

July 2022 Housing Market Report

Leeds

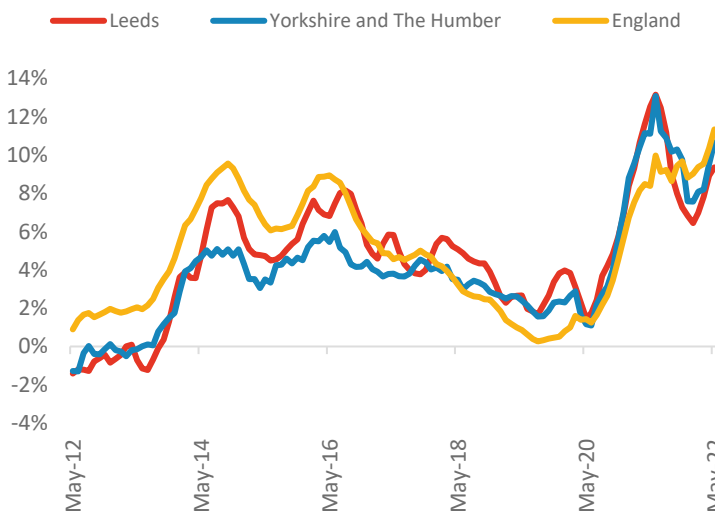
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	Current level	3 month	Annual	5 year	10 year
House prices	£229,139	3.2%	9.4%	34.7%	65.9%
Transactions	10,739	-13.1%	-2.3%	-13.0%	29.8%

House Prices (May 2022 data)

Annual Change in House Prices

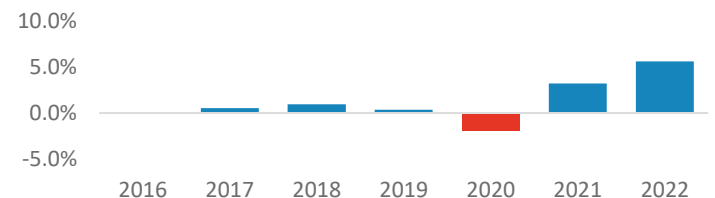


House prices in Leeds grew by 9.4% in the 12 months to May 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in Yorkshire and The Humber grew by 10.7% over the same period.

Leeds house prices are now 41.8% 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 5.6% in 2022 so far, compared to growth of 3.2% over the same period last year.

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

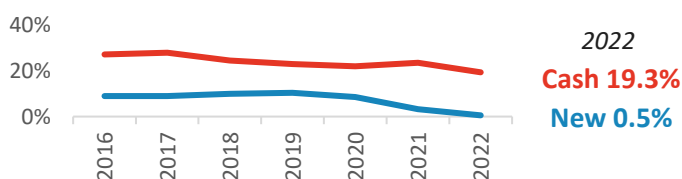


Transactions (March 2022 data)

There were 10,739 transactions in Leeds during the 12 months to March 2022. This is 63% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Leeds have fallen by 14.4% since 2014, compared to changes of -5.0% for Yorkshire and The Humber and -13.6% 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)

