

November 2022 Housing Market Report

Wakefield

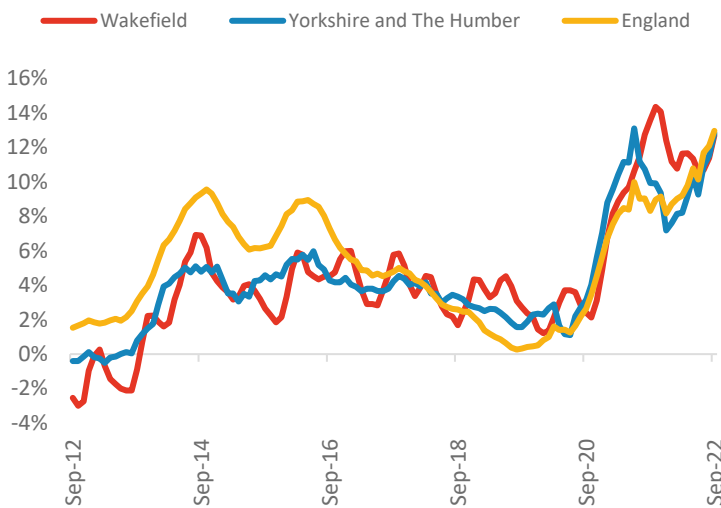
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	Current level	3 month	Annual	5 year	10 year
House prices	£201,508	5.0%	12.7%	36.9%	64.6%
Transactions	5,048	-8.7%	-9.6%	-14.4%	63.6%

House Prices (September 2022 data)

Annual Change in House Prices

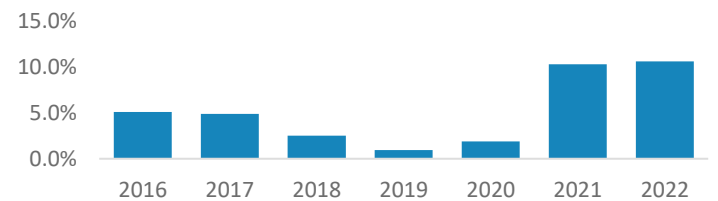


House prices in Wakefield grew by 12.7% in the 12 months to September 2022 (based on 3-month smoothed data). By comparison national house prices grew by 13.0% and prices in Yorkshire and The Humber grew by 12.8% over the same period.

Wakefield house prices are now 34.2% 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 10.6% in 2022 so far, compared to growth of 10.3% over the same period last year.

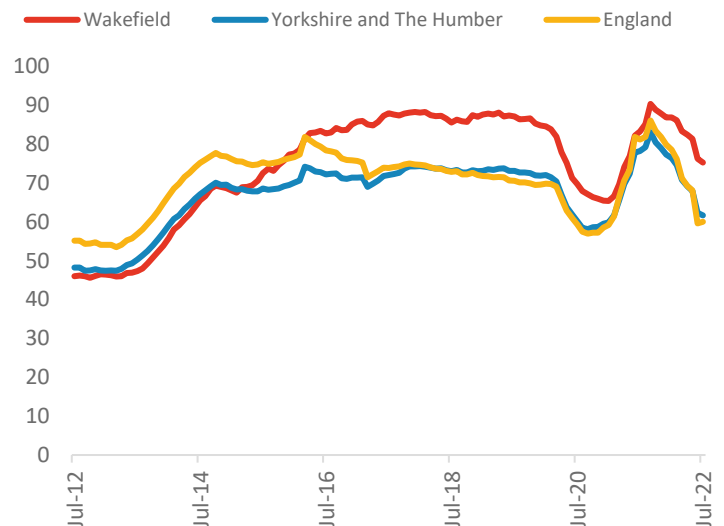
Year-To-Date Change in House Prices, December to September



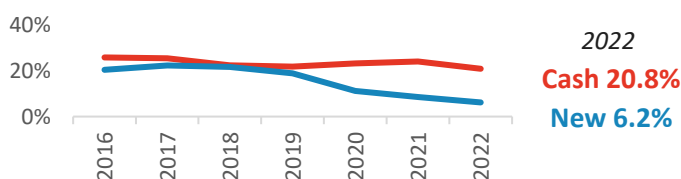
Transactions (July 2022 data)

There were 5,048 transactions in Wakefield during the 12 months to July 2022. This is 75% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Wakefield have grown by 9.6% since 2014, compared to changes of -11.3% for Yorkshire and The Humber and -21.9% 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.