

January 2024 Housing Market Report

Wakefield

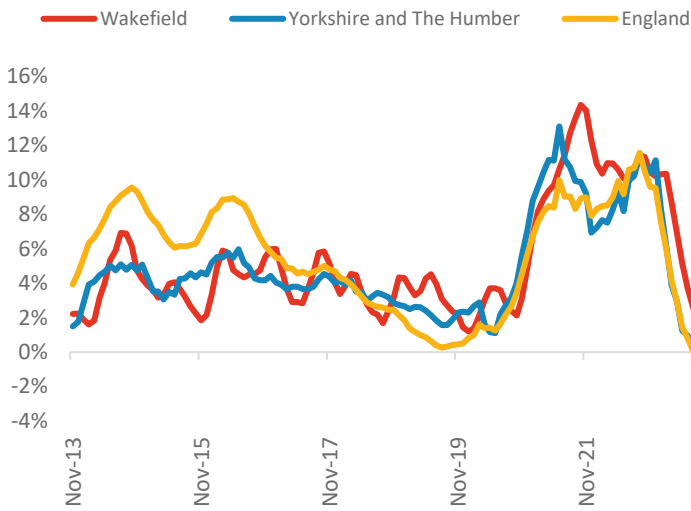
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	Current level	3 month	Annual	5 year	10 year
House prices	£200,052	2.2%	1.8%	35.0%	64.7%
Transactions	3,551	-12.3%	-30.1%	-38.3%	7.4%

House Prices (November 2023 data)

Annual Change in House Prices

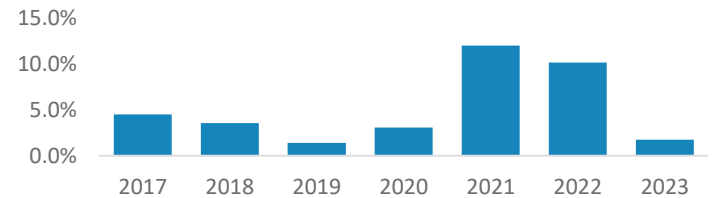


House prices in Wakefield grew by 1.8% in the 12 months to November 2023 (based on 3-month smoothed data). By comparison national house prices fell by 1.9% and prices in Yorkshire and The Humber fell by 0.8% over the same period.

Wakefield house prices are now 35.9% 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 1.8% in 2023 so far, compared to growth of 10.2% over the same period in 2022.

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

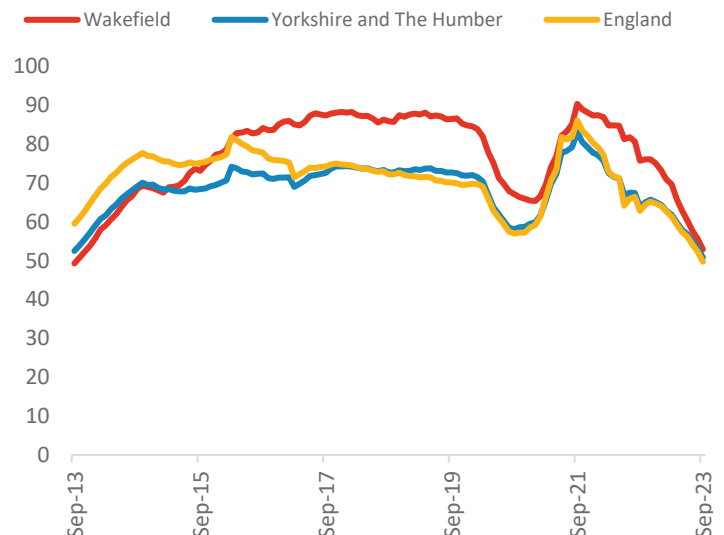


Transactions (September 2023 data)

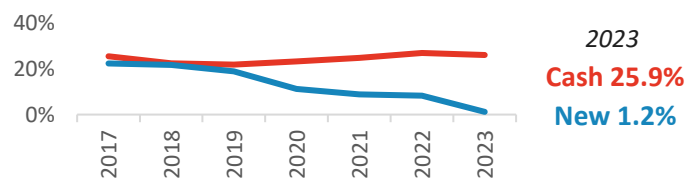
There were 3,551 transactions in Wakefield during the 12 months to September 2023. This is 53% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Wakefield have fallen by 22.9% 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.