

# April 2021 Housing Market Report

## Hull

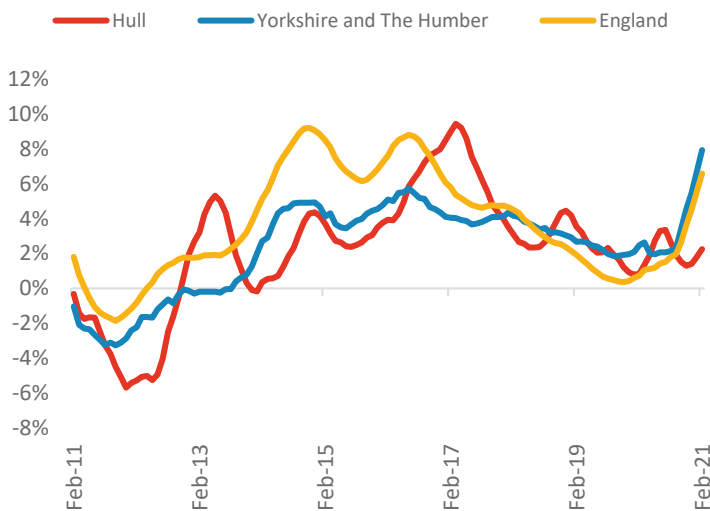
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	Current level	3 month	Annual	5 year	10 year
House prices	£114,717	0.5%	2.3%	20.0%	26.9%
Transactions	2,719	-3.4%	-21.6%	-25.3%	22.4%

### House Prices (February 2021 data)

#### Annual Change in House Prices



House prices in Hull grew by 2.3% in the 12 months to February 2021 (based on 6-month smoothed data). By comparison national house prices grew by 6.6% and prices in Yorkshire and The Humber grew by 7.9% over the same period.

Hull house prices are now 16.3% above their previous peak in 2007, compared to +19.0% for Yorkshire and The Humber and +36.1% across England.

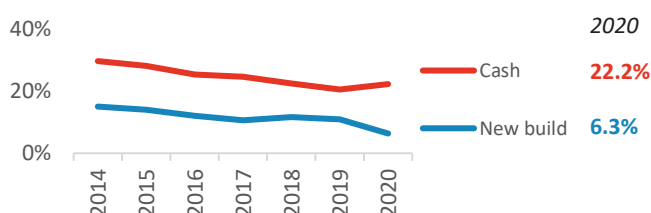
Local prices have fallen by 0.5% in 2021 so far, compared to a fall of 0.5% over the same period last year.

### Transactions (December 2020 data)

There were 2,719 transactions in Hull during the 12 months to December 2020. This is 45% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Hull have fallen by 21.9% since 2014, compared to changes of -19.9% for Yorkshire and The Humber and -28.7% for England.

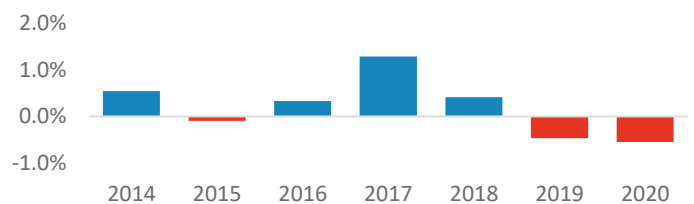
#### Cash and New Build Sales as % of Total, by Year



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.

Source: UK House Price Index, Contains HM Land Registry data © Crown copyright

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



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

