

May 2023 Housing Market Report

Leeds

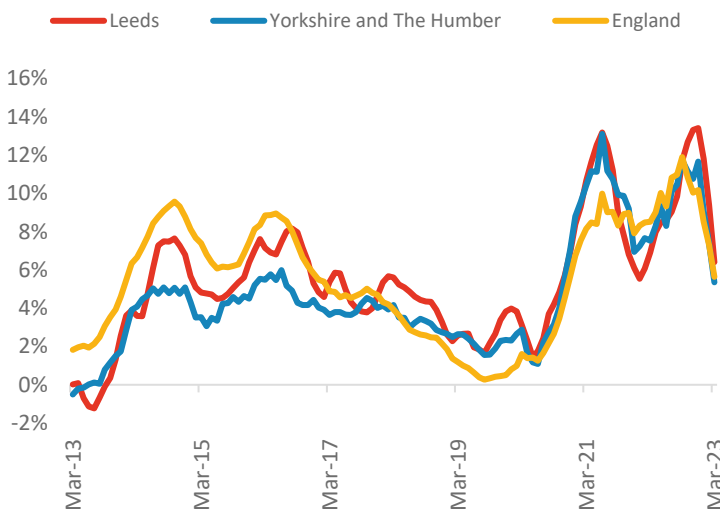
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| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £235,566 | -2.6% | 6.4% | 33.2% | 72.4% |
| Transactions | 9,498 | -4.3% | -24.5% | -25.3% | 18.3% |

House Prices (March 2023 data)

Annual Change in House Prices

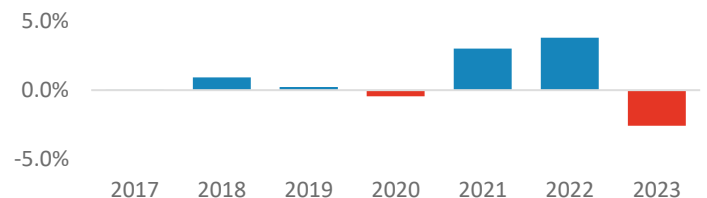


House prices in Leeds grew by 6.4% in the 12 months to March 2023 (based on 3-month smoothed data). By comparison national house prices grew by 5.6% and prices in Yorkshire and The Humber grew by 5.4% over the same period.

Leeds house prices are now 47.2% 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 2.6% in 2023 so far, compared to growth of 3.8% over the same period last year.

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

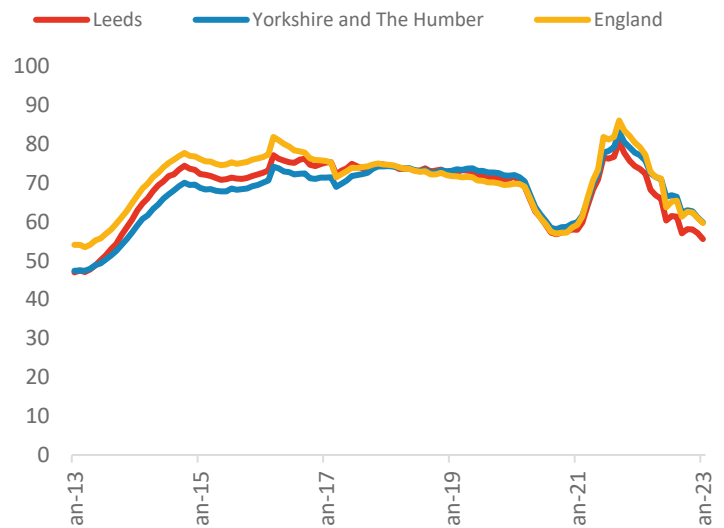


Transactions (January 2023 data)

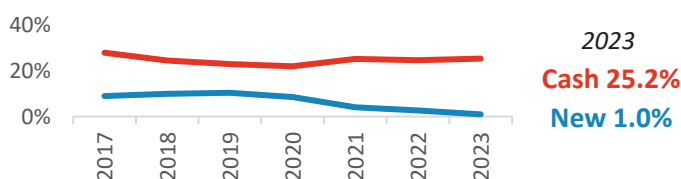
There were 9,498 transactions in Leeds during the 12 months to January 2023. This is 56% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Leeds have fallen by 24.3% 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.