

October 2023 Housing Market Report

Sheffield

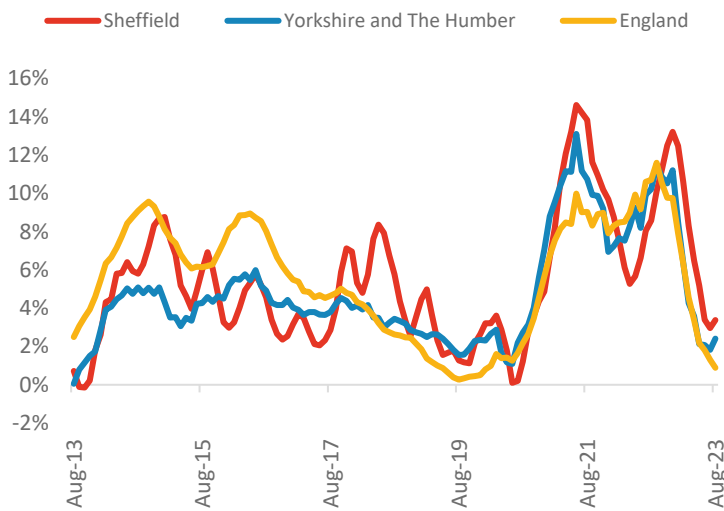
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	Current level	3 month	Annual	5 year	10 year
House prices	£219,488	1.9%	3.4%	31.0%	67.1%
Transactions	5,588	-9.3%	-11.5%	-27.0%	1.3%

House Prices (August 2023 data)

Annual Change in House Prices

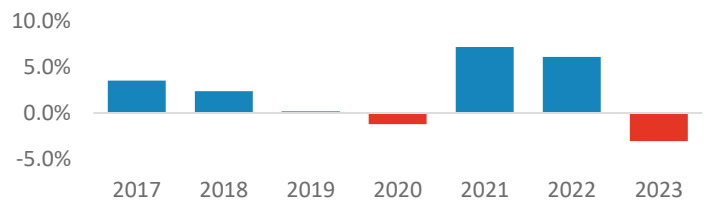


House prices in Sheffield grew by 3.4% in the 12 months to August 2023 (based on 3-month smoothed data). By comparison national house prices grew by 0.9% and prices in Yorkshire and The Humber grew by 2.4% over the same period.

Sheffield house prices are now 47.9% above their previous peak in 2007, compared to +40.9% for Yorkshire and The Humber and +58.4% across England.

Local prices have fallen by 3.1% in 2023 so far, compared to growth of 6.1% over the same period last year.

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

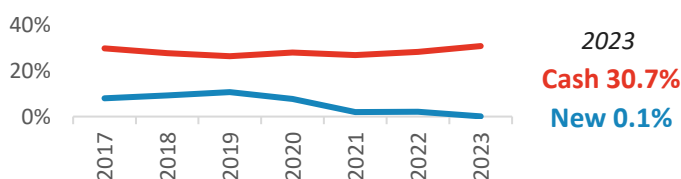


Transactions (June 2023 data)

There were 5,588 transactions in Sheffield during the 12 months to June 2023. This is 54% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Sheffield have fallen by 27.1% since 2014, compared to changes of -21.4% for Yorkshire and The Humber and -29.7% 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)

