

# January 2023 Housing Market Report

## Doncaster

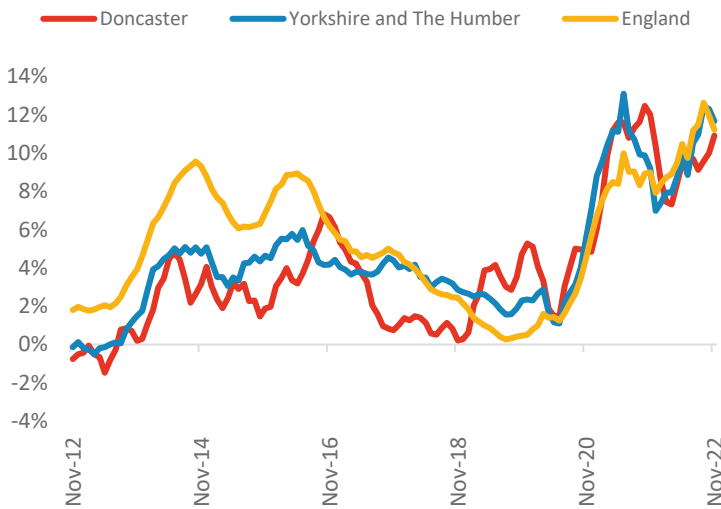
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	Current level	3 month	Annual	5 year	10 year
House prices	£170,285	3.9%	10.9%	36.8%	54.8%
Transactions	3,997	-8.5%	-22.6%	-11.7%	49.0%

### House Prices (November 2022 data)

#### Annual Change in House Prices

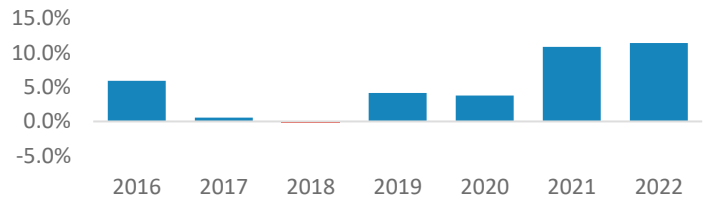


House prices in Doncaster grew by 10.9% in the 12 months to November 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.2% and prices in Yorkshire and The Humber grew by 11.7% over the same period.

Doncaster house prices are now 31.6% above their previous peak in 2007, compared to +42.0% for Yorkshire and The Humber and +61.9% across England.

Local prices have grown by 11.4% in 2022 so far, compared to growth of 10.9% over the same period last year.

#### Year-To-Date Change in House Prices, December to November

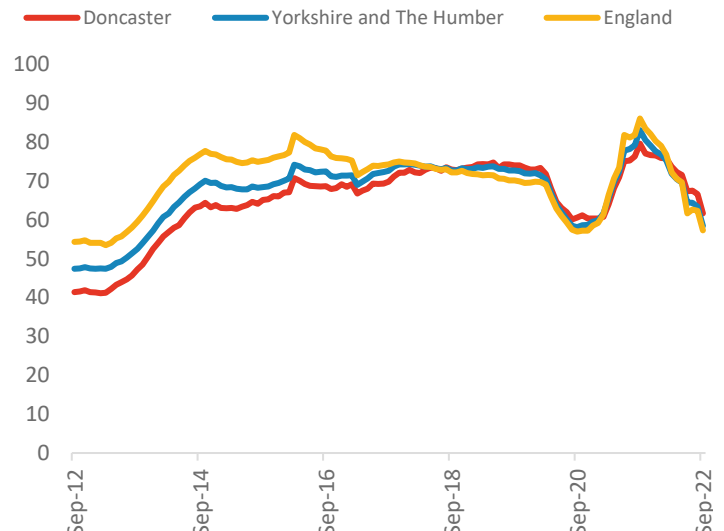


### Transactions (September 2022 data)

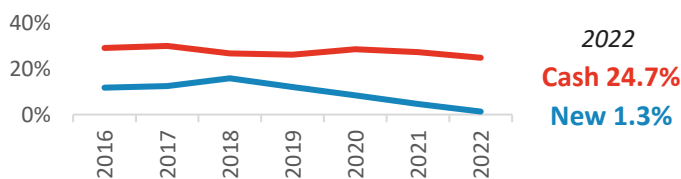
There were 3,997 transactions in Doncaster during the 12 months to September 2022. This is 62% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Doncaster have fallen by 3.5% since 2014, compared to changes of -16.0% for Yorkshire and The Humber and -25.4% 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.