

August 2023 Housing Market Report

Bradford

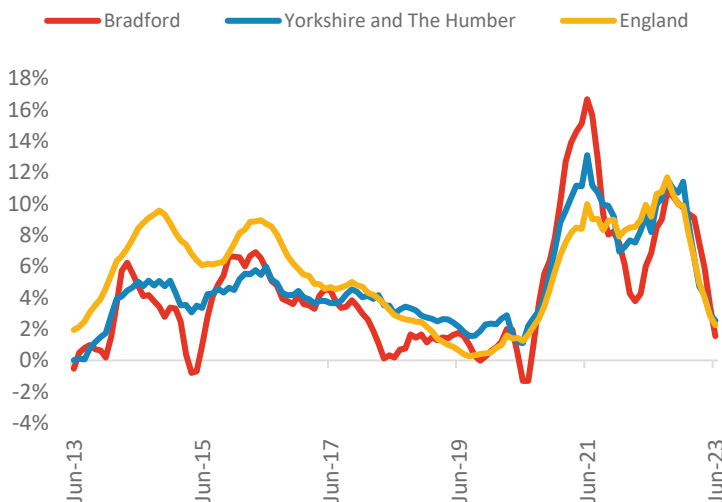
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	Current level	3 month	Annual	5 year	10 year
House prices	£168,770	-2.7%	1.6%	27.2%	49.0%
Transactions	6,163	-9.3%	-19.9%	-20.3%	33.1%

House Prices (June 2023 data)

Annual Change in House Prices

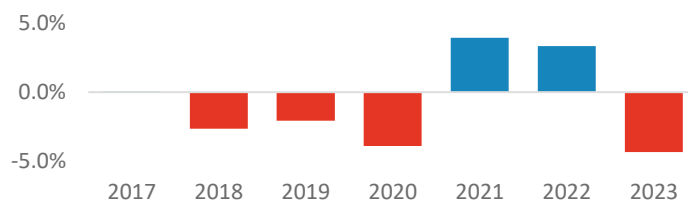


House prices in Bradford grew by 1.6% in the 12 months to June 2023 (based on 3-month smoothed data). By comparison national house prices grew by 2.2% and prices in Yorkshire and The Humber grew by 2.5% over the same period.

Bradford house prices are now 21.0% 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 3.4% over the same period last year.

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

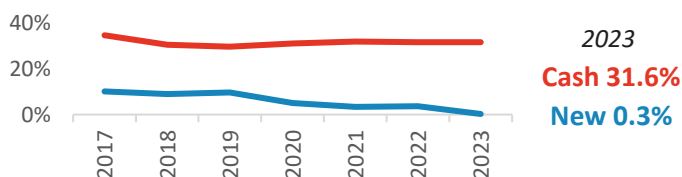


Transactions (April 2023 data)

There were 6,163 transactions in Bradford during the 12 months to April 2023. This is 50% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Bradford have fallen by 14.0% 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)

