

May 2023 Housing Market Report

Kirklees

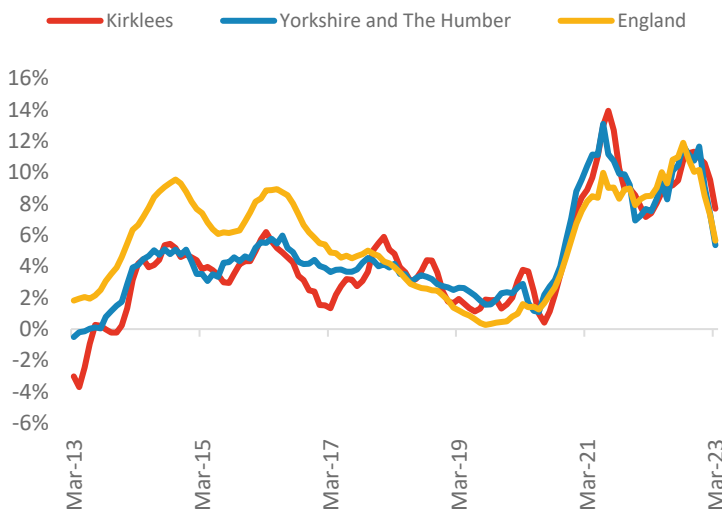
Powered by: **BuiltPlace**



	Current level	3 month	Annual	5 year	10 year
House prices	£190,586	-1.0%	7.7%	33.2%	62.6%
Transactions	5,326	-5.1%	-21.9%	-15.1%	25.1%

House Prices (March 2023 data)

Annual Change in House Prices

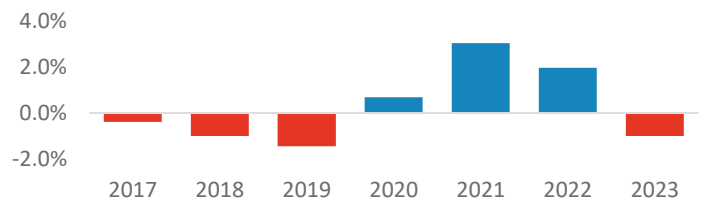


House prices in Kirklees grew by 7.7% in the 12 months to March 2023 (based on 3-month smoothed data). By comparison national house prices grew by 5.6% and prices in Yorkshire and The Humber grew by 5.4% over the same period.

Kirklees house prices are now 32.2% 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 1.0% in 2023 so far, compared to growth of 2.0% over the same period last year.

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

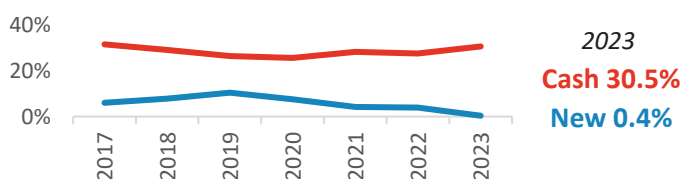


Transactions (January 2023 data)

There were 5,326 transactions in Kirklees during the 12 months to January 2023. This is 60% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Kirklees have fallen by 7.8% since 2014, compared to changes of -14.0% for Yorkshire and The Humber and -22.4% for England.

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.

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

