

# January 2024 Housing Market Report

## Barnsley

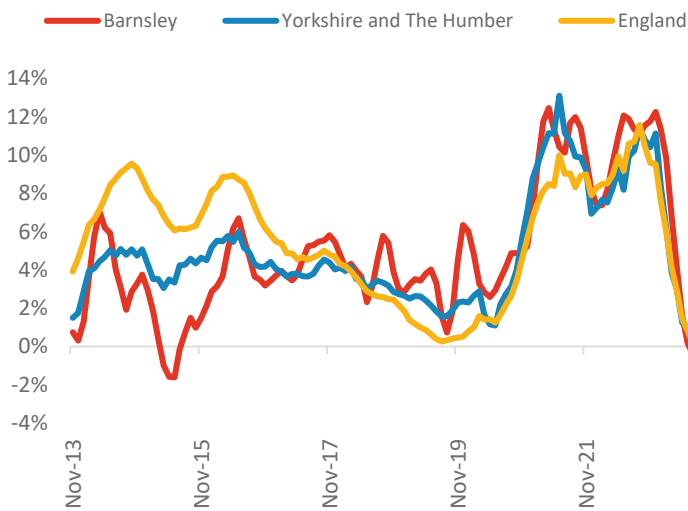
Powered by: **BuiltPlace**



	Current level	3 month	Annual	5 year	10 year
House prices	£175,206	7.0%	3.8%	39.6%	66.0%
Transactions	2,851	-11.0%	-21.3%	-28.3%	6.8%

### House Prices (November 2023 data)

#### Annual Change in House Prices

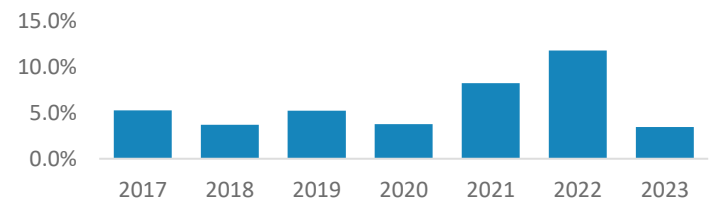


House prices in Barnsley grew by 3.8% in the 12 months to November 2023 (based on 3-month smoothed data). By comparison national house prices fell by 1.9% and prices in Yorkshire and The Humber fell by 0.8% over the same period.

Barnsley house prices are now 39.3% above their previous peak in 2007, compared to +39.3% for Yorkshire and The Humber and +56.6% across England.

Local prices have grown by 3.5% in 2023 so far, compared to growth of 11.8% over the same period in 2022.

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

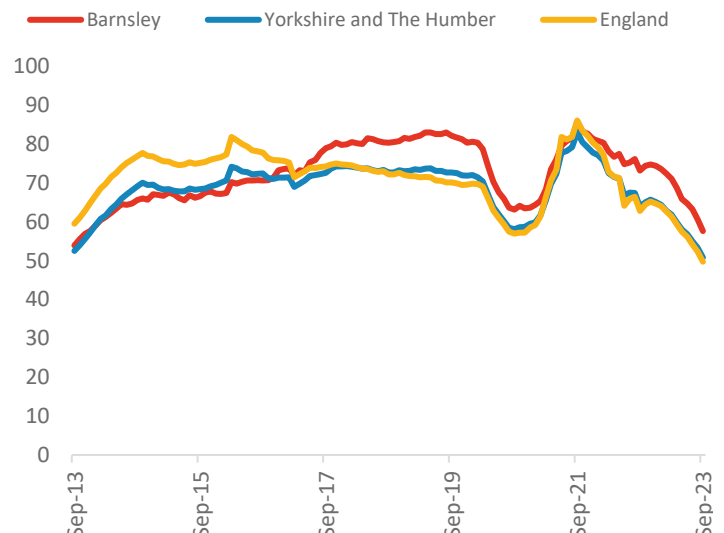


### Transactions (September 2023 data)

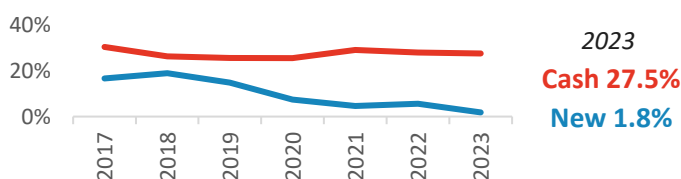
There were 2,851 transactions in Barnsley during the 12 months to September 2023. This is 58% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Barnsley have fallen by 14.2% since 2014, compared to changes of -27.0% for Yorkshire and The Humber and -35.3% for England.

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



#### 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.