

May 2023 Housing Market Report

Calderdale

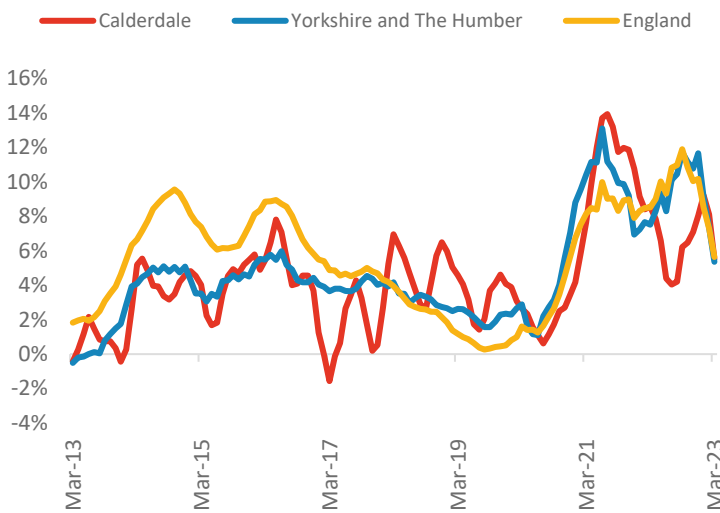
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	Current level	3 month	Annual	5 year	10 year
House prices	£179,643	-2.9%	5.5%	32.4%	60.9%
Transactions	2,865	-3.2%	-24.1%	-15.3%	24.7%

House Prices (March 2023 data)

Annual Change in House Prices

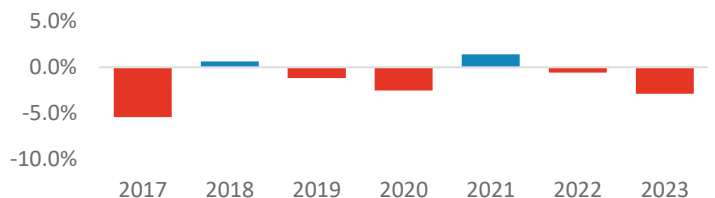


House prices in Calderdale grew by 5.5% in the 12 months to March 2023 (based on 3-month smoothed data). By comparison national house prices grew by 5.6% and prices in Yorkshire and The Humber grew by 5.4% over the same period.

Calderdale house prices are now 33.2% above their previous peak in 2007, compared to +37.3% for Yorkshire and The Humber and +57.9% across England.

Local prices have fallen by 2.9% in 2023 so far, compared to a fall of 0.6% over the same period last year.

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

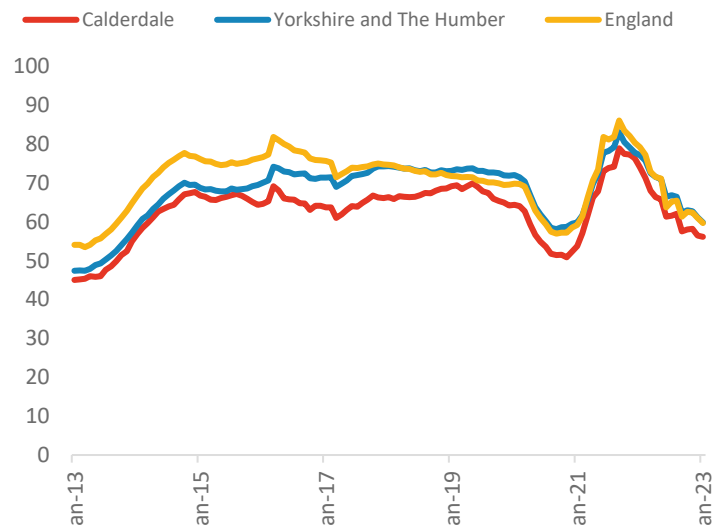


Transactions (January 2023 data)

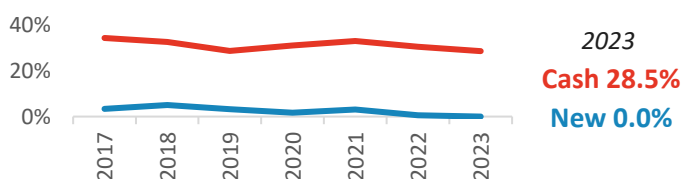
There were 2,865 transactions in Calderdale during the 12 months to January 2023. This is 56% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Calderdale have fallen by 17.0% since 2014, compared to changes of -14.0% for Yorkshire and The Humber and -22.4% 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.