

February 2023 Housing Market Report

Sheffield

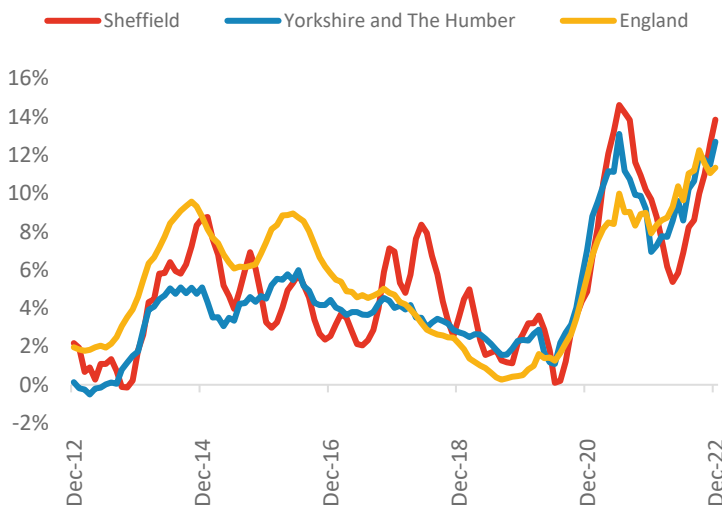
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	Current level	3 month	Annual	5 year	10 year
House prices	£225,378	5.9%	13.9%	39.2%	74.4%
Transactions	5,884	-7.0%	-23.7%	-23.2%	10.2%

House Prices (December 2022 data)

Annual Change in House Prices

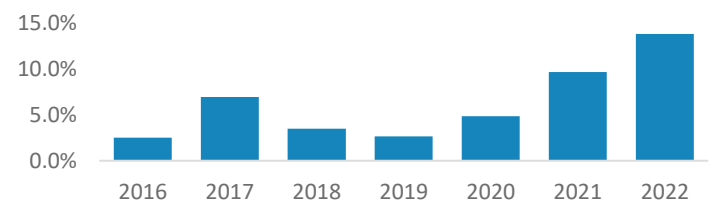


House prices in Sheffield grew by 13.9% in the 12 months to December 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in Yorkshire and The Humber grew by 12.7% over the same period.

Sheffield house prices are now 53.5% 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 13.9% in 2022 so far, compared to growth of 9.7% over the same period last year.

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

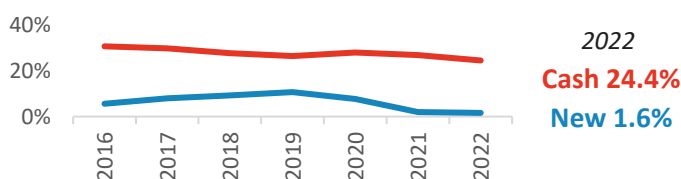


Transactions (October 2022 data)

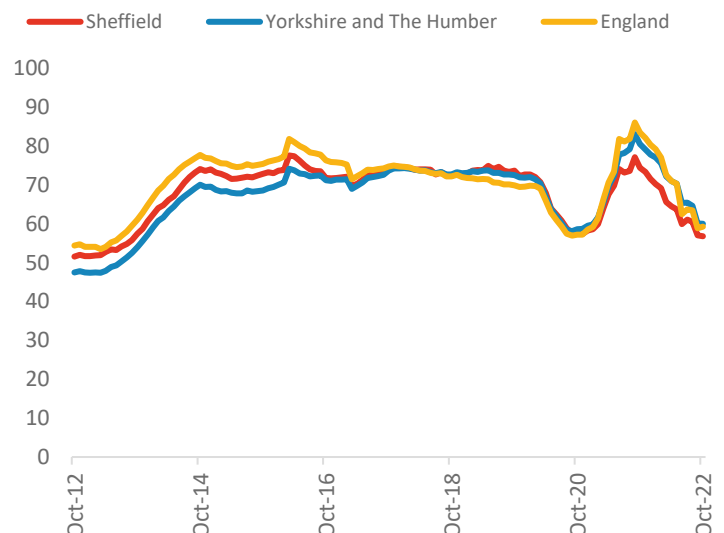
There were 5,884 transactions in Sheffield during the 12 months to October 2022. This is 57% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Sheffield have fallen by 23.3% since 2014, compared to changes of -13.8% for Yorkshire and The Humber and -22.8% for England.

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



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



* 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.