

# February 2023 Housing Market Report

## Leeds

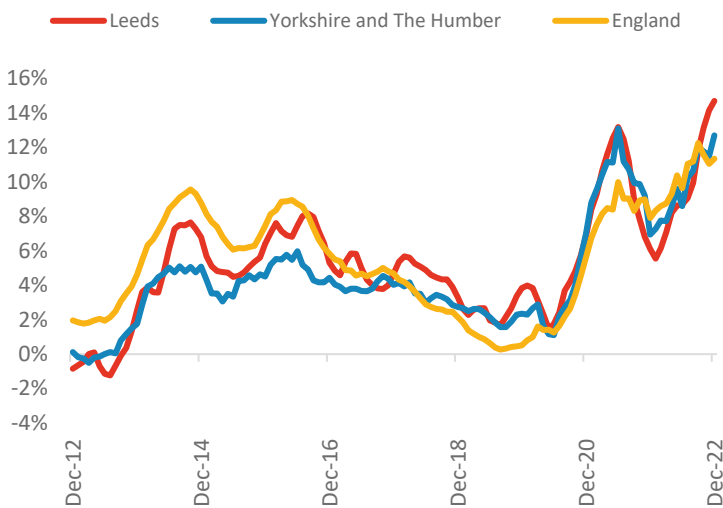
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	Current level	3 month	Annual	5 year	10 year
House prices	£247,824	3.5%	14.7%	39.5%	79.2%
Transactions	9,555	-7.8%	-28.1%	-25.0%	18.5%

### House Prices (December 2022 data)

#### Annual Change in House Prices

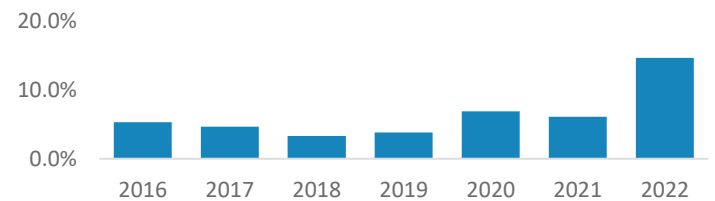


House prices in Leeds grew by 14.7% in the 12 months to December 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in Yorkshire and The Humber grew by 12.7% over the same period.

Leeds house prices are now 52.9% above their previous peak in 2007, compared to +42.3% for Yorkshire and The Humber and +61.9% across England.

Local prices have grown by 14.7% in 2022 so far, compared to growth of 6.1% over the same period last year.

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

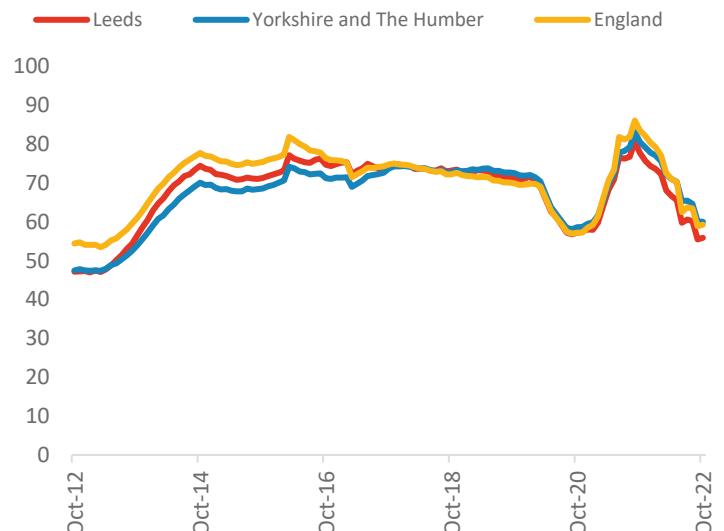


### Transactions (October 2022 data)

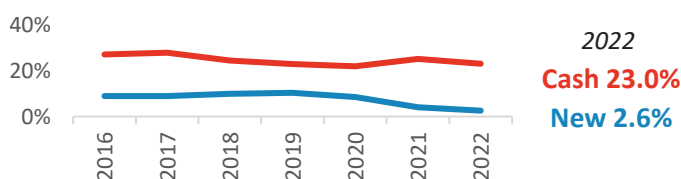
There were 9,555 transactions in Leeds during the 12 months to October 2022. This is 56% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Leeds have fallen by 23.8% since 2014, compared to changes of -13.8% for Yorkshire and The Humber and -22.8% 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.