

Wakefield

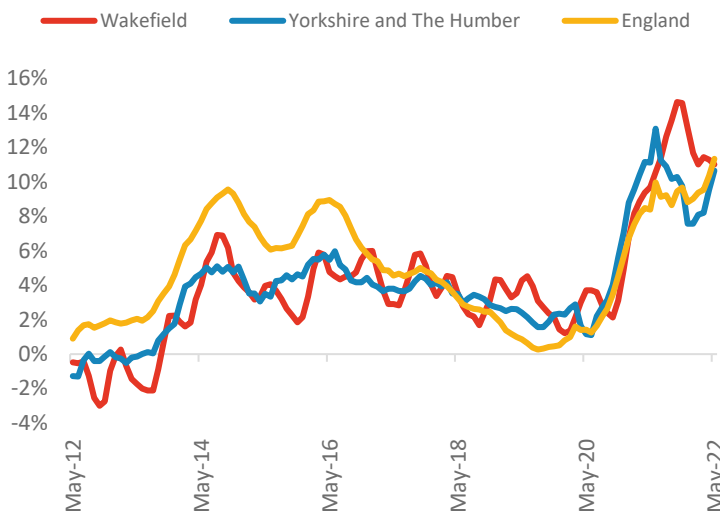


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| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £188,244 | 3.0% | 11.0% | 36.3% | 56.2% |
| Transactions | 5,121 | -8.5% | 9.5% | -10.3% | 69.2% |

House Prices (May 2022 data)

Annual Change in House Prices

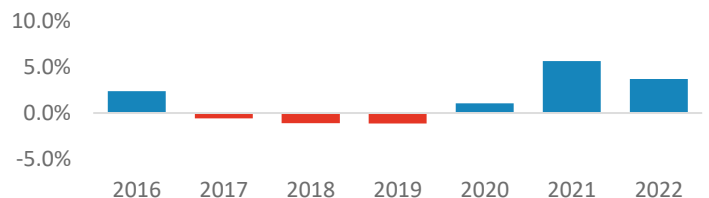


House prices in Wakefield grew by 11.0% in the 12 months to May 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in Yorkshire and The Humber grew by 10.7% over the same period.

Wakefield house prices are now 26.6% 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 3.7% in 2022 so far, compared to growth of 5.7% over the same period last year.

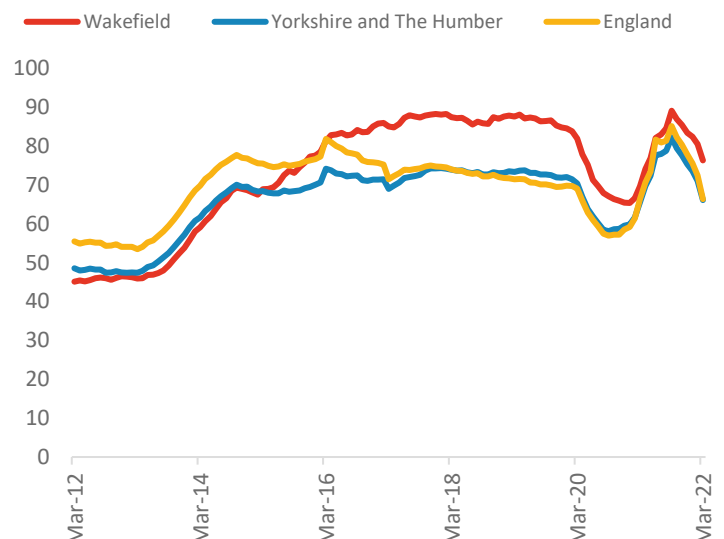
Year-To-Date Change in House Prices, December to May



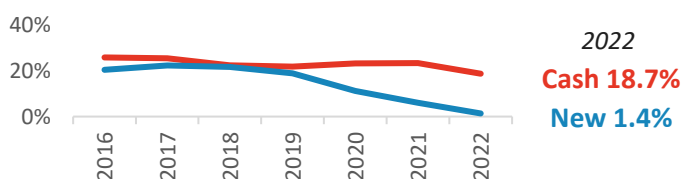
Transactions (March 2022 data)

There were 5,121 transactions in Wakefield during the 12 months to March 2022. This is 76% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Wakefield have grown by 11.2% 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.