

May 2023 Housing Market Report

Wakefield

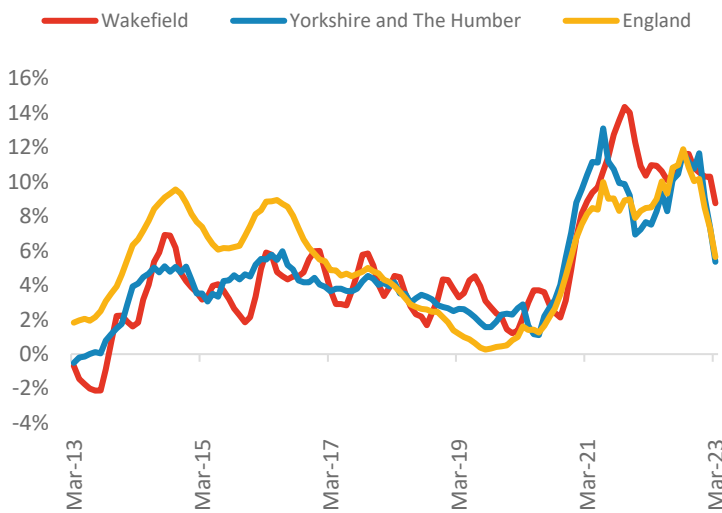
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	Current level	3 month	Annual	5 year	10 year
House prices	£197,930	0.6%	8.8%	38.6%	67.3%
Transactions	4,562	-7.8%	-22.2%	-22.8%	46.5%

House Prices (March 2023 data)

Annual Change in House Prices



House prices in Wakefield grew by 8.8% 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.

Wakefield house prices are now 34.8% above their previous peak in 2007, compared to +37.3% for Yorkshire and The Humber and +57.9% across England.

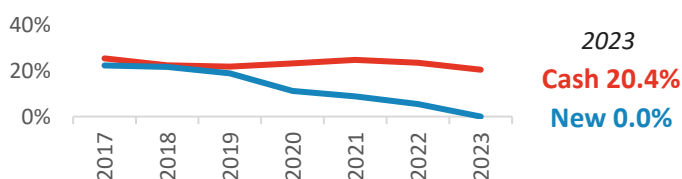
Local prices have grown by 0.6% in 2023 so far, compared to growth of 2.3% over the same period last year.

Transactions (January 2023 data)

There were 4,562 transactions in Wakefield during the 12 months to January 2023. This is 68% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Wakefield have fallen by 0.9% 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*

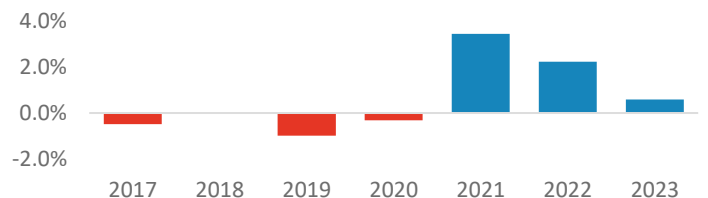


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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.

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



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

