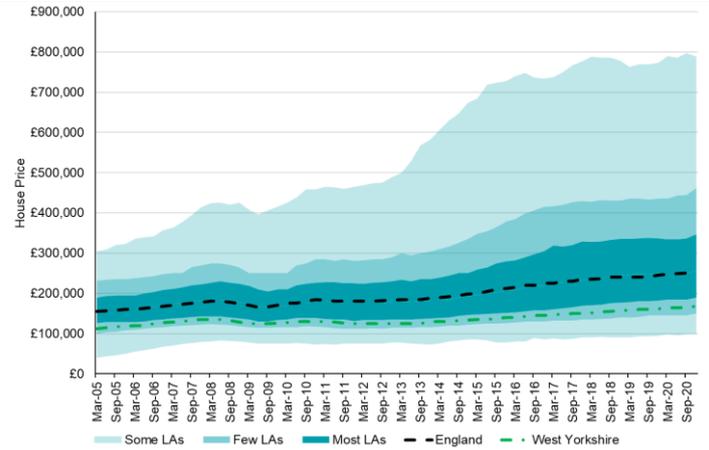


Housing Market

Median House Price for West Yorkshire and local authorities across England

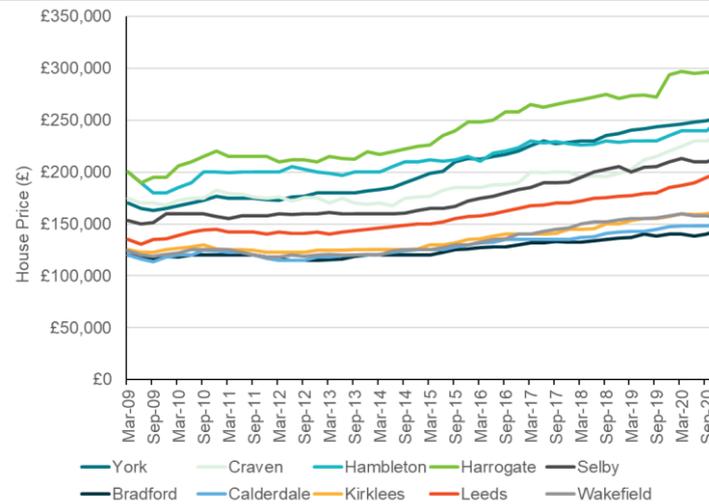
The latest data shows that the median house price in West Yorkshire was £168,000 in the year ending December 2020. In recent years West Yorkshire has followed a largely similar pattern to wider trends across England.



Median House price by local authority in the wider Leeds City Region

Across the Leeds City Region house prices are generally higher in the North Yorkshire local authorities, with Harrogate and York having the highest median house prices. Over the last year the median price in Harrogate has seen a step change, increasing from around £270,500 in 2019 to £295,000 in 2020.

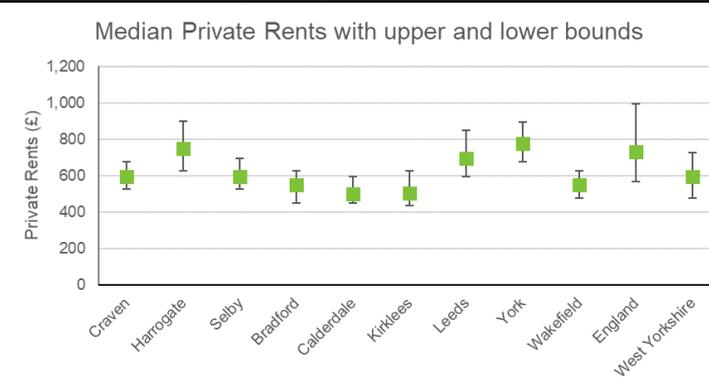
All districts in North Yorkshire have median house prices of above £200,000. In West Yorkshire Leeds has seen the largest growth in median house prices with a median house price of £200,000 at the end of 2020.



Private rental price by local authority in the wider Leeds City Region

The chart shows the private rental prices for the 2020/2021 financial year, with upper and lower quartiles by districts.

The spatial pattern of local house price levels is largely replicated in terms of private sector rental values, with higher levels being found in areas where house prices are highest i.e. Harrogate, York, Craven and Selby – as well as in Leeds

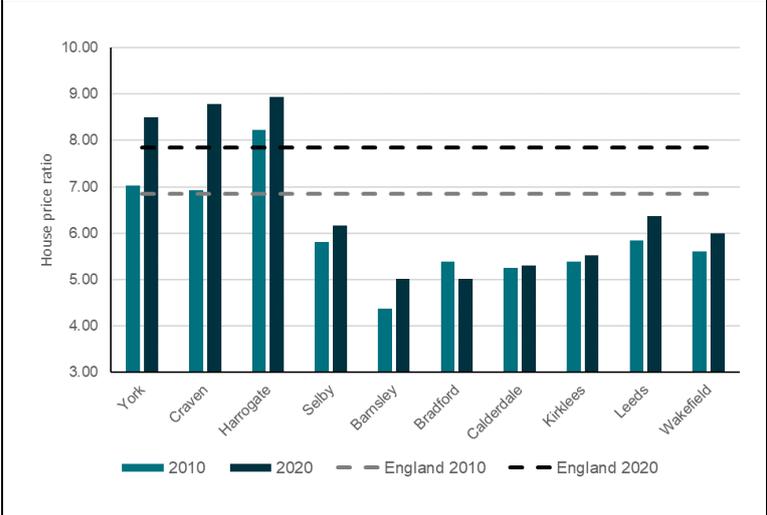


Housing affordability by local authority in the wider Leeds City region

Excluding York, Harrogate and Craven, all districts in the Leeds City Region are more affordable than the national figure based on the ratio of median house price to median annual wage. Due to house prices outpacing wage growth the national figure of affordability is worse in 2020 than it was in 2010.

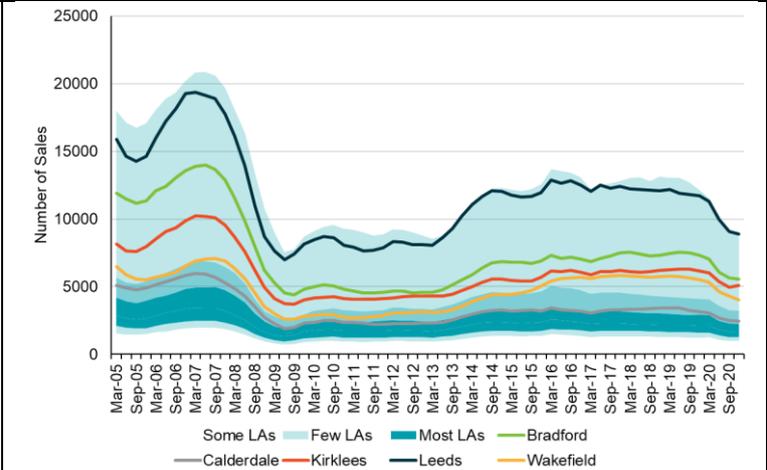
Within the Leeds City Region, Craven has seen the biggest decrease in affordability and Bradford is the only local authority to see an improvement.

There appears to be an increased polarisation in affordability of housing across the wider City Region where the gap between the least and most affordable authority areas appears to be widening



Number of residential house sales by local authority across England and West Yorkshire

The chart shows the numbers of residential house sales. These saw a significant reduction after 2008 across the country, before recovering in 2014 but with levels much lower than pre-2008. There rate of house sales had been steady up until 2020 when the pandemic caused a sharp drop in sales in most places. Kirklees is an outlier with a strong recovery at the end of 2020. All districts in West Yorkshire are above the average local authority in terms of number of house sales per month. Leeds is consistently in the top 1% of local authorities by number of house sales.



Percentage of Long Term Vacant properties in Leeds City Region and West Yorkshire

Positively, numbers of vacant and long-term vacant housing have reduced across the wider City Region and in West Yorkshire in the past decade, though levels remain higher than the national average. This trend seems to have stalled locally and nationally since 2016, with the number of long-term voids increasing slightly. The increase in long term vacant dwellings has been faster in the Wider Leeds City Region than in West Yorkshire over the last 3 years.

