

April 2021 Housing Market Report

Leeds

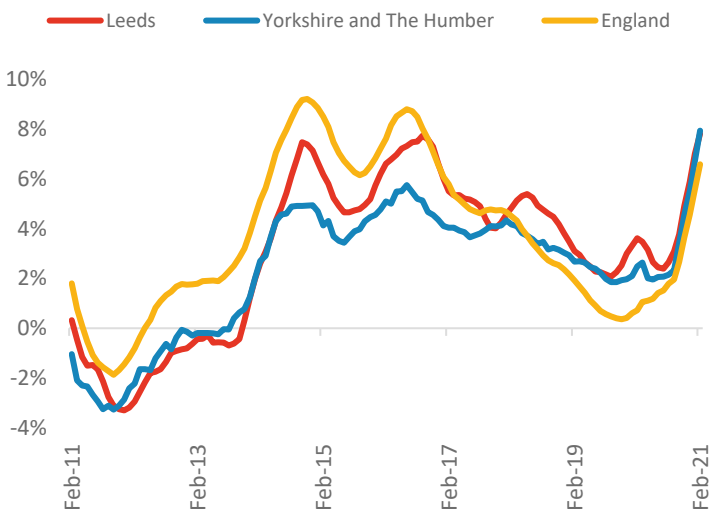


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| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £207,238 | 3.9% | 7.8% | 27.4% | 43.0% |
| Transactions | 9,313 | -2.1% | -23.4% | -24.5% | 15.8% |

House Prices (February 2021 data)

Annual Change in House Prices

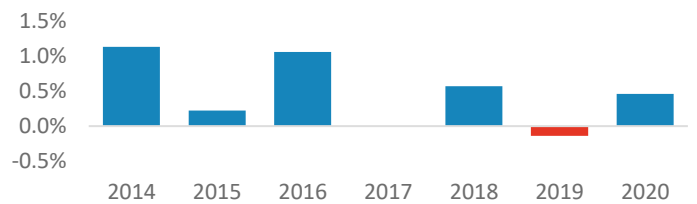


House prices in Leeds grew by 7.8% in the 12 months to February 2021 (based on 6-month smoothed data). By comparison national house prices grew by 6.6% and prices in Yorkshire and The Humber grew by 7.9% over the same period.

Leeds house prices are now 26.7% above their previous peak in 2007, compared to +19.0% for Yorkshire and The Humber and +36.1% across England.

Local prices have grown by 0.5% in 2021 so far, compared to a fall of 0.1% over the same period last year.

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

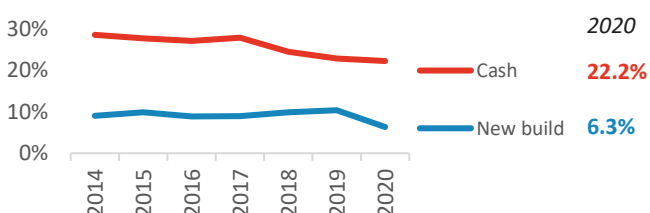


Transactions (December 2020 data)

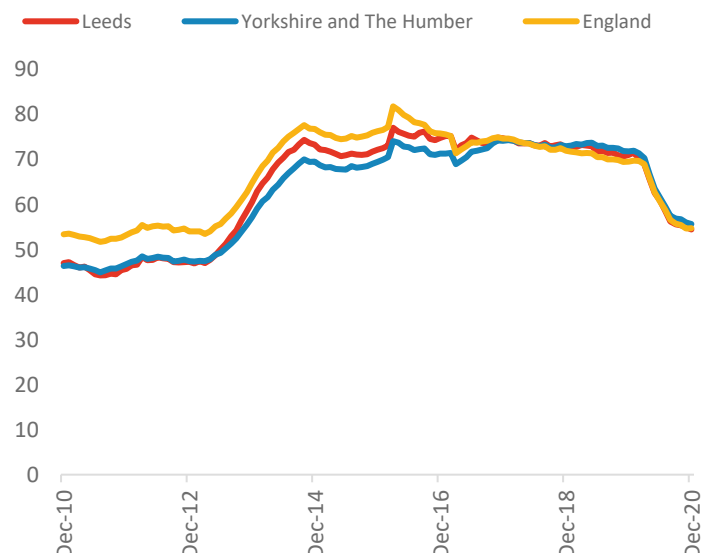
There were 9,313 transactions in Leeds during the 12 months to December 2020. This is 54% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Leeds have fallen by 25.8% 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



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



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.

Source: UK House Price Index, Contains HM Land Registry data © Crown copyright