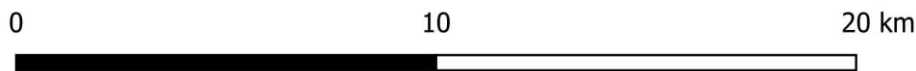
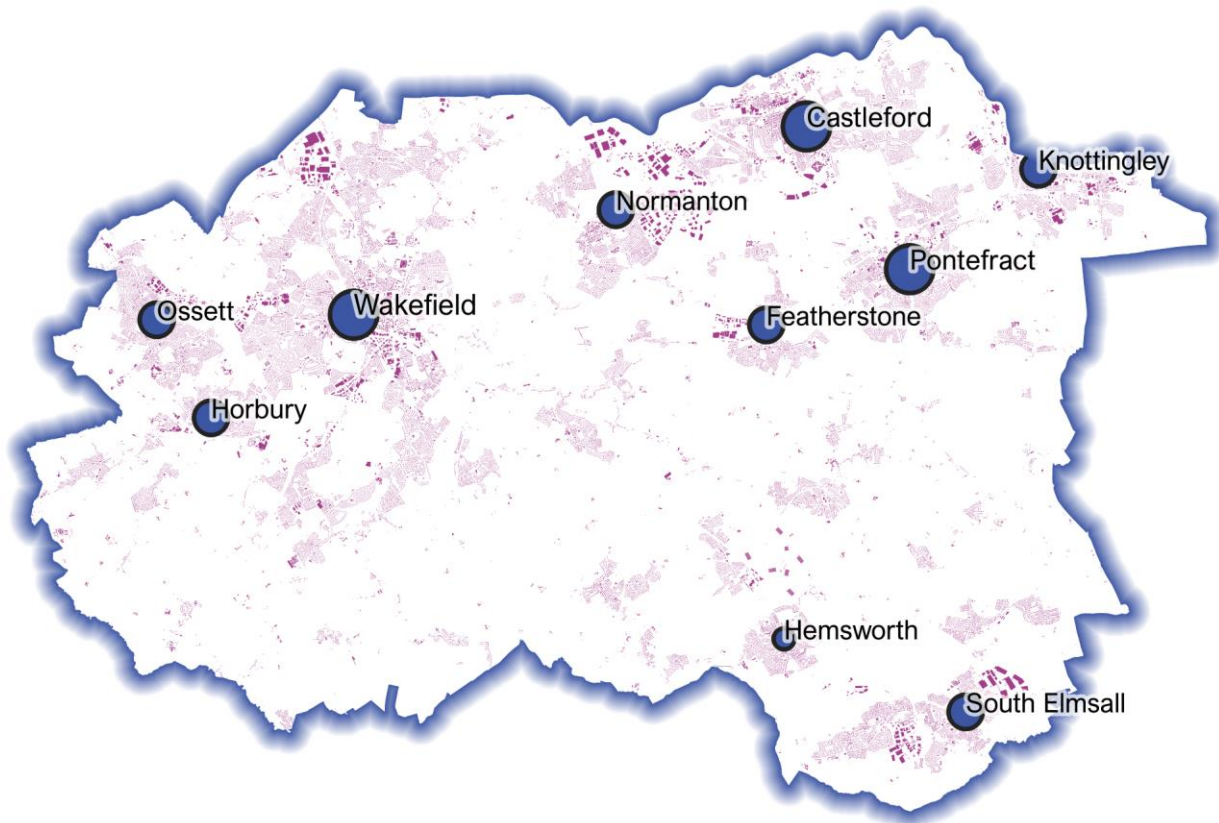


Detailed Price Paid Report:

Wakefield



Contents	
2	House price growth
3	Sales map
4	Average prices + distribution
5	Transaction timeline
6	Depth of market

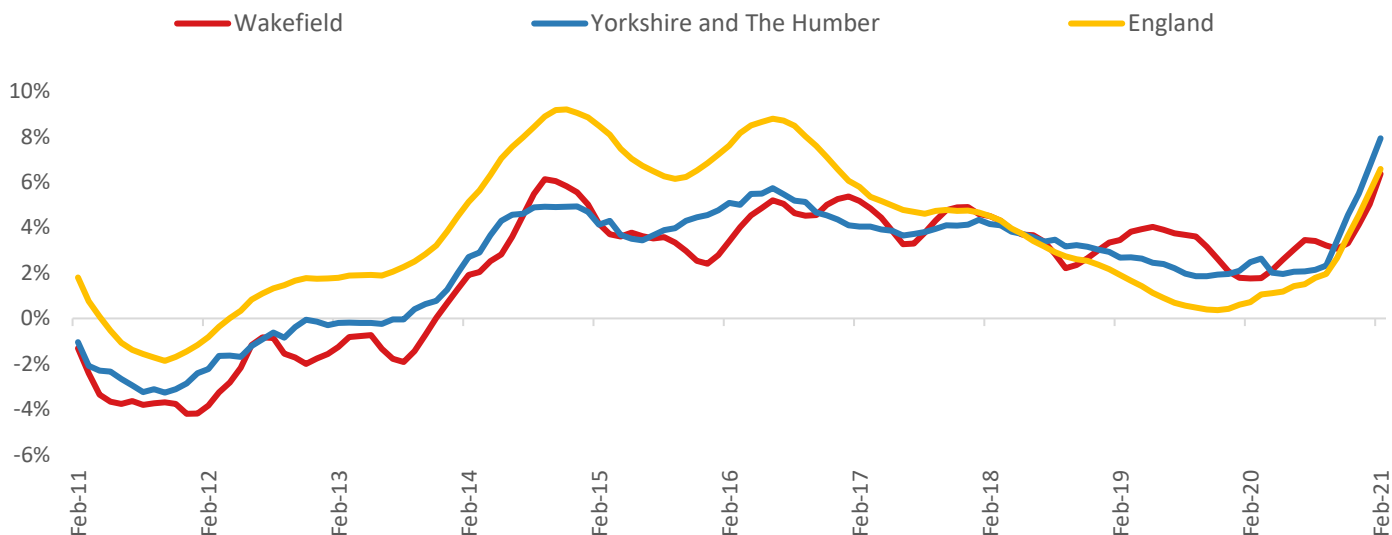


Headline Data

	Current level	3 month	Annual	5 year	10 year
House prices	£165,688	3.2%	6.4%	23.1%	28.3%
Transactions	4,152	-6.0%	-27.0%	-20.0%	54.1%

House Price Growth (February 2021 data)

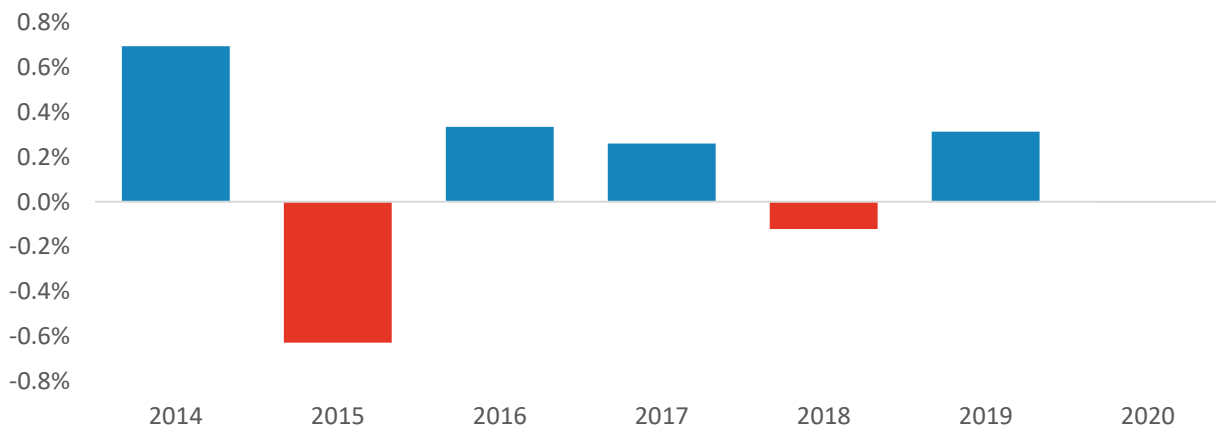
Annual Change in House Prices



House prices in Wakefield grew by 6.4% in the 12 months to February 2021 (based on 6-month smoothed data). By comparison national house prices grew by 6.6% and prices in Yorkshire and The Humber grew by 7.9% over the same period.

Wakefield house prices are now 9.7% above their previous peak in 2007, compared to +19.0% for Yorkshire and The Humber and +36.1% across England.

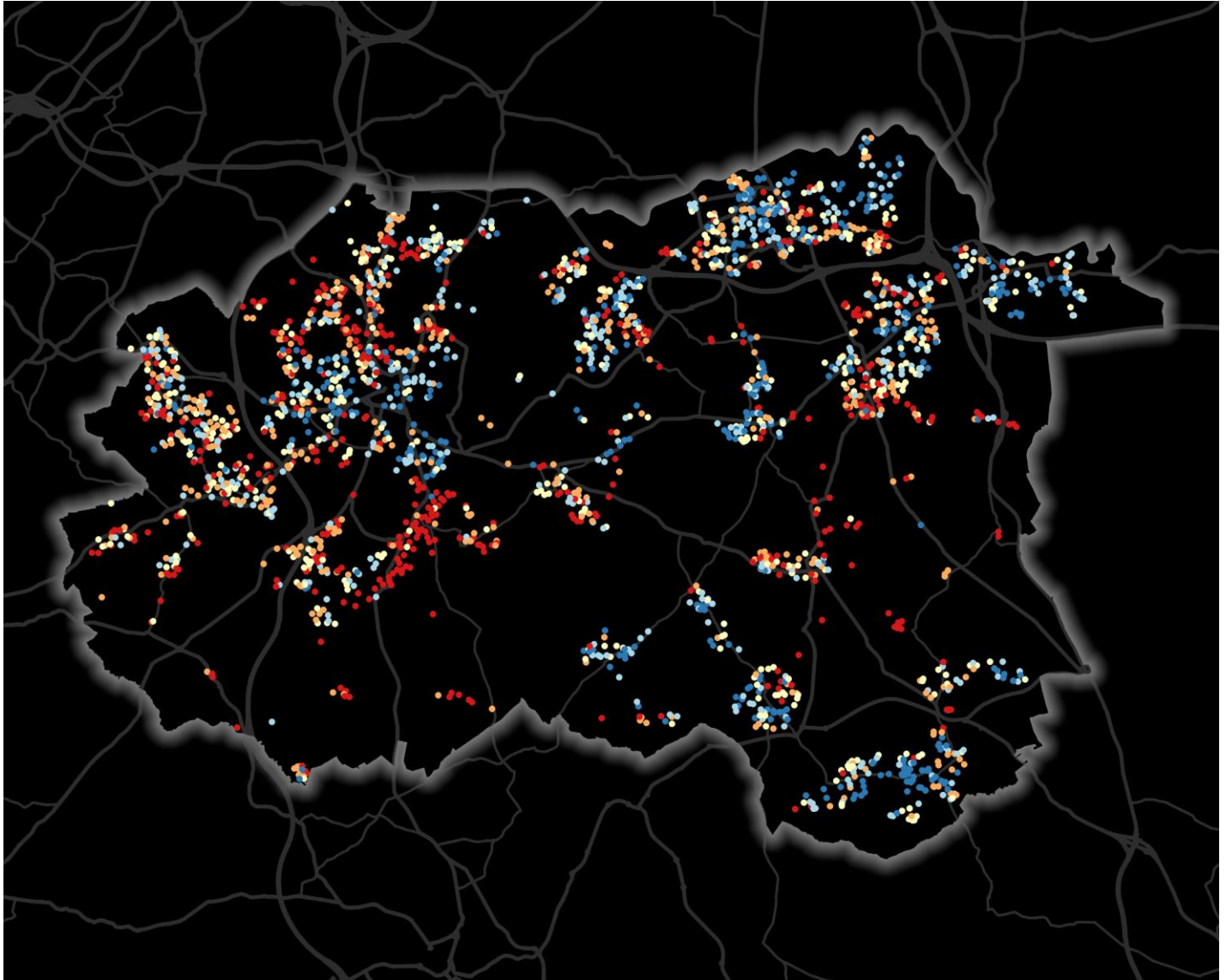
Year-To-Date Change in House Prices, December to February



Local prices have stayed flat in 2021 so far, compared to growth of 0.3% over the same period last year.

House Price Map

12 months to February 2021



Each point is one postcode, coloured by the average value relative to all sales in this local authority (price bands are LA-specific quintiles).

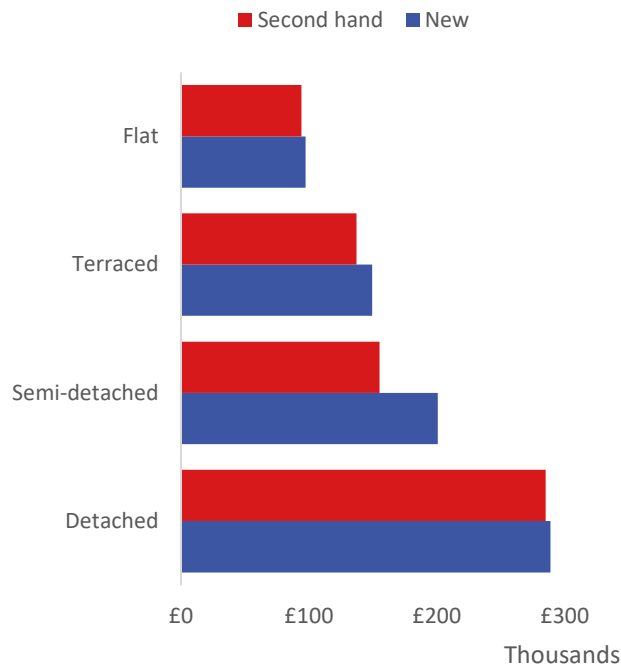
Map Key



	Min	Max	
	Up to	£99,000	1st quintile / lowest 20%
	£99,000	£133,000	2nd quintile
	£133,000	£170,000	3rd quintile
	£170,000	£230,000	4th quintile
	£230,000	and over	5th quintile / highest 20%

Average House Price by Property Type

12 months to February 2021



	New	Second hand
Flat	£97,325	£94,023
Terraced	£149,531	£137,070
Semi-detached	£200,716	£155,057
Detached	£288,679	£284,950

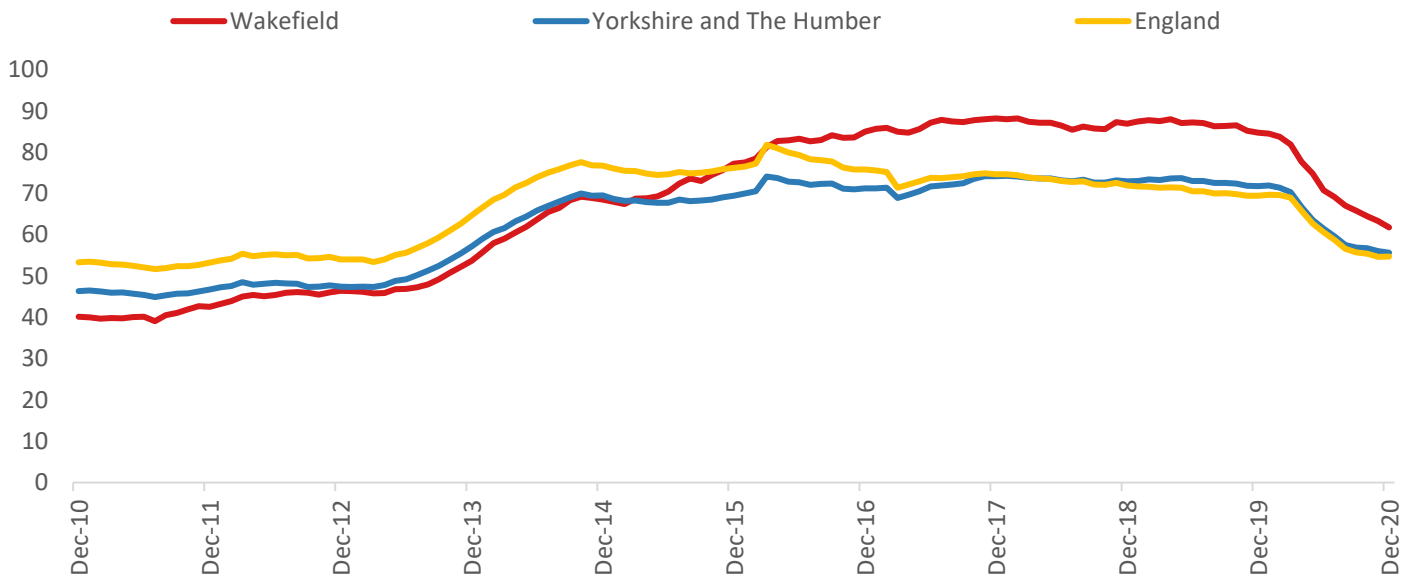
House Price Distribution by Year

All properties, by price band and calendar year (2020 = year to date)

	1997	2002	2007	2012	2017	2019	2020
Under £100k	94%	78%	25%	37%	25%	21%	21%
£100-200k	6%	19%	61%	50%	52%	52%	52%
£200-300k	1%	2%	10%	11%	16%	19%	19%
£300-400k	0%	0%	3%	2%	5%	6%	5%
£400-500k	0%	0%	1%	0%	1%	1%	2%
£500k-1m	0%	0%	0%	0%	1%	1%	1%
£1-2m	0%	0%	0%	0%	0%	0%	0%
Over £2m	0%	0%	0%	0%	0%	0%	0%

Transactions (December 2020 data)

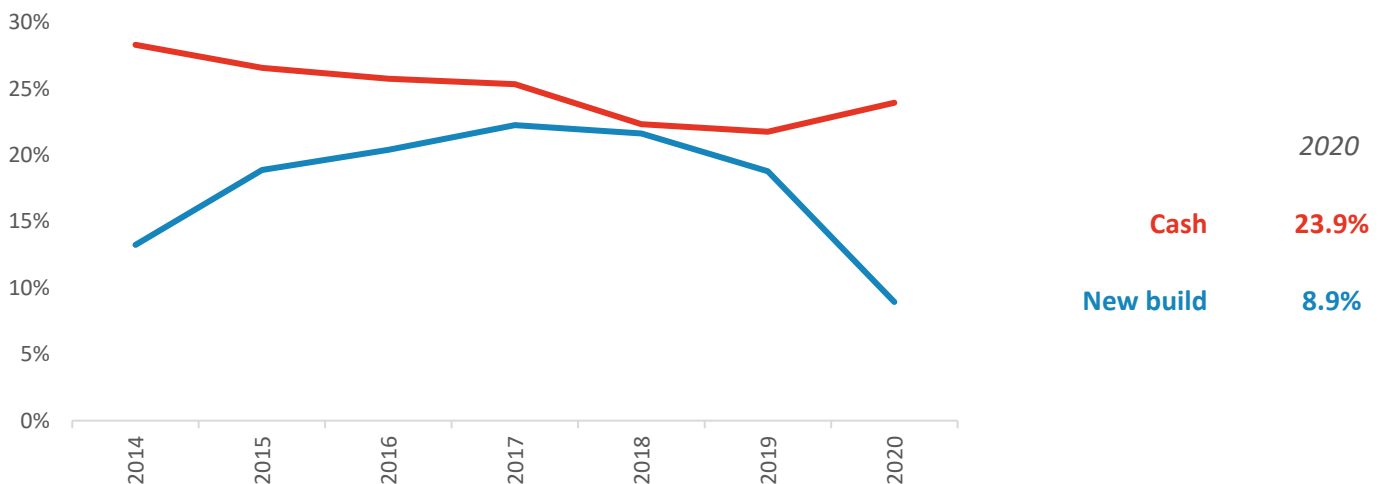
Annual Transactions, Indexed (2001-05 average = 100)



There were 4,152 transactions in Wakefield during the 12 months to December 2020. This is 62% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Wakefield have fallen by 9.8% since 2014, compared to changes of -19.9% for Yorkshire and The Humber and -28.7% for England.

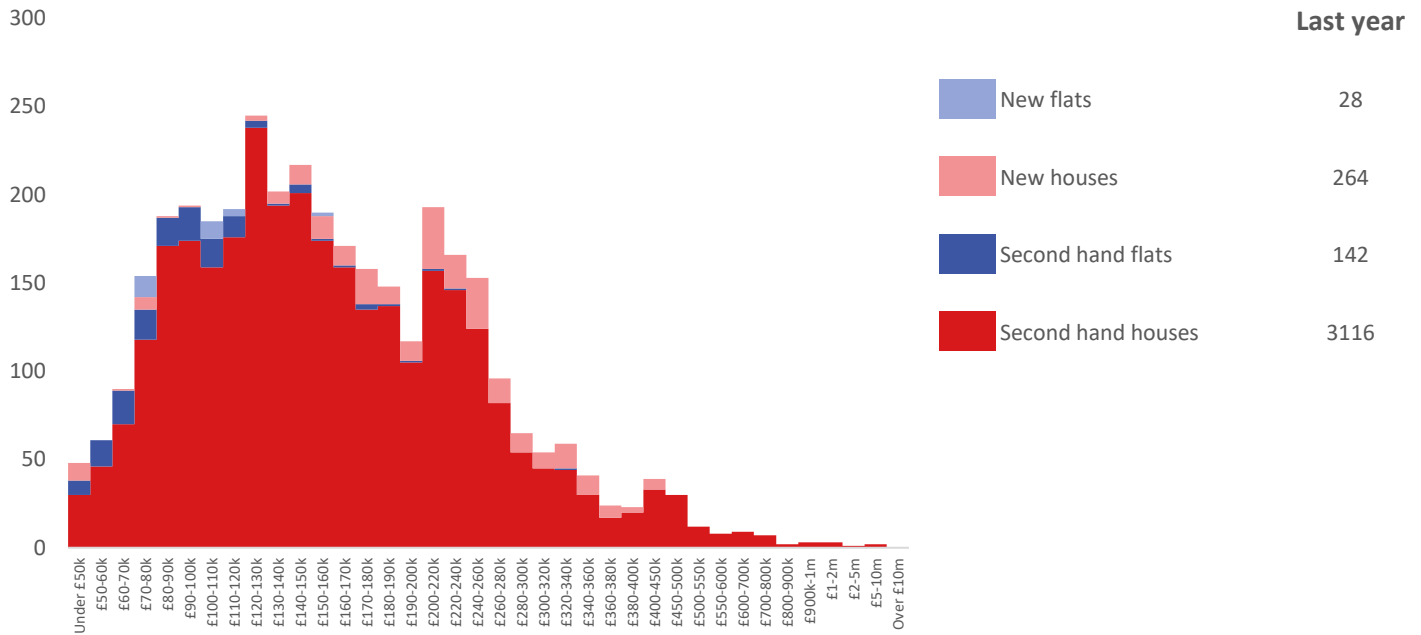
Cash and New Build Sales as % of Total, by Year



Note: The data on this page EXCLUDES transactions 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 - i.e. it comprises only Land Registry 'A' data.

Depth of Market by Property Type

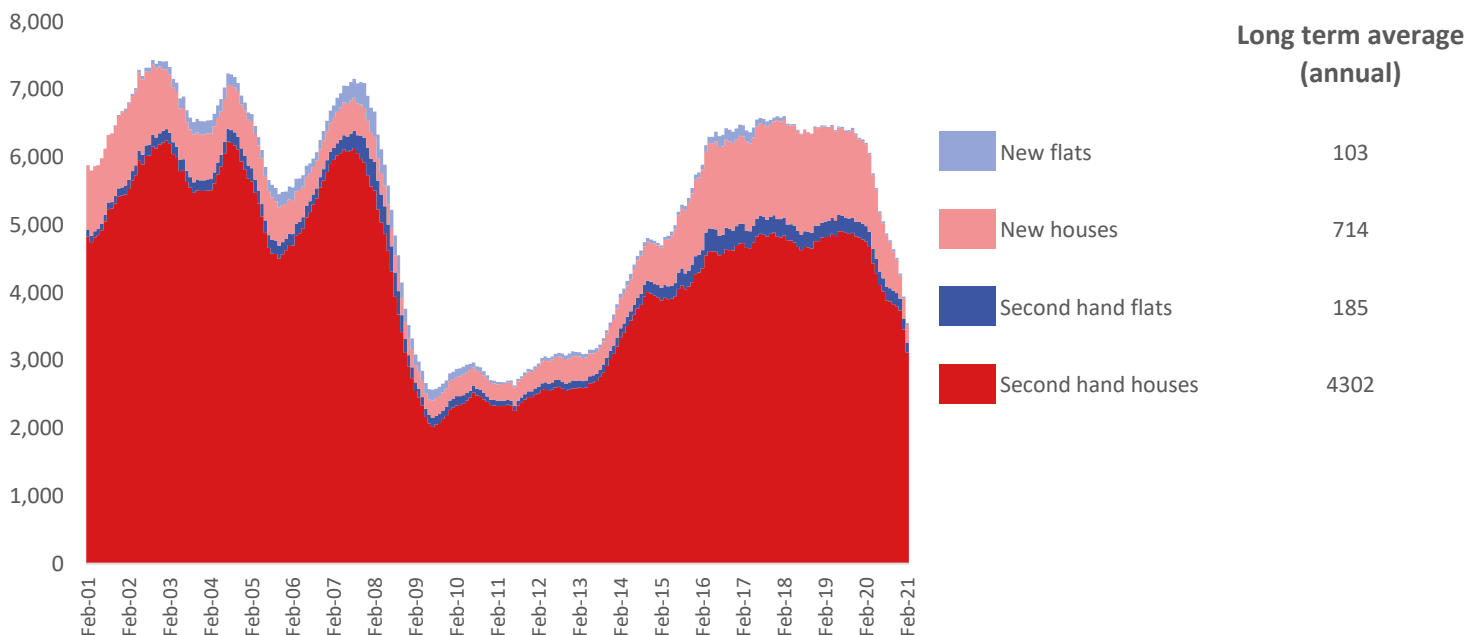
12 months to February 2021



The most common property type transacted over the past 12 months in Wakefield was 'second hand houses' with 3,116 sales, 88% of all sales over the same period. The annual total of 3,550 transactions is equivalent to 67% of the long term average level of activity.

Timeline of Transactions by Type

Rolling 12 months, past 20 years



The most common property type transacted over the past 20 years was 'second hand houses' with the equivalent of 4,302 sales per year on average, making up 81% of the typical annual total over that period.