

July 2022 Housing Market Report

Barnsley

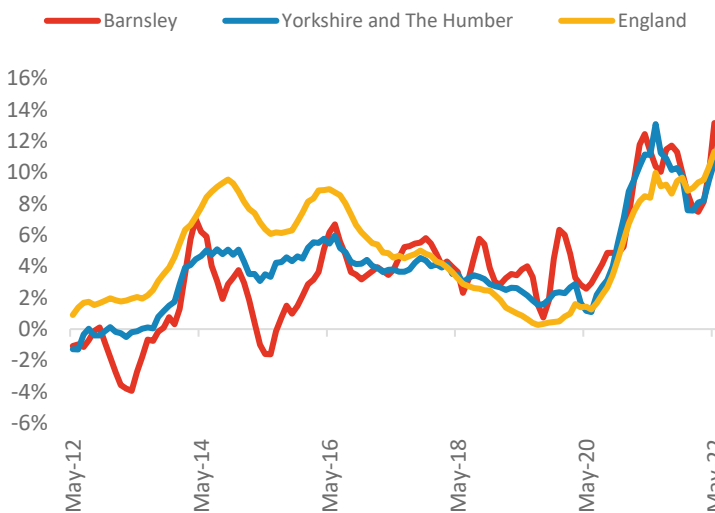
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	Current level	3 month	Annual	5 year	10 year
House prices	£163,082	5.4%	13.2%	39.1%	55.8%
Transactions	3,502	-9.7%	3.5%	-1.6%	35.4%

House Prices (May 2022 data)

Annual Change in House Prices

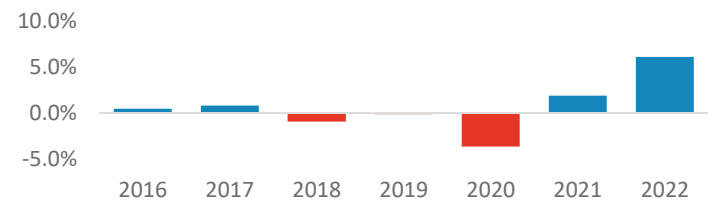


House prices in Barnsley grew by 13.2% in the 12 months to May 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in Yorkshire and The Humber grew by 10.7% over the same period.

Barnsley house prices are now 27.9% above their previous peak in 2007, compared to +33.9% for Yorkshire and The Humber and +53.6% across England.

Local prices have grown by 6.1% in 2022 so far, compared to growth of 1.9% over the same period last year.

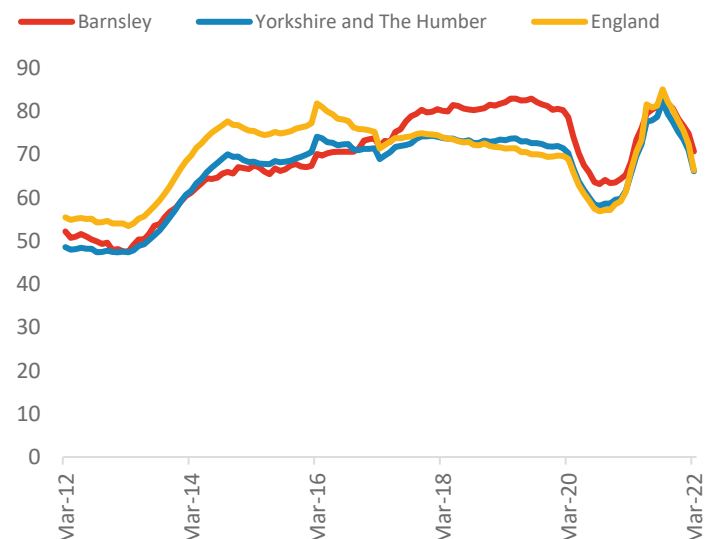
Year-To-Date Change in House Prices, December to May



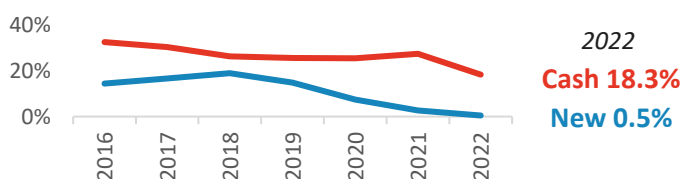
Transactions (March 2022 data)

There were 3,502 transactions in Barnsley during the 12 months to March 2022. This is 71% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Barnsley have grown by 5.4% since 2014, compared to changes of -5.0% for Yorkshire and The Humber and -13.6% for England.

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



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.