

## Sheffield

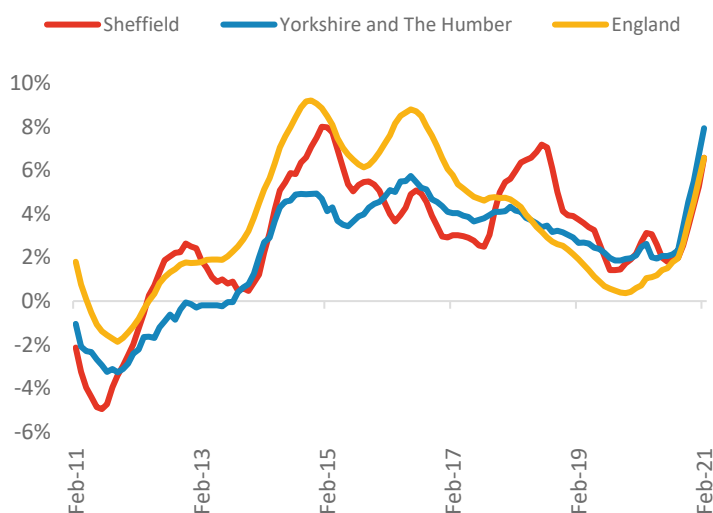
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	Current level	3 month	Annual	5 year	10 year
House prices	£191,303	4.7%	6.6%	24.0%	43.2%
Transactions	5,577	-4.9%	-26.0%	-26.2%	7.7%

### House Prices (February 2021 data)

#### Annual Change in House Prices

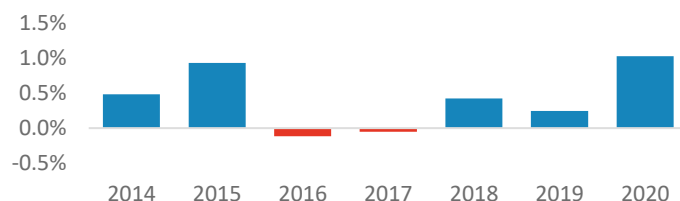


House prices in Sheffield grew by 6.6% in the 12 months to February 2021 (based on 6-month smoothed data). By comparison national house prices grew by 6.6% and prices in Yorkshire and The Humber grew by 7.9% over the same period.

Sheffield house prices are now 25.2% 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 1.0% in 2021 so far, compared to growth of 0.2% over the same period last year.

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

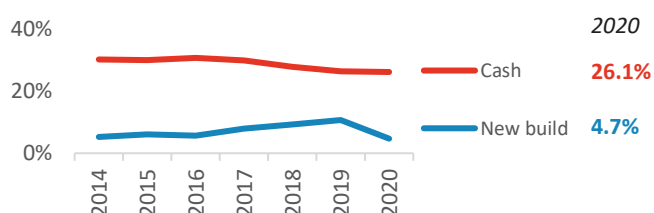


### Transactions (December 2020 data)

There were 5,577 transactions in Sheffield 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 Sheffield have fallen by 27.3% 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: 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.

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

