

Wakefield

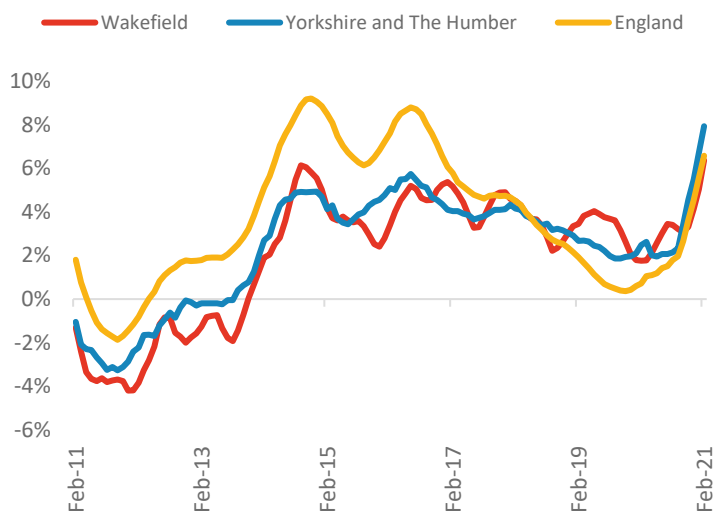
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	Current level	3 month	Annual	5 year	10 year
House prices	£165,688	3.2%	6.4%	23.1%	28.3%
Transactions	4,152	-6.0%	-27.0%	-20.0%	54.1%

House Prices (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.

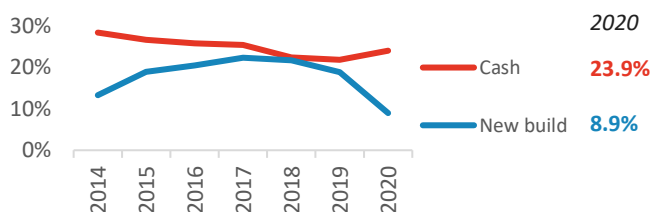
Local prices have stayed flat in 2021 so far, compared to growth of 0.3% over the same period last year.

Transactions (December 2020 data)

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.

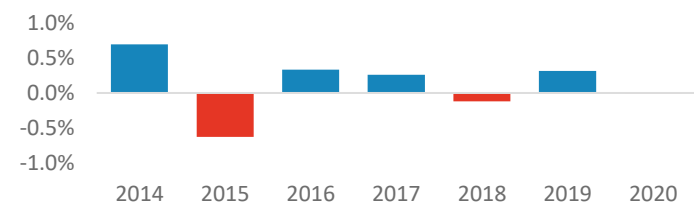
Transactions in Wakefield have fallen by 9.8% since 2014, compared to changes of -19.9% for Yorkshire and The Humber and -28.7% for England.

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



Note: 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.

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



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

