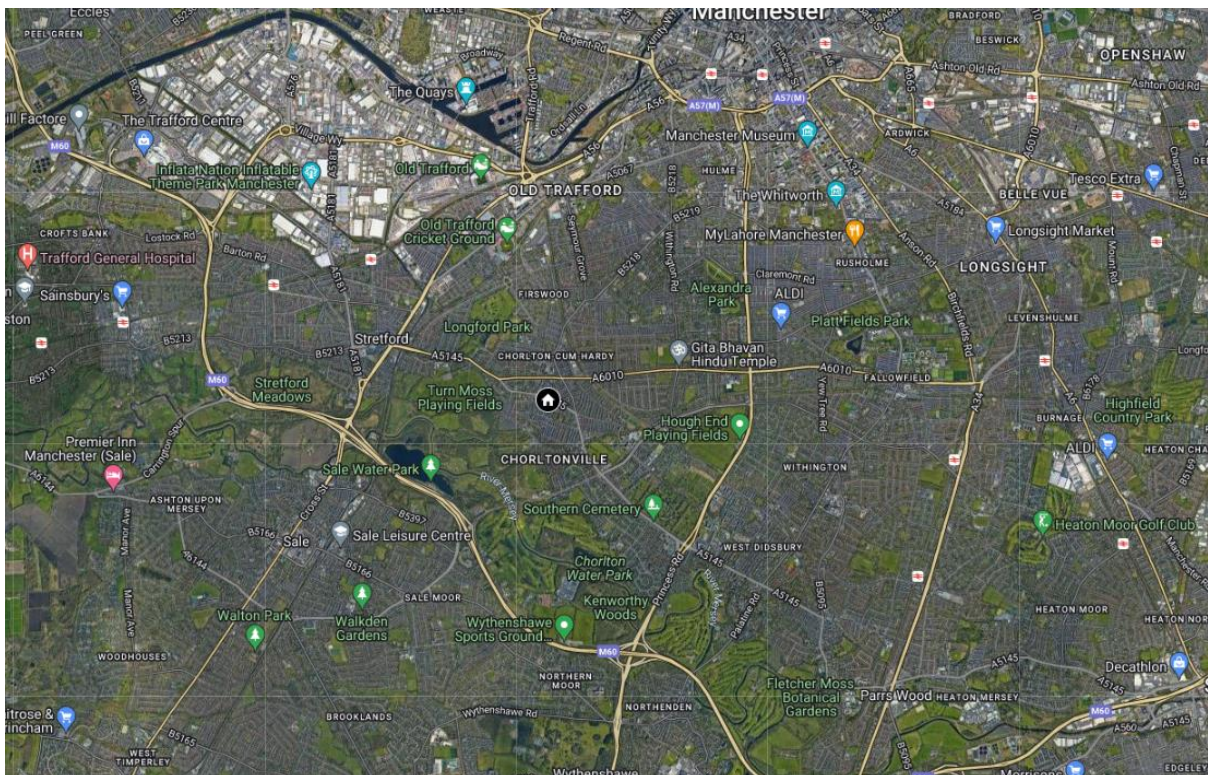
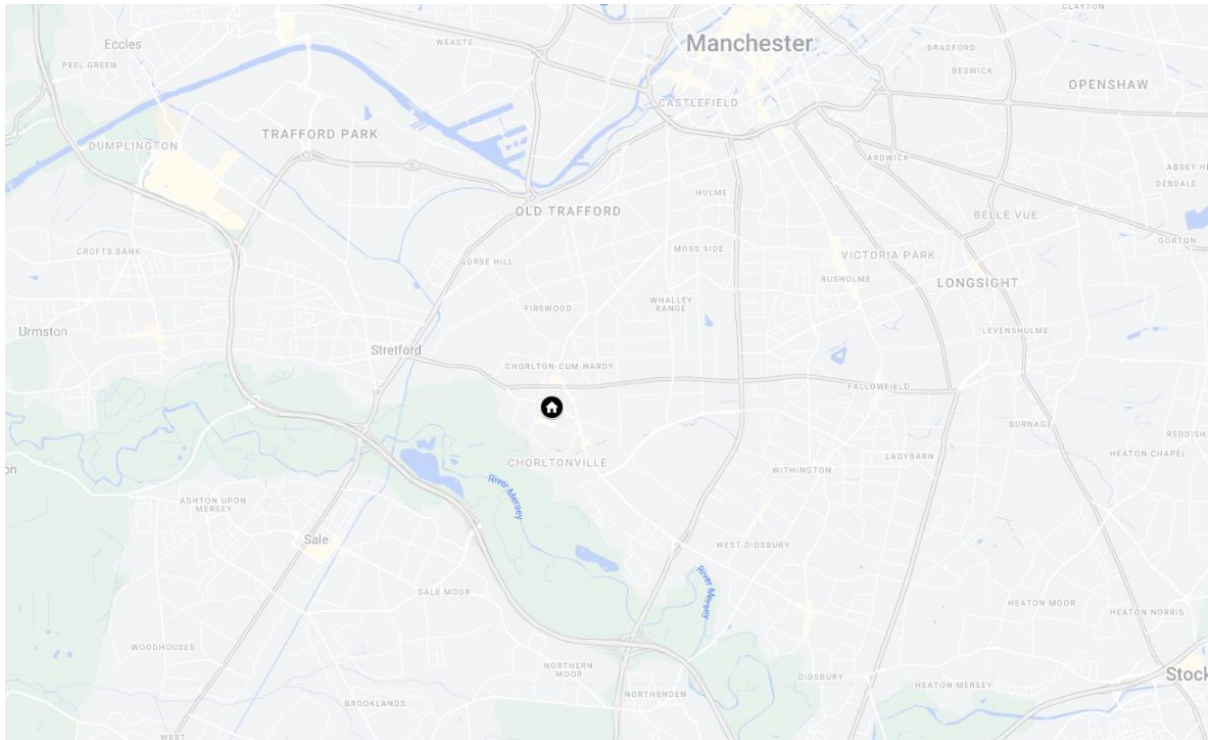


Market Research

Location

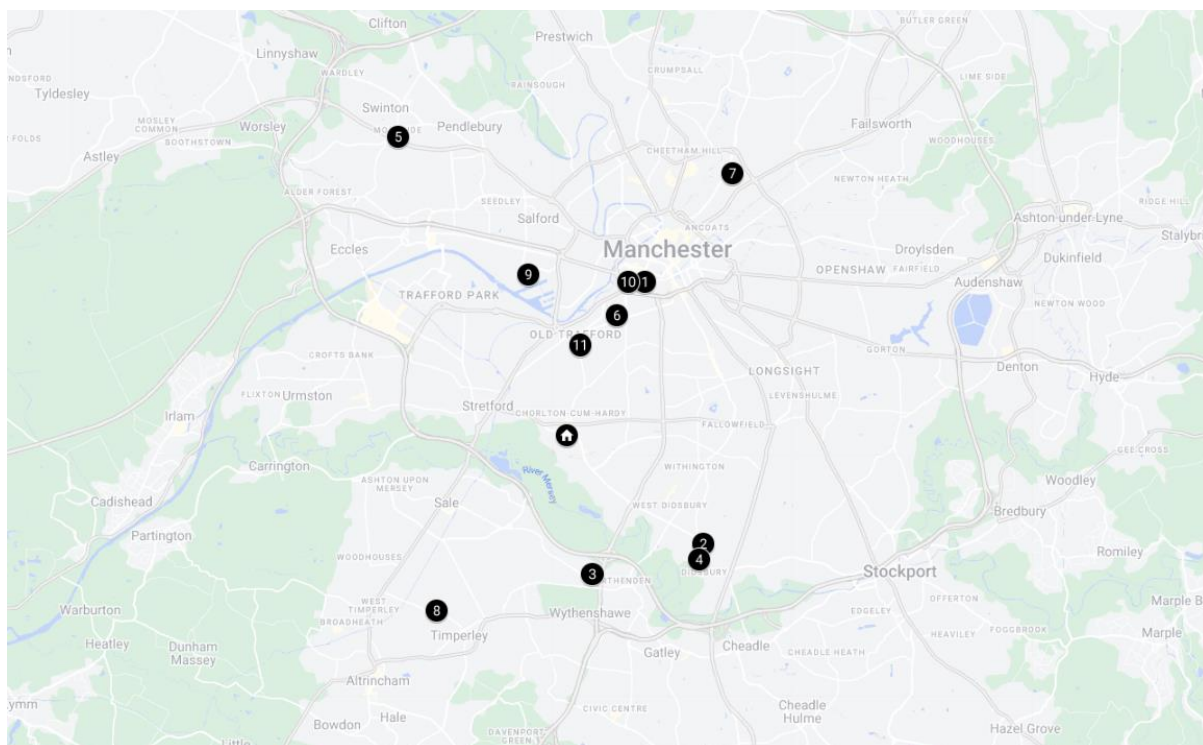


Average Prices and Volume of Sales

Source: Land Registry

2023	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
M21 9	£0	0	£520,325	8	£445,074	27	£229,417	12	£402,821	47
Total	£0	0	£520,325	8	£445,074	27	£229,417	12	£402,821	47
2022	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
M21 9	£728,900	5	£547,112	39	£411,303	63	£210,734	45	£397,217	152
Total	£728,900	5	£547,112	39	£411,303	63	£210,734	45	£397,217	152
2021	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
M21 9	£926,333	3	£490,163	41	£392,500	95	£212,363	53	£371,971	192
Total	£926,333	3	£490,163	41	£392,500	95	£212,363	53	£371,971	192
2020	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
M21 9	£500,040	5	£440,503	30	£360,833	63	£189,113	34	£339,982	132
Total	£500,040	5	£440,503	30	£360,833	63	£189,113	34	£339,982	132
2019	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
M21 9	£790,000	2	£435,565	43	£346,402	53	£196,502	65	£315,591	163
Total	£790,000	2	£435,565	43	£346,402	53	£196,502	65	£315,591	163
2018	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
M21 9	£515,000	1	£435,141	43	£344,812	62	£174,323	34	£332,367	140
Total	£515,000	1	£435,141	43	£344,812	62	£174,323	34	£332,367	140

New Build Availability



1. Unknown Developer - Deansgate Townhouses, Constance Street, Manchester M15 4RQ

House Name	Bedrooms	Type	Storeys	Asking Price	Size (ft²)	Gross Asking Price (ft²)	Net Asking Price (ft²)
Type A	4	Terraced	3.5	£1,946,000	3972	£490	£465
Type A	4	Terraced	3.5	£1,946,000	3972	£490	£465
Type B	3	Terraced	3.5	£1,670,000	3107	£537	£511
Type C	3	Terraced	3.5	£1,570,000	2647	£593	£563
Type D	3	Terraced	3.5	£1,500,000	2681	£559	£532
Type B	3	Terraced	3.5	£1,500,000	3107	£483	£459
Type D	3	Terraced	3.5	£1,500,000	2681	£559	£532
Type E	2	Terraced	3.5	£754,250	1219	£619	£588
Type E	2	Terraced	3.5	£754,250	1219	£619	£588
Average Net Asking Value (ft²)						£550	£522

2. SPS - Albert Place, Albert Hill Street, Didsbury M20 6RF

House Name	Bedrooms	Type	Storeys	Asking Price	Size (ft²)	Gross Asking Price (ft²)	Net Asking Price (ft²)
No 3	3	Terraced	2	£550,000	1153	£477	£453
No 6	3	Semi	2.0	£590,000	1100	£536	£510
Average Net Asking Value (ft²)						£507	£481

3. Miller Homes - Varsity Quarter, Sale Road, Northenden M23 0DD

House Name	Bedrooms	Type	Storeys	Asking Price	Size (ft²)	Gross Asking Price (ft²)	Net Asking Price (ft²)
Burnett	3	Semi	2.5	£388,995	1166	£334	£317
Burnett	3	Semi	2.5	£400,995	1166	£344	£327
Burnett	3	Semi	2.5	£401,995	1166	£345	£328
Burnett	3	Semi	2.5	£406,995	1166	£349	£332
Burnett	3	Semi	2.5	£406,995	1166	£349	£332
Wilson	3	Terraced	2.5	£359,995	1042	£345	£328
Wilson	3	Terraced	2.5	£365,495	1042	£351	£333
Wilson	3	Terraced	2.5	£366,995	1042	£352	£335
Wilson	3	Terraced	2.5	£367,995	1042	£353	£336
Wilson	3	Terraced	2.5	£368,995	1042	£354	£336
Wilson	3	Terraced	2.5	£368,995	1042	£354	£336
Wilson	3	Terraced	2.5	£371,995	1042	£357	£339
Wilson	3	Terraced	2.5	£372,495	1042	£357	£340
Wilson	3	Terraced	2.5	£372,995	1042	£358	£340
Wilson	3	Terraced	2.5	£373,995	1042	£359	£341
Average Net Asking Value (ft²)						£351	£333

4. Unknown Developer - The Limes, 816 Wilmslow Road, Didsbury M20 2RN

House Name	Bedrooms	Type	Storeys	Asking Price	Size (ft²)	Gross Asking Price (ft²)	Net Asking Price (ft²)
Type A	4	Terraced	2.5	£725,000	1640	£442	£420
Average Net Asking Value (ft²)						£442	£420

5. Elan Homes - Birchfield Court, Worsley Road, Swinton M27 5SN

House Name	Bedrooms	Type	Storeys	Asking Price	Size (ft²)	Gross Asking Price (ft²)	Net Asking Price (ft²)
Ashley	4	Semi	2.5	£394,995	1276	£310	£294
Ashley	4	Semi	2.5	£399,995	1276	£313	£298
Ashley Max	4	Semi	2.5	£379,995	1349	£282	£268
Ashley Max	4	Semi	2.5	£394,995	1349	£293	£278
Ashley Max	4	Semi	2.5	£394,995	1349	£293	£278
Ashley Max	4	Semi	2.5	£394,995	1349	£293	£278
Ashley Max	4	Semi	2.5	£419,995	1349	£311	£296
Ashley Max	4	Semi	2.5	£419,995	1349	£311	£296
Ashley Max	4	Semi	2.5	£429,995	1349	£319	£303
Coach House	2	Detached	2	£249,995	760	£329	£312
Dunham	5	Detached	2.5	£499,995	1461	£342	£325
Gate House	2	Detached	2	£229,995	747	£308	£292
Thurston Max	3	Terraced	2.5	£339,995	1097	£310	£294
Average Net Asking Value (ft²)						£309	£293

6. LPC Residential - Trafford Bar Apartments, St Lawrence Street, M15 4GW

House Name	Bedrooms	Type	Storeys	Asking Price	Size (ft²)	Gross Asking Price (ft²)	Net Asking Price (ft²)
Type A	2	Flat	1	£304,850	872	£350	£332
Type B	1	Flat	1	£279,595	732	£382	£363
Type B	2	Flat	1	£249,999	732	£342	£324
Type C	2	Flat	1	£273,995	710	£386	£367
Type C	2	Flat	1	£272,569	710	£384	£365
Average Net Asking Value (ft²)						£369	£350

7. FEC Homes - Collyhurst Village, Harrowby Drive, Collyhurst M40 8JS

House Name	Bedrooms	Type	Storeys	Asking Price	Size (ft²)	Gross Asking Price (ft²)	Net Asking Price (ft²)
Type A	4	Terraced	2.5	£349,995	1232	£284	£270
Type B	3	Terraced	2.5	£312,495	1129	£277	£263
Type C	2	Terraced	2	£264,995	920	£288	£274
Average Net Asking Value (ft²)						£283	£269

8. PIC Homes - The Saplings, Park Road, Timperley WA15 6QQ

House Name	Bedrooms	Type	Storeys	Asking Price	Size (ft²)	Gross Asking Price (ft²)	Net Asking Price (ft²)
Type A	5	Semi	2.5	£950,000	2126	£447	£425
Type A	5	Semi	2.5	£950,000	2126	£447	£425
Average Net Asking Value (ft²)						£447	£425

9. Michigan Towers, Michigan Avenue, Salford M50 2GY

House Name	Bedrooms	Type	Storeys	Asking Price	Size (ft²)	Gross Asking Price (ft²)	Net Asking Price (ft²)
No 308	3	Flat	1	£324,995	872	£373	£354
No 816	2	Flat	1	£294,995	657	£449	£427
No 621	0	Flat	1	£236,995	409	£579	£550
Average Net Asking Value (ft²)						£467	£444

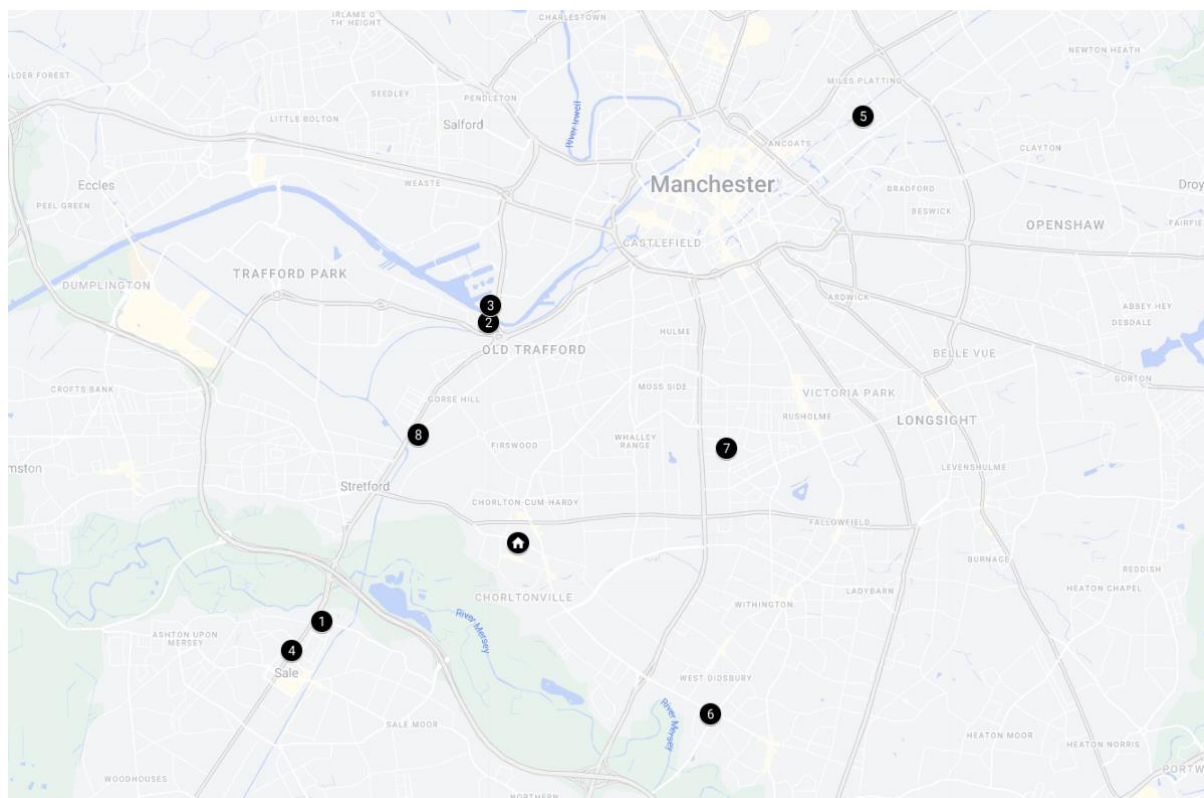
10. Peel L & P Investments - Slate Wharf, Castlefield M15 4SZ

House Name	Bedrooms	Type	Storeys	Asking Price	Size (ft²)	Gross Asking Price (ft²)	Net Asking Price (ft²)
Type C	1	Flat	1	£159,950	380	£421	£400
Average Net Asking Value (ft²)						£421	£400

11. Radcliffe Investments Ltd - Urban Green, Seymour Grove, Manchester M16 0UB

House Name	Bedrooms	Type	Storeys	Asking Price	Size (ft²)	Gross Asking Price (ft²)	Net Asking Price (ft²)
Type A	2	Flat	2	£520,695	983	£530	£503
Type B	2	Flat	1	£279,698	754	£371	£352
Average Net Asking Value (ft²)						£450	£428

New Build Sold



1. Blueoak Estates - Crossford Court, Sale M33 7GT

Plot	House Name	Bedrooms	Type	Date Sold	Sale Price	Size (ft²)	Sale Price (ft²)	Net Sale Price (ft²)
6	Apt 6	1	Flat	Mar-22	£145,000	409	£354	£337
7	Apt 7	2	Flat	Apr-22	£200,000	603	£332	£315
4	Apt 4	2	Flat	Oct-22	£215,000	646	£333	£316
Average Sale Price (ft²)							£340	£323

2. Cole Waterhouse - Wharf End, Trafford Park M17 1HY

Plot	House Name	Bedrooms	Type	Date Sold	Sale Price	Size (ft²)	Sale Price (ft²)	Net Sale Price (ft²)
207	Apt 207	2	Flat	Feb-22	£176,850	452	£391	£372
208	Apt 208	2	Flat	Feb-22	£171,450	474	£362	£344
209	Apt 209	2	Flat	Feb-22	£176,850	474	£373	£355
Average Sale Price (ft²)							£376	£357

3. Amstone Developments - Ariel Apartments, Ottinger Close, Salford Quays M50 3AL

Plot	House Name	Bedrooms	Type	Date Sold	Sale Price	Size (ft ²)	Sale Price (ft ²)	Net Sale Price (ft ²)
707	Apt 707	2	Flat	Mar-22	£186,950	463	£404	£384
407	Apt 407	1	Flat	Jan-22	£177,000	474	£374	£355
308	Apt 308	2	Flat	Dec-22	£224,400	635	£353	£336
404	Apt 404	2	Flat	Mar-22	£286,000	657	£436	£414
601	Apt 601	2	Flat	Aug-22	£284,500	678	£420	£399
810	Apt 810	2	Flat	Jul-22	£286,000	678	£422	£401
801	Apt 801	2	Flat	Jul-22	£280,000	678	£413	£392
501	Apt 501	2	Flat	Mar-22	£279,000	678	£411	£391
303	Apt 303	2	Flat	Mar-22	£364,000	969	£376	£357
Average Sale Price (ft ²)							£401	£381

4. Urban Heritage - Cross Street, Sale M33 6AH

Plot	House Name	Bedrooms	Type	Date Sold	Sale Price	Size (ft ²)	Sale Price (ft ²)	Net Sale Price (ft ²)
22	Apt 22	2	Flat	Jan-22	£210,000	700	£300	£285
9	Apt 9	2	Flat	Jan-22	£210,000	743	£283	£269
17	Apt 17	2	Flat	Jan-22	£213,000	753	£283	£269
16	Apt 16	2	Flat	Jan-22	£215,000	753	£285	£271
15	Apt 15	2	Flat	Jan-22	£213,500	753	£283	£269
7	Apt 7	2	Flat	Jan-22	£215,000	797	£270	£256
4	Apt 4	2	Flat	Feb-22	£225,000	840	£268	£255
14	Apt 14	2	Flat	Jan-22	£298,000	1012	£295	£280
35	Apt 35	3	Flat	Dec-22	£370,000	1259	£294	£279
34	Apt 34	3	Flat	Dec-22	£380,000	1432	£265	£252
Average Sale Price (ft ²)							£283	£268

5. Lovell - Miles Platting Area 11, Manchester M40 7QZ

Plot	House Name	Bedrooms	Type	Date Sold	Sale Price	Size (ft ²)	Sale Price (ft ²)	Net Sale Price (ft ²)
17	Oakley	3	Detached	Apr-22	£223,995	764	£293	£279
19	Lexington	3	Semi Detached	Apr-22	£214,995	775	£277	£264
37	Lexington	3	Terraced	Apr-22	£216,995	775	£280	£266
13	Lexington	3	Semi Detached	Jan-22	£214,995	775	£277	£264
11	Lexington	3	Semi Detached	Dec-21	£214,995	775	£277	£264
31	Stateley	3	Semi Detached	Apr-22	£266,995	1012	£264	£251
39	Stateley	3	Terraced	Apr-22	£266,995	1012	£264	£251
33	Stateley	3	Semi Detached	Apr-22	£264,995	1012	£262	£249
31	Stateley	3	Semi Detached	Apr-22	£264,995	1012	£262	£249
35	Stateley	3	Terraced	Feb-22	£264,995	1012	£262	£249
5	Stateley	3	Semi Detached	Jan-22	£262,995	1012	£260	£247
3	Stateley	3	Semi Detached	Dec-21	£260,995	1012	£258	£245
27	Heartford	4	Semi Detached	Apr-22	£325,995	1367	£238	£227
29	Heartford	4	Semi Detached	Apr-22	£325,995	1367	£238	£227
11	Heartford	4	Semi Detached	Apr-22	£323,995	1367	£237	£225
7	Heartford	4	Semi Detached	Apr-22	£323,995	1367	£237	£225
5	Heartford	4	Semi Detached	Apr-22	£323,995	1367	£237	£225
9	Heartford	4	Semi Detached	Apr-22	£323,995	1367	£237	£225
Average Sale Price (ft ²)							£259	£246

6. Clearscript Limited - 129 Barlow Moor Road, Didsbury M20 2AJ

Plot	House Name	Bedrooms	Type	Date Sold	Sale Price	Size (ft ²)	Sale Price (ft ²)	Net Sale Price (ft ²)
8	Plot 8	2	Flat	Sep-21	£295,000	646	£457	£434
6	Plot 6	2	Flat	Oct-21	£293,500	667	£440	£418
4	Plot 4	3	Terraced	Jul-21	£370,000	1001	£370	£351
2	Plot 2	3	Terraced	Jan-23	£370,000	1044	£354	£337
9	Plot 9	4	Terraced	Sep-22	£420,000	1238	£339	£322
10	Plot 10	4	Terraced	Aug-22	£460,000	1281	£359	£341
Average Sale Price (ft ²)							£386	£367

7. Rowlinson - Bowes Street, Manchester M14 7JJ

Plot	House Name	Bedrooms	Type	Date Sold	Sale Price	Size (ft ²)	Sale Price (ft ²)	Net Sale Price (ft ²)
152	Type B	4	Terraced	Feb-22	£279,500	1227	£228	£216
150	Type B	4	Terraced	Feb-22	£279,500	1227	£228	£216
Average Sale Price (ft ²)							£228	£216

8. Miller Homes - Novus, Talbot Road, Stretford M32 0FY

Plot	House Name	Bedrooms	Type	Date Sold	Sale Price	Size (ft ²)	Sale Price (ft ²)	Net Sale Price (ft ²)
A2307	Apartment	1	Flat	Feb-21	£142,995	484	£295	£280
A1307	Apartment	1	Flat	Jan-21	£142,995	484	£295	£280
A6309	Apartment	2	Flat	Feb-21	£199,995	721	£277	£263
A4307	Apartment	2	Flat	Jan-21	£196,995	721	£273	£259
A6307	Apartment	2	Flat	Jan-21	£197,995	721	£275	£261
A4305	Apartment	2	Flat	Jan-21	£195,995	721	£272	£258
A5309	Apartment	2	Flat	Feb-21	£220,995	786	£281	£267
A3307	Apartment	2	Flat	Jan-21	£216,995	786	£276	£262
A5307	Apartment	2	Flat	Jan-21	£218,995	786	£279	£265
8	Duco	3	Terraced	Feb-21	£294,995	1033	£285	£271
12	Duco	3	Terraced	Feb-21	£304,995	1033	£295	£280
10	Duco	3	Terraced	Feb-21	£294,995	1033	£285	£271
6	Duco	3	Terraced	Feb-21	£294,995	1033	£285	£271
23	Ortus	3	Terraced	May-21	£304,995	1044	£292	£278
11	Ortus	3	Terraced	Mar-21	£294,995	1044	£283	£268
4	Prosus	3	Terraced	Jun-21	£304,995	1055	£289	£275
9	Prosus	3	Terraced	Mar-21	£304,995	1055	£289	£275
19	Opto	3	Terraced	Apr-21	£320,000	1098	£291	£277
17	Opto	3	Terraced	Apr-21	£330,000	1098	£301	£286
15	Opto	3	Terraced	Apr-21	£330,000	1098	£301	£286
13	Opto	3	Terraced	Mar-21	£320,000	1098	£291	£277
25	Clara	4	Detached	May-21	£394,995	1421	£278	£264
2	Venit	4	Detached	Mar-21	£405,995	1518	£268	£254
Average Sale Price (ft ²)							£285	£271

Second Hand Sales

Search criteria: within M21 9FA plus 1 mile. Sales Completed within past 6 months.

Source: HM Land Registry

Address	Last sale price	Last sale date	Property type	Bedrooms	Size
77, Cundiff Road, Manchester M21 8ES	£362,265	13/07/2023	Semi Detached	4	818
146, Nicolas Road, Chorlton Cum Hardy, Manchester M21 9L	£610,000	12/07/2023	Semi Detached	4	1302
9, Beechwood Avenue, Manchester M21 8UA	£425,000	10/07/2023	Terraced	3	947
27, Claude Road, Manchester M21 8BZ	£400,000	30/06/2023	Terraced	4	1130
10, Lyndhurst Court, Whitelow Road, Manchester M21 9RS	£302,500	30/06/2023	Flat	2	1163
11, High Lane, Manchester M21 9DJ	£800,000	29/06/2023	Terraced		3068
153, Egerton Road South, Manchester M21 0XD	£525,000	29/06/2023	Semi Detached		1270
Apartment 15, Cranbourne Terrace, 5, Cranbourne Road, M	£315,000	28/06/2023	Flat	2	614
120, Oswald Road, Chorlton Cum Hardy, Manchester M21 9C	£420,000	23/06/2023	Terraced	3	980
27, Willaston Close, Manchester M21 8BJ	£384,999	23/06/2023	Terraced	2	635
8, Cartwright Road, Manchester M21 9EY	£510,000	22/06/2023	Terraced	3	1249
Flat 4, 4, York Road, Manchester M21 9HP	£322,500	15/06/2023	Flat	2	861
5, Cartwright Road, Manchester M21 9EY	£425,000	13/06/2023	Terraced	3	850
Flat 3, 65, Albany Road, Manchester M21 0BH	£213,000	13/06/2023	Flat	2	753
3, Newport Road, Manchester M21 9WL	£427,000	09/06/2023	Terraced	3	1270
Flat 1, 400, Wilbraham Road, Manchester M21 0UH	£220,000	09/06/2023	Flat	2	1044
Apartment 22, The Quadrangle, 6, Albany Road, Manchester	£250,000	02/06/2023	Flat	2	840
57, Buckingham Road, Manchester M21 0SB	£460,000	01/06/2023	Semi Detached	3	818
49, Neale Road, Manchester M21 9DP	£345,000	26/05/2023	Terraced	3	689
61, Ivygreen Road, Manchester M21 9BA	£422,500	26/05/2023	Terraced	3	1012
68, Ivygreen Road, Manchester M21 9EX	£490,000	26/05/2023	Terraced	4	1119
7, Kensington Road, Manchester M21 9GH	£530,000	26/05/2023	Terraced	3	1119
8, Grange Road, Manchester M21 9NY	£400,000	22/05/2023	Terraced	3	936
11, Acres Road, Manchester M21 9EB	£364,000	19/05/2023	Terraced	3	969
13b, Edge Lane, Manchester M21 9JH	£300,000	19/05/2023	Terraced	2	721
Flat 44, Cosgrove Hall Court, 8, Albany Road, Manchester M	£185,000	19/05/2023	Flat	1	657
21, Vicars Road, Manchester M21 9JB	£428,000	17/05/2023	Terraced	3	1528
21, Warwick Road, Chorlton Cum Hardy, Manchester M21 0J	£450,000	05/05/2023	Terraced	4	1302
51, High Lane, Manchester M21 9FA	£680,000	04/05/2023	Terraced		1755
22, Bentley Road, Manchester M21 9WD	£410,000	28/04/2023	Semi Detached	4	1001
7, Brabham Close, Manchester M21 9GP	£170,000	21/04/2023	Flat	3	1023
8, Brookfield Avenue, Manchester M21 8TX	£425,000	20/04/2023	Terraced	3	904
46, Hartington Road, Manchester M21 8UY	£415,000	20/04/2023	Semi Detached	3	1152
29, Needham Avenue, Manchester M21 8AA	£295,000	20/04/2023	Terraced	3	807
37, Oswald Road, Chorlton Cum Hardy, Manchester M21 9NL	£355,000	18/04/2023	Terraced	3	947
27, Acres Road, Manchester M21 9EB	£390,000	06/04/2023	Terraced	3	990
Flat 23, Menzies Court, 4, Redgates Walk, Manchester M21	£160,000	06/04/2023	Flat	1	484
Flat 19, Ashfell Court, Edge Lane, Manchester M21 9HE	£202,000	29/03/2023	Flat	1	624
25, Newport Road, Manchester M21 9WL	£437,000	27/03/2023	Terraced	3	1001
5, Rainbow Close, Manchester M21 8RY	£315,000	24/03/2023	Semi Detached	2	635
3, Eleanor Road, Manchester M21 9FZ	£450,000	24/03/2023	Terraced	4	1109
46, Vicars Road, Manchester M21 9GY	£640,000	24/03/2023	Semi Detached	3	1012
8, Norbreck Avenue, Manchester M21 8TG	£425,000	24/03/2023	Terraced	3	958
16, Sefton Road, Manchester M21 8UU	£700,000	23/03/2023	Semi Detached		1787
Flat 1, 12, York Road, Manchester M21 9HP	£275,000	21/03/2023	Flat	2	775
98, Claude Road, Manchester M21 8DF	£800,000	16/03/2023	Semi Detached	4	1991
18, South Drive, Manchester M21 8DY	£670,000	16/03/2023	Semi Detached	3	1313
29, Neale Road, Manchester M21 9DP	£405,995	16/03/2023	Terraced	3	786
Apartment 18, The Quadrangle, 6, Albany Road, Manchester	£265,000	13/03/2023	Flat	2	678
6, Maidstone Mews, Manchester M21 9WF	£237,500	12/03/2023	Flat	2	667

Second Hand Available

Search criteria: Modern houses for sale within postcode M21 9FA plus 1 mile

Source: www.rightmove.co.uk

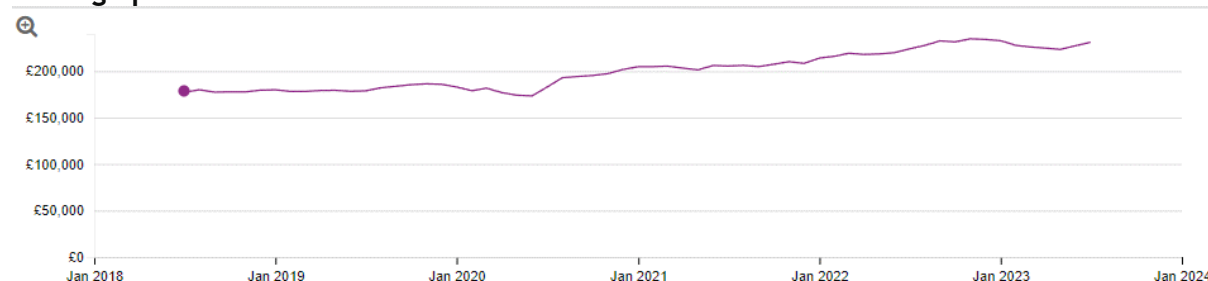
Address	Type	Bedrooms	Price
Wilbraham Road, Manchester, M21	Semi	4	£875,000
Oswald Road, Chorlton Cum Hardy, Manchester, Greater Man	Detached	5	£850,000
Whitelow Road, Chorlton, Manchester	Semi	4	£795,000
Brundretts Road, Chorlton	Semi	5	£750,000
Dawlish Road, Chorlton	Semi	5	£725,000
Brantingham Road, Chorlton	Semi	4	£695,000
Claude Road, Chorlton	Semi	3	£675,000
Chequers Road, Chorlton	Terraced	3	£575,000
Newport Road, Chorlton	Semi	3	£570,000
Nicolas Road , Chorlton	Semi	3	£559,950
Chorlton Green, Manchester, M21	Semi	3	£550,000
Fairhaven Avenue, Chorlton	Terraced	3	£550,000
Claridge Road, Chorlton	Semi	4	£525,000
Warwick Road, Chorlton	Terraced	4	£525,000
Brundretts Road , Chorlton	Semi	5	£500,000
Hartley Road, Chorlton	Terraced	4	£495,000
Ansdell Avenue, Chorlton	Terraced	3	£485,000
Claude Road, Manchester, M21	Terraced	3	£479,950
Reeves Road, Chorlton	Semi	3	£475,000
Reynard Road, Chorlton	Terraced	3	£470,000
Oswald Road, Chorlton	Terraced	3	£450,000
St. Annes Road, Manchester, M21	Terraced	3	£450,000
Longford Road, Chorlton	Terraced	3	£440,000
Hartley Road, Chorlton	Terraced	3	£435,000
Ivygreen Road, Chorlton Green	Terraced	3	£425,000
Bolesworth Close, Chorlton Green	Semi	3	£425,000
Longford Road, Chorlton	Terraced	3	£425,000
Halstead Avenue, Chorlton Green	Terraced	2	£410,000
Albemarle Road, Chorlton	Terraced	3	£395,000
Ivygreen Road, Chorlton Green	Semi	3	£385,000
Sandy Lane, Chorlton	Semi	3	£375,000
Neale Road, Chorlton	Terraced	2	£375,000
Bolesworth Close, Chorlton	Semi	2	£345,000
Crossland Road, Chorlton Green	Terraced	2	£335,000
Longford Road, Chorlton Cum Hardy, Manchester M21	Terraced	3	£327,500
Zetland Road, Chorlton	Flat	2	£280,000
Park Place, Barlow Moor Road, Chorlton	Flat	2	£279,500
Lyndhurst Court, Whitelow Road, Chorlton	Flat	2	£270,000
Wilbraham Road, Chorlton	Flat	2	£265,000

House Price Indices

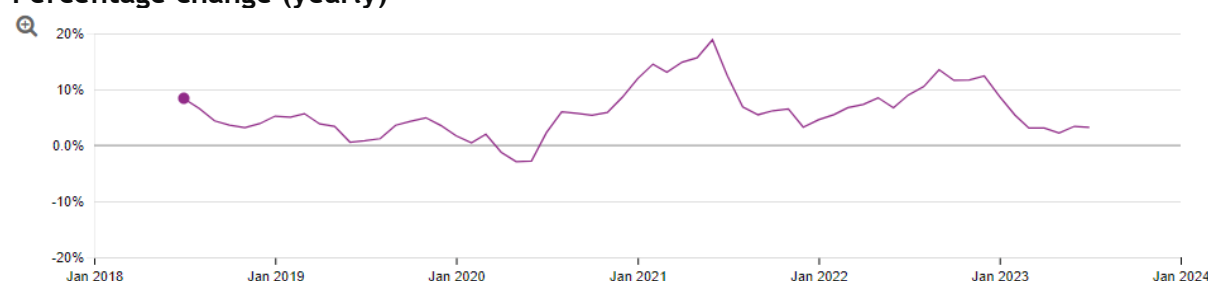
House Price Index Graph - Manchester

Source: HM Land Registry

Average price



Percentage change (yearly)



Price Trends - Manchester

Market Characteristics	Manchester	National
Market Size Indicator: no. of transactions	27,375	4,771,237
Market Size Indicator: total no. of properties	243,890	26,576,810
Market liquidity Indicator: transactions / properties	11.22%	17.95%
Market Growth Indicator: new homes built	2,970	430,860
Market Growth Indicator: new builds / transactions	10.85%	9.03%

Growth Rate	Manchester	National
5 year house price growth	8.40%	6.90%
Last 12 months house price growth	3.20%	5.40%

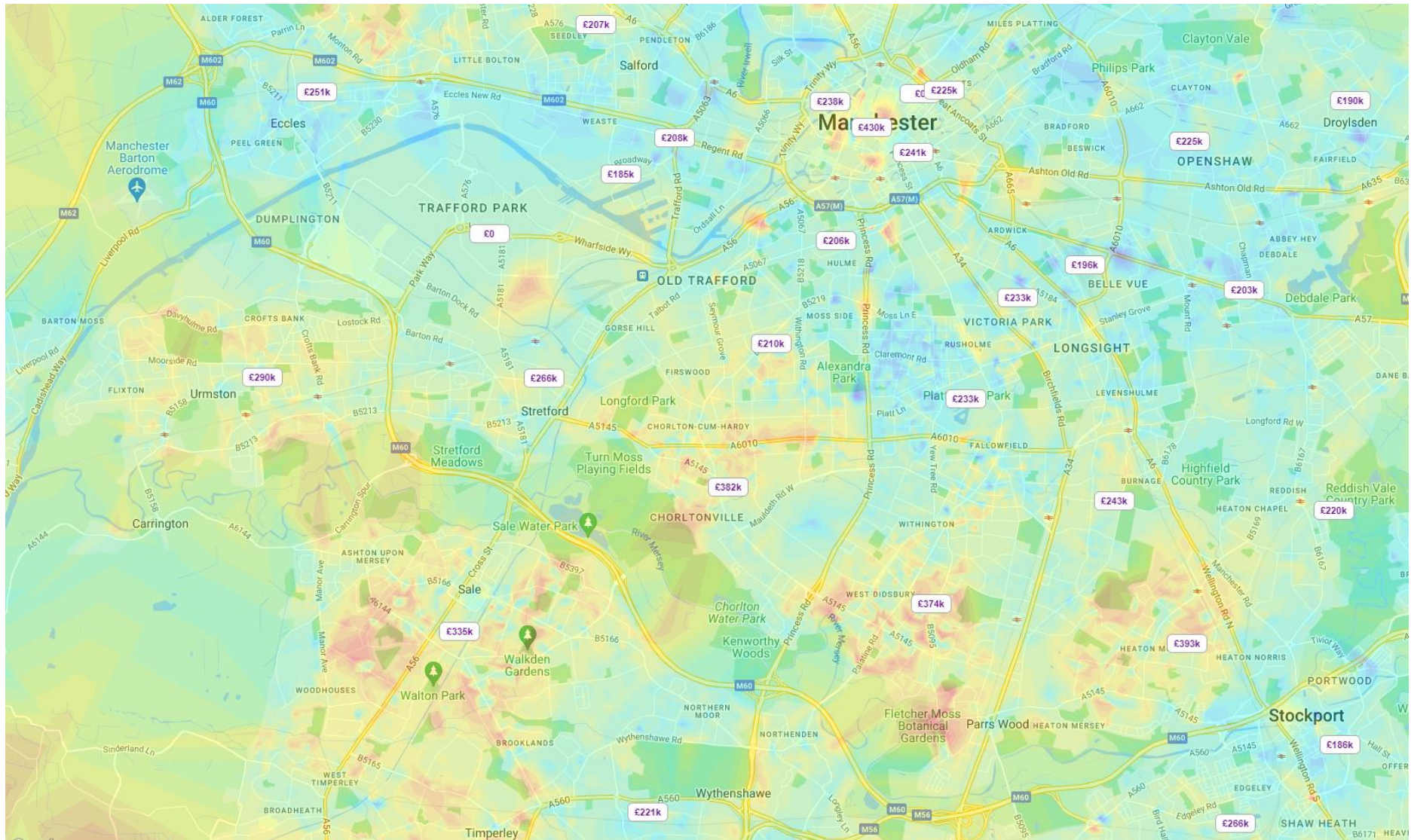
Average House Prices

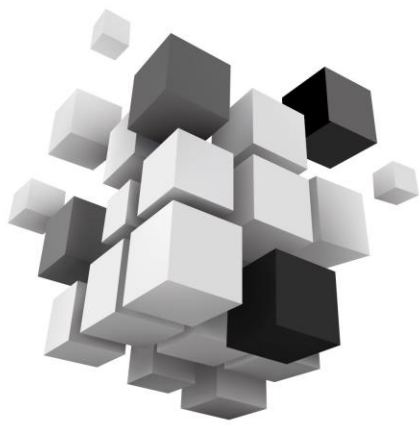
Source: HM Land Registry

Postcode Area - M21 9FA

Property Type	Jul-18	Jul-23	Change
Detached	£392,351	£449,837	15%
Semi	£225,300	£315,873	40%
Terraced	£171,322	£203,585	19%
Flat	£159,572	£195,130	22%
All	£193,787	£251,826	30%

Property Price Heat Map





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