

# June 2022 Housing Market Report

## Bradford

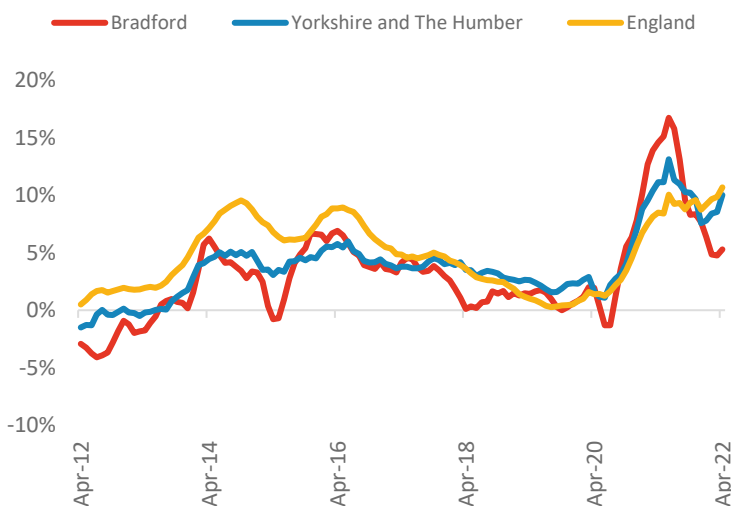
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|              | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £164,210      | 1.0%    | 5.3%   | 24.9%  | 44.0%   |
| Transactions | 7,497         | -7.5%   | 18.8%  | 4.6%   | 63.8%   |

### House Prices (April 2022 data)

#### Annual Change in House Prices

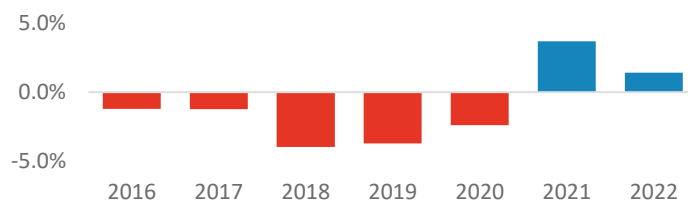


House prices in Bradford grew by 5.3% in the 12 months to April 2022 (based on 3-month smoothed data). By comparison national house prices grew by 10.7% and prices in Yorkshire and The Humber grew by 10.0% over the same period.

Bradford house prices are now 17.1% above their previous peak in 2007, compared to +33.0% for Yorkshire and The Humber and +52.7% across England.

Local prices have grown by 1.4% in 2022 so far, compared to growth of 3.7% over the same period last year.

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

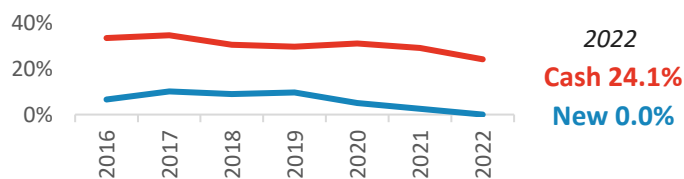


### Transactions (February 2022 data)

There were 7,497 transactions in Bradford during the 12 months to February 2022. This is 60% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Bradford have grown by 4.6% since 2014, compared to changes of -0.1% for Yorkshire and The Humber and -7.7% for England.

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



\* The latest data here is subject to the 'Land Registry Lag'. For more details:

<https://builtplace.com/digging-deeper-land-reg-lag-coronavirus/>

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)

