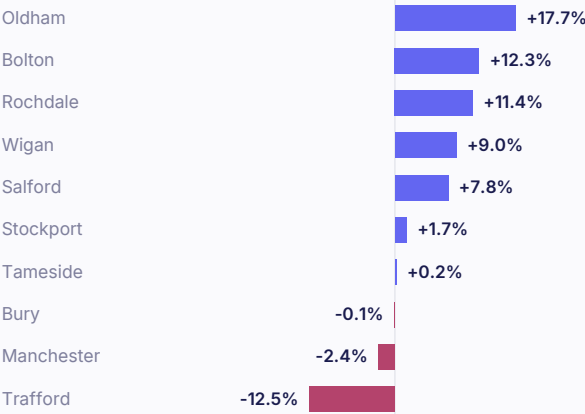
Median across local authorities, 12 months to 2026-08



A detached home asks +173% over a flat.

New-build price premium

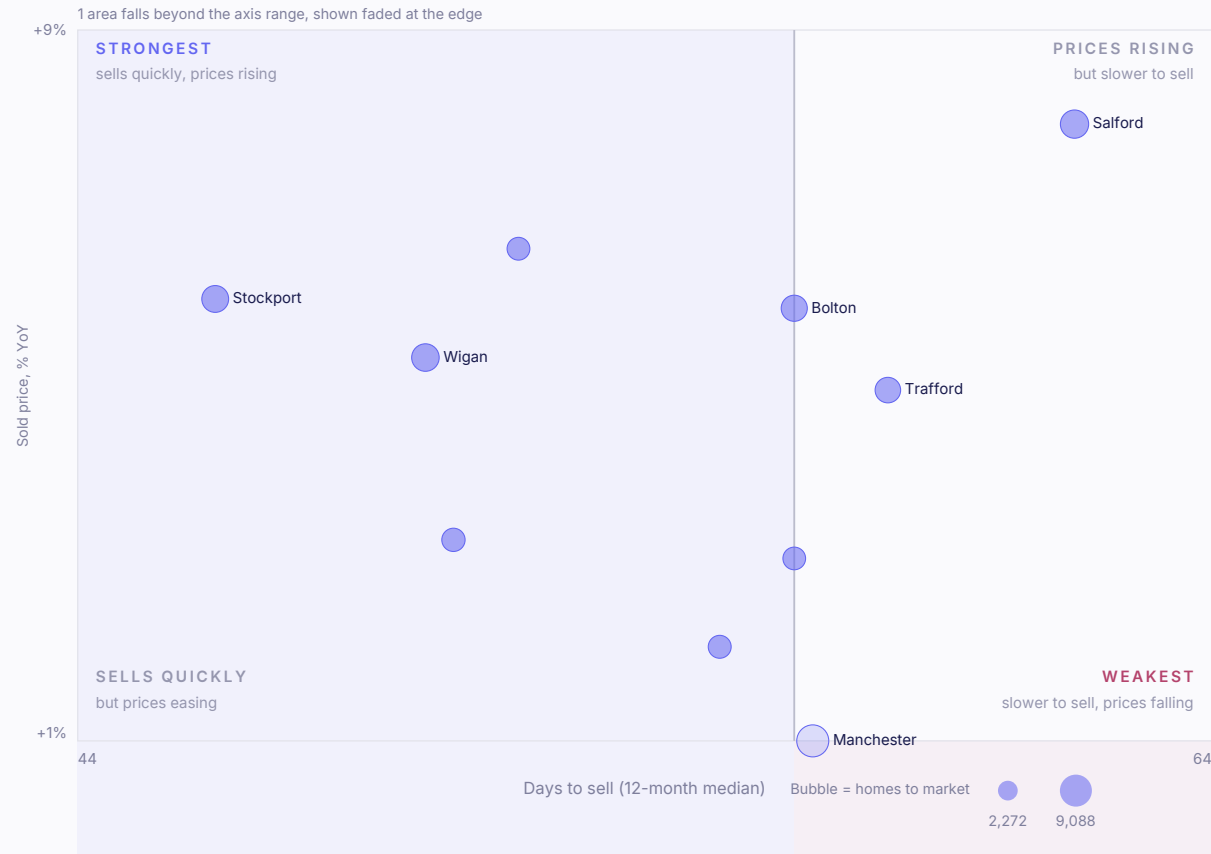
New-build against secondary asking price
Raw comparison; not adjusted for unit size or specification.



10 of 10 local authorities hold enough new-build stock to report.

Where the market is tight

Each local authority placed by how fast homes sell and how prices have moved. Bubble size is the number of homes brought to market.



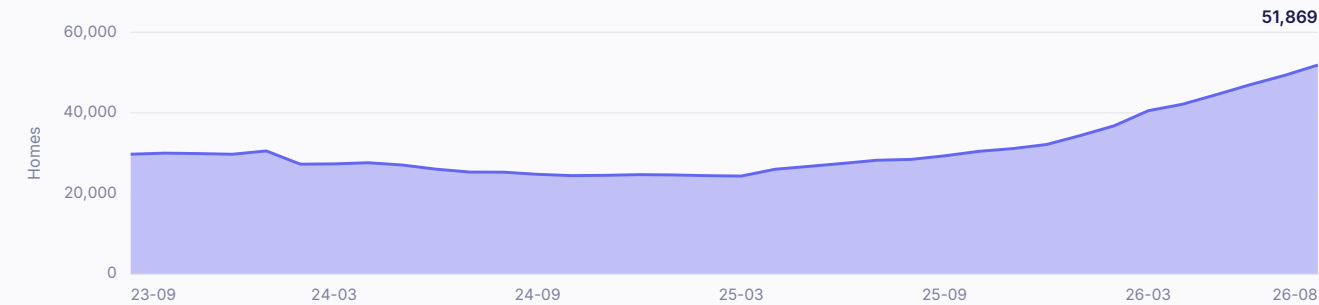
The new-build premium runs against the price ladder. It is widest in Oldham at +17.7%, with Bolton and Rochdale behind, and turns negative in three — marginally in Bury, then Manchester, and furthest in Trafford at -12.5%. Detached is the thinnest of the four property-type samples, at 36,000 sales.

Where buyers *have least room.*

Homes coming to market on a 12-month rolling basis, and how close sales settle to asking.

Homes coming to market

Greater Manchester total, homes that came to market in the preceding 12 months

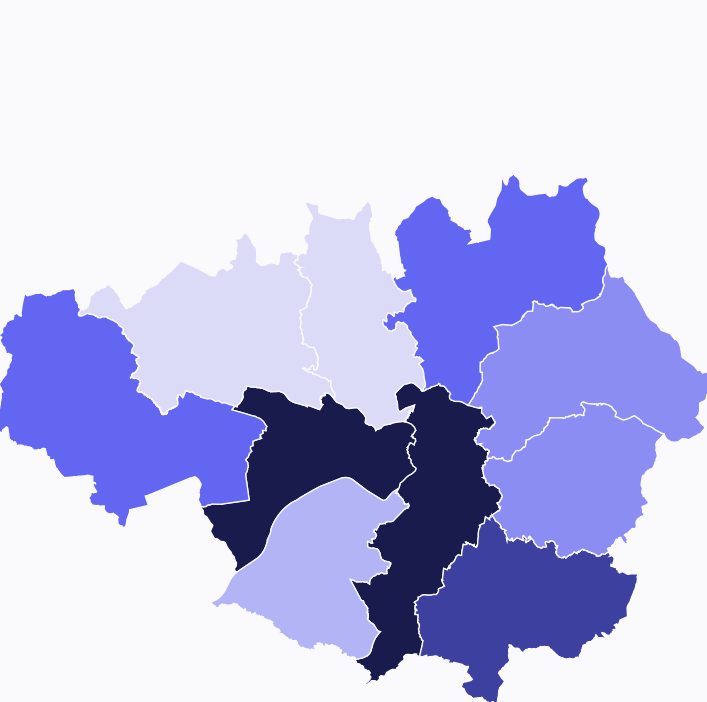


Supply is +82.2% against a year earlier.

Where demand is strongest

Median discount to asking price, 12 months to 2026-02. The smaller the discount, the stronger the demand.

Darker areas carry the smallest discount. This is a matched asking-to-sold measure on the same properties, not two different samples compared.



Smallest discount to asking

LOCAL AUTHORITY	DISCOUNT %	PRICE YOY
Manchester	0.00	-1.3%
Salford	0.00	+7.9%
Stockport	0.05	+6.0%
Wigan	0.06	+5.4%
Rochdale	0.23	+2.3%
Tameside	0.36	+3.4%
Oldham	0.39	+6.5%
Trafford	0.45	+5.0%
Bury	0.49	+3.2%
Bolton	0.51	+5.9%

Greater Manchester median 0.36%; the spread across all 10 local authorities is 0.51%.

Homes brought to market rose in every local authority, from +64% in Salford to +112% in Rochdale, against three years of history. Discount to asking narrowed wherever it can be measured, but it now reads 0.00% in Manchester and Salford and neither has a usable prior — the -100% on Salford is against a missing base. The discount map also stops at February 2026, while the listings trend runs to August.

Below 0.05% 0.05% to 0.06% 0.06% to 0.25% 0.25% to 0.40% 0.40% to 0.47% 0.47% and above Insufficient data

METHODOLOGY AND SOURCES

All figures are trailing 12-month values; no single month is quoted. Recent months are excluded until their sample reaches 80% of the settled-period median, so cut-off dates differ by dataset (sold price to 2025-12). Areas below the sample floor are shown as insufficient data. Map bins are fixed between editions. Greater Manchester figures are the median across local authorities, not a population median. REalyse also holds EPC, title and ownership, land transactions, demographics and planning policy data at this geography. Source: REalyse. Data vintage: land 2026-06-05, listings 2026-09-21, IrOtherTransactions 2026-06-03, planning 2026-09-25, poi 2024-12-17, postcodes 2022-08-05.

Best practices have been used in compiling this report; inaccuracies may nonetheless remain.