

November 2022 Housing Market Report

Calderdale

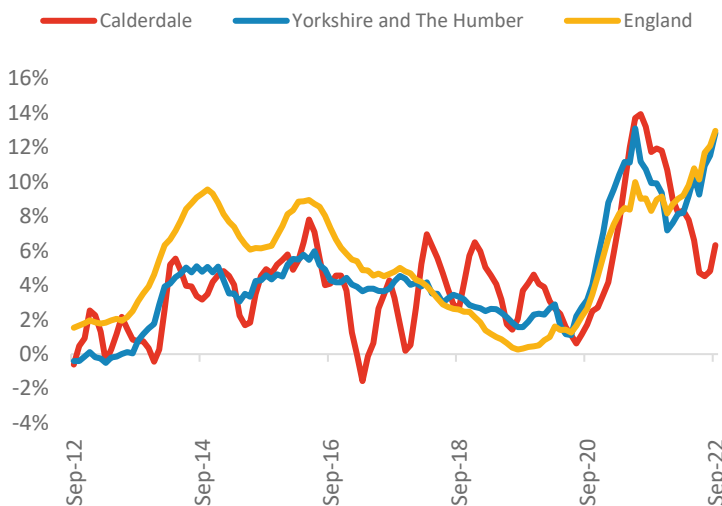
Powered by: **BuiltPlace**



	Current level	3 month	Annual	5 year	10 year
House prices	£183,798	3.4%	6.3%	28.6%	50.8%
Transactions	2,951	-10.4%	-21.7%	-9.4%	32.3%

House Prices (September 2022 data)

Annual Change in House Prices

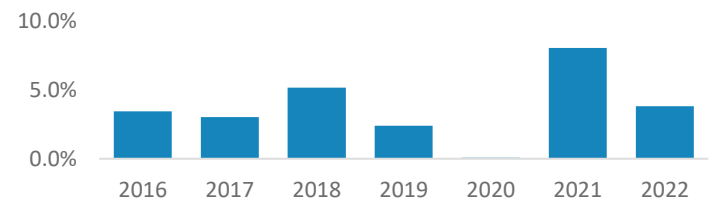


House prices in Calderdale grew by 6.3% in the 12 months to September 2022 (based on 3-month smoothed data). By comparison national house prices grew by 13.0% and prices in Yorkshire and The Humber grew by 12.8% over the same period.

Calderdale house prices are now 31.7% above their previous peak in 2007, compared to +40.9% for Yorkshire and The Humber and +60.8% across England.

Local prices have grown by 3.8% in 2022 so far, compared to growth of 8.1% over the same period last year.

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

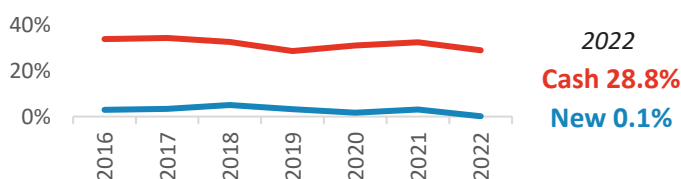


Transactions (July 2022 data)

There were 2,951 transactions in Calderdale during the 12 months to July 2022. This is 58% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Calderdale have fallen by 14.5% since 2014, compared to changes of -11.3% for Yorkshire and The Humber and -21.9% 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)

