

## Wakefield

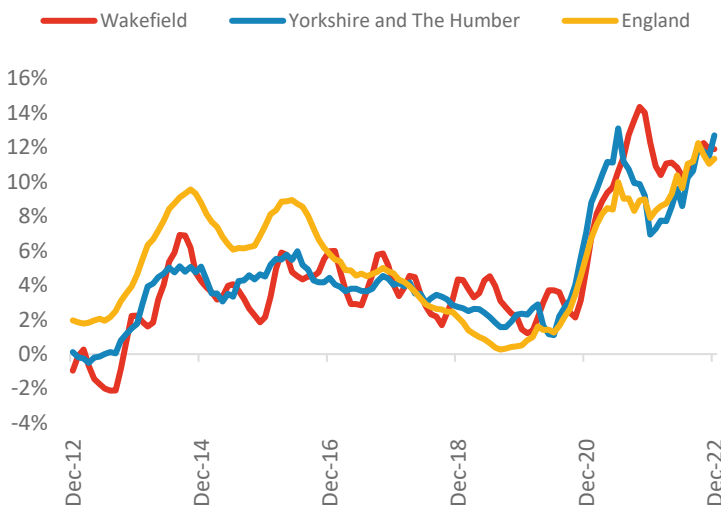
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	Current level	3 month	Annual	5 year	10 year
House prices	£200,866	1.7%	11.9%	39.5%	67.5%
Transactions	4,722	-11.1%	-20.8%	-19.9%	54.4%

### House Prices (December 2022 data)

#### Annual Change in House Prices

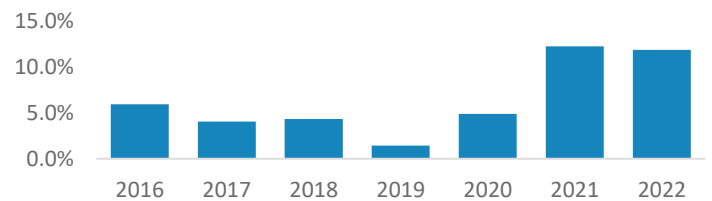


House prices in Wakefield grew by 11.9% in the 12 months to December 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in Yorkshire and The Humber grew by 12.7% over the same period.

Wakefield house prices are now 35.6% 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 11.9% in 2022 so far, compared to growth of 12.3% over the same period last year.

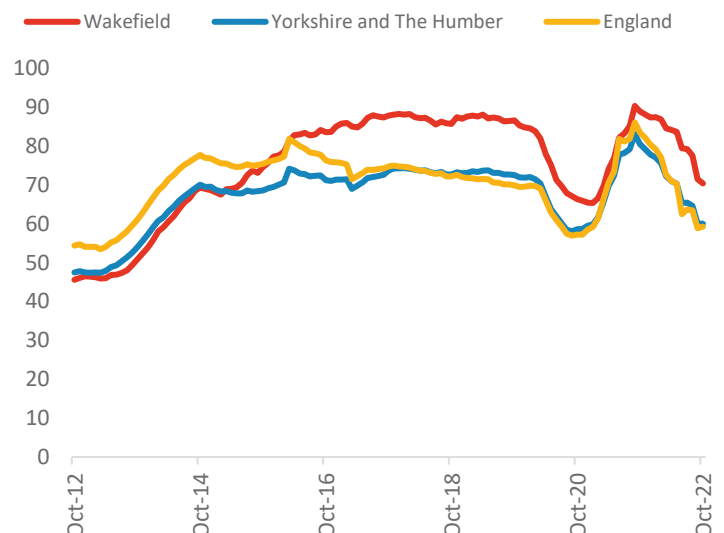
#### Year-To-Date Change in House Prices, December to December



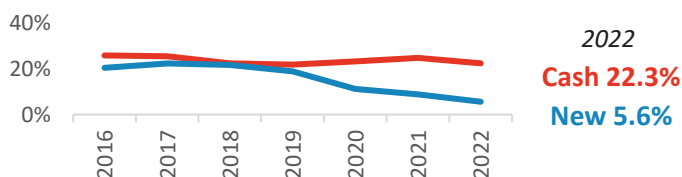
### Transactions (October 2022 data)

There were 4,722 transactions in Wakefield during the 12 months to October 2022. This is 70% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Wakefield have grown by 2.6% 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.