

# August 2023 Housing Market Report

## Barnsley

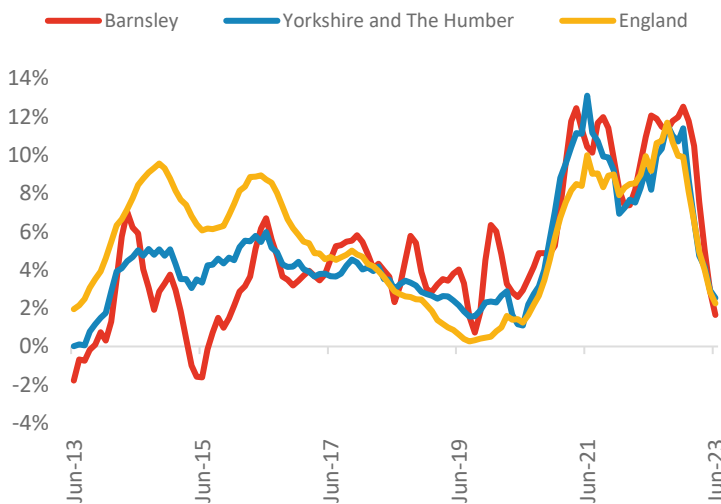
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	Current level	3 month	Annual	5 year	10 year
House prices	£160,338	-2.1%	1.7%	34.7%	60.2%
Transactions	3,234	-9.2%	-14.8%	-18.4%	33.1%

### House Prices (June 2023 data)

#### Annual Change in House Prices

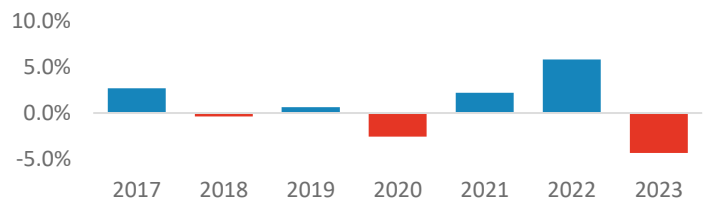


House prices in Barnsley grew by 1.7% in the 12 months to June 2023 (based on 3-month smoothed data). By comparison national house prices grew by 2.2% and prices in Yorkshire and The Humber grew by 2.5% over the same period.

Barnsley house prices are now 29.1% above their previous peak in 2007, compared to +37.4% for Yorkshire and The Humber and +56.6% across England.

Local prices have fallen by 4.4% in 2023 so far, compared to growth of 5.9% over the same period last year.

#### Year-To-Date Change in House Prices, December to June

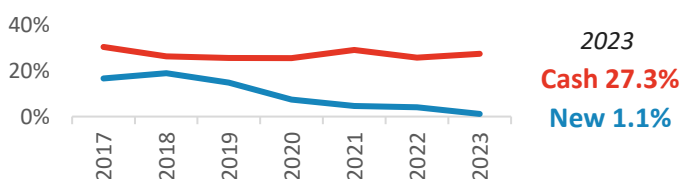


### Transactions (April 2023 data)

There were 3,234 transactions in Barnsley during the 12 months to April 2023. This is 65% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Barnsley have fallen by 2.6% since 2014, compared to changes of -18.1% for Yorkshire and The Humber and -26.4% 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)

