

June 2022 Housing Market Report

Leeds

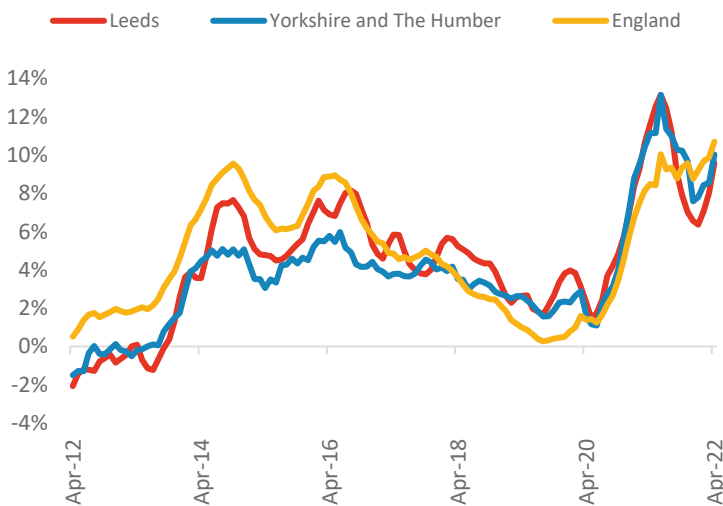
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	Current level	3 month	Annual	5 year	10 year
House prices	£231,692	4.7%	9.6%	35.2%	66.2%
Transactions	11,436	-9.4%	11.8%	-11.1%	43.4%

House Prices (April 2022 data)

Annual Change in House Prices

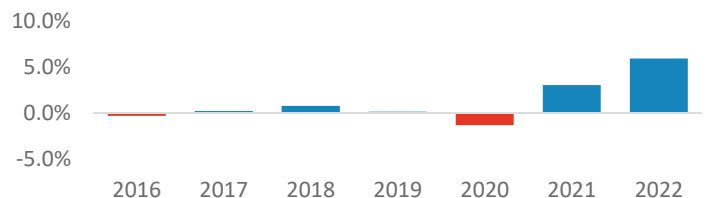


House prices in Leeds grew by 9.6% in the 12 months to April 2022 (based on 3-month smoothed data). By comparison national house prices grew by 10.7% and prices in Yorkshire and The Humber grew by 10.0% over the same period.

Leeds house prices are now 41.8% 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 6.0% in 2022 so far, compared to growth of 3.0% over the same period last year.

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

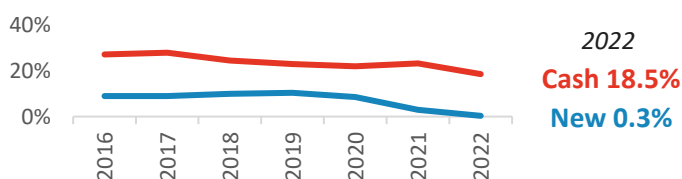


Transactions (February 2022 data)

There were 11,436 transactions in Leeds during the 12 months to February 2022. This is 67% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Leeds have fallen by 8.8% 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)

