

# January 2023 Housing Market Report

## Sheffield

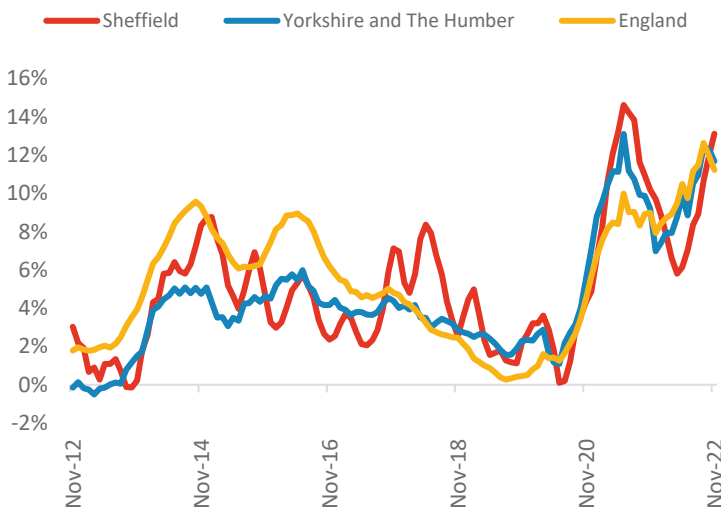


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	Current level	3 month	Annual	5 year	10 year
House prices	£221,840	5.5%	13.1%	36.3%	69.9%
Transactions	5,647	-6.9%	-29.3%	-25.5%	5.8%

### House Prices (November 2022 data)

#### Annual Change in House Prices

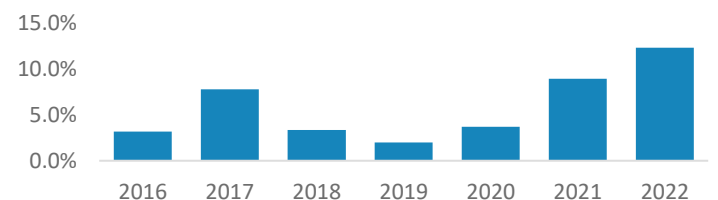


House prices in Sheffield grew by 13.1% in the 12 months to November 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.2% and prices in Yorkshire and The Humber grew by 11.7% over the same period.

Sheffield house prices are now 51.4% 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 12.4% in 2022 so far, compared to growth of 9.0% over the same period last year.

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

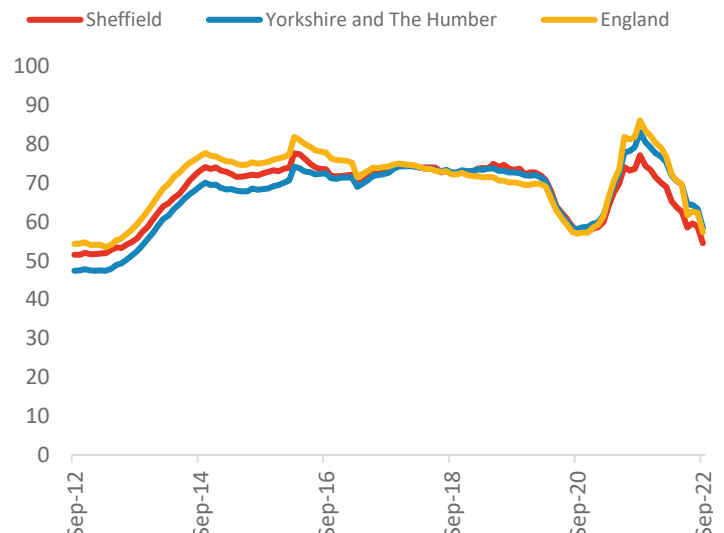


### Transactions (September 2022 data)

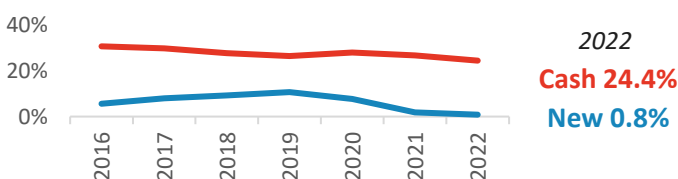
There were 5,647 transactions in Sheffield during the 12 months to September 2022. This is 54% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Sheffield have fallen by 26.3% 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.