

July 2022 Housing Market Report

Sheffield

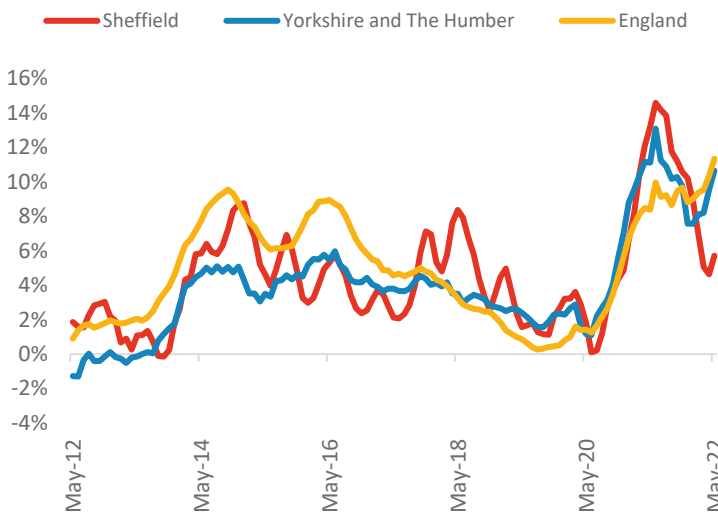
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	Current level	3 month	Annual	5 year	10 year
House prices	£201,950	1.1%	5.7%	34.1%	61.5%
Transactions	6,101	-15.2%	-8.0%	-15.6%	12.2%

House Prices (May 2022 data)

Annual Change in House Prices

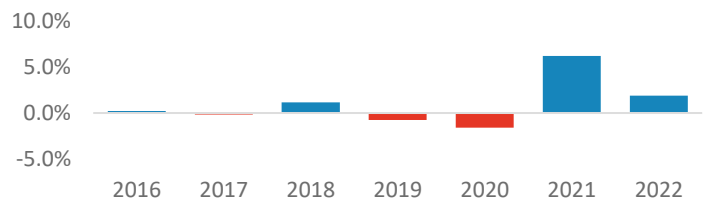


House prices in Sheffield grew by 5.7% in the 12 months to May 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in Yorkshire and The Humber grew by 10.7% over the same period.

Sheffield house prices are now 38.0% 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 1.9% in 2022 so far, compared to growth of 6.2% over the same period last year.

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

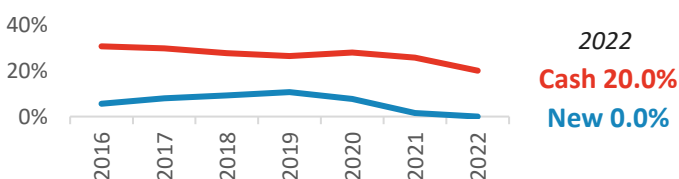


Transactions (March 2022 data)

There were 6,101 transactions in Sheffield during the 12 months to March 2022. This is 59% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Sheffield have fallen by 20.4% 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)

