

January 2023 Housing Market Report

Leeds

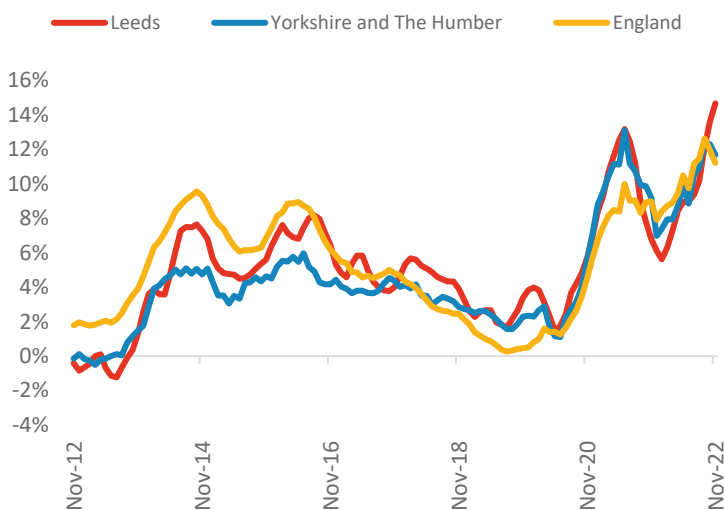
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	Current level	3 month	Annual	5 year	10 year
House prices	£246,876	4.0%	14.7%	39.1%	76.7%
Transactions	9,297	-8.1%	-32.5%	-26.2%	15.2%

House Prices (November 2022 data)

Annual Change in House Prices



House prices in Leeds grew by 14.7% 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.

Leeds house prices are now 52.0% above their previous peak in 2007, compared to +42.0% for Yorkshire and The Humber and +61.9% across England.

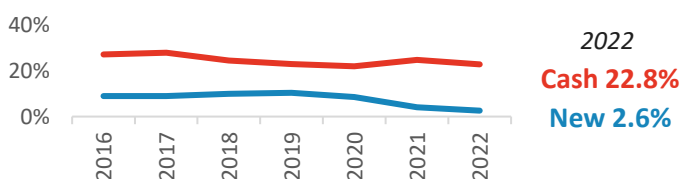
Local prices have grown by 14.1% in 2022 so far, compared to growth of 5.6% over the same period last year.

Transactions (September 2022 data)

There were 9,297 transactions in Leeds during the 12 months to September 2022. This is 54% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Leeds have fallen by 25.9% since 2014, compared to changes of -16.0% for Yorkshire and The Humber and -25.4% for England.

Cash and New Build Sales as % of Total, by Year*

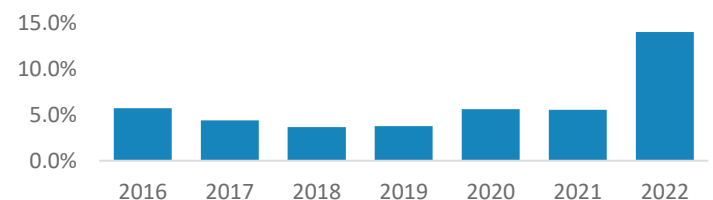


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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.

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



Annual Transactions, Indexed (2001-05 average = 100)

