

May 2023 Housing Market Report

Sheffield

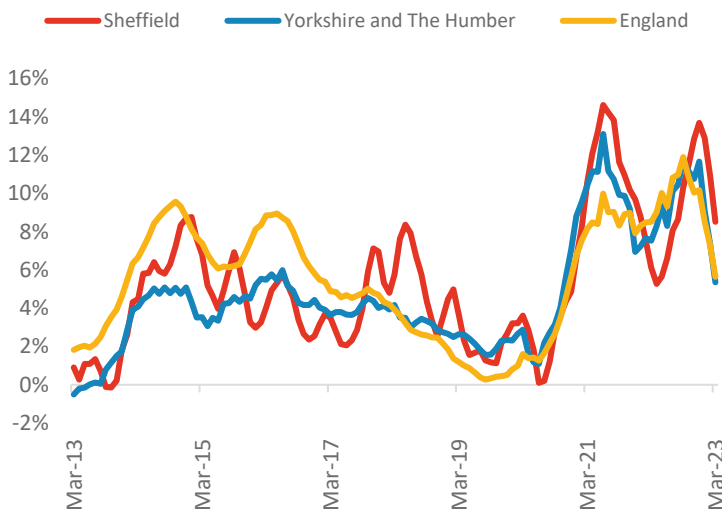
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	Current level	3 month	Annual	5 year	10 year
House prices	£213,590	-2.1%	8.5%	36.7%	73.7%
Transactions	5,984	-3.1%	-17.8%	-22.6%	11.8%

House Prices (March 2023 data)

Annual Change in House Prices

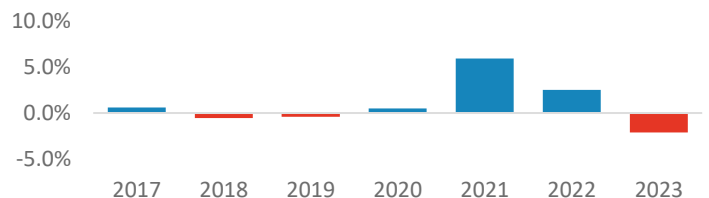


House prices in Sheffield grew by 8.5% in the 12 months to March 2023 (based on 3-month smoothed data). By comparison national house prices grew by 5.6% and prices in Yorkshire and The Humber grew by 5.4% over the same period.

Sheffield house prices are now 49.9% 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 2.1% in 2023 so far, compared to growth of 2.5% over the same period last year.

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

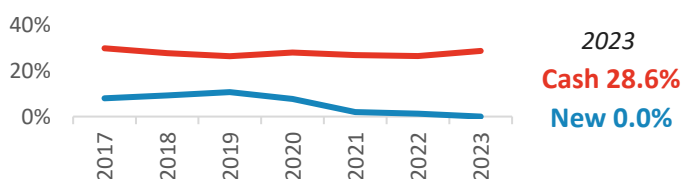


Transactions (January 2023 data)

There were 5,984 transactions in Sheffield during the 12 months to January 2023. This is 58% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Sheffield have fallen by 22.0% 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)

