

# October 2023 Housing Market Report

## Wakefield

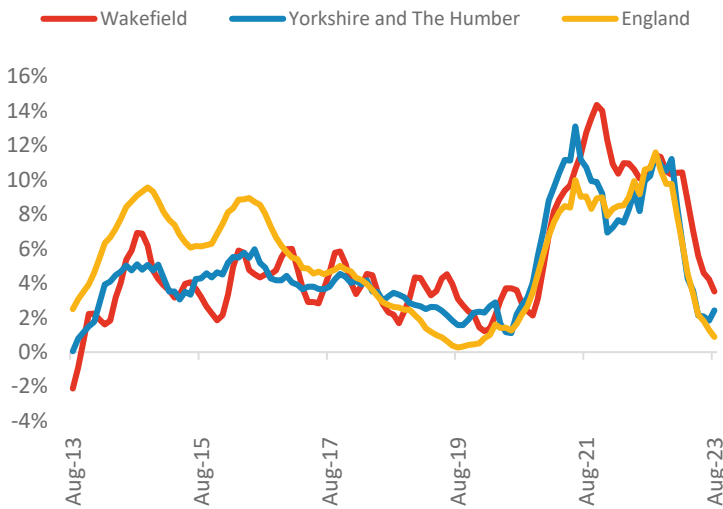
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	Current level	3 month	Annual	5 year	10 year
House prices	£201,911	1.7%	3.5%	37.0%	68.9%
Transactions	3,888	-15.5%	-28.7%	-33.0%	23.5%

### House Prices (August 2023 data)

#### Annual Change in House Prices

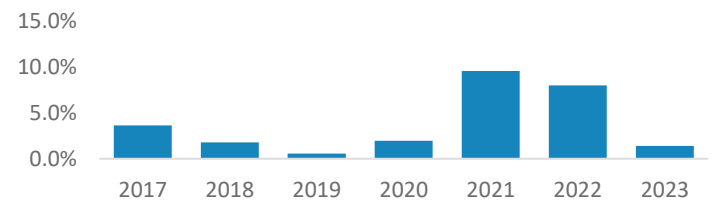


House prices in Wakefield grew by 3.5% in the 12 months to August 2023 (based on 3-month smoothed data). By comparison national house prices grew by 0.9% and prices in Yorkshire and The Humber grew by 2.4% over the same period.

Wakefield house prices are now 35.6% above their previous peak in 2007, compared to +40.9% for Yorkshire and The Humber and +58.4% across England.

Local prices have grown by 1.4% in 2023 so far, compared to growth of 8.0% over the same period last year.

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

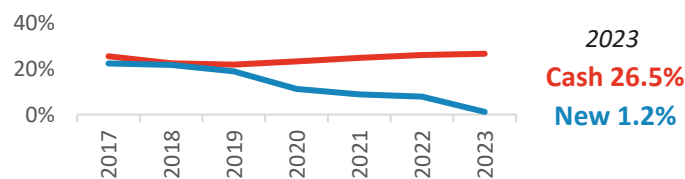


### Transactions (June 2023 data)

There were 3,888 transactions in Wakefield during the 12 months to June 2023. This is 58% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Wakefield have fallen by 15.6% 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)

