

# June 2022 Housing Market Report

## Hull

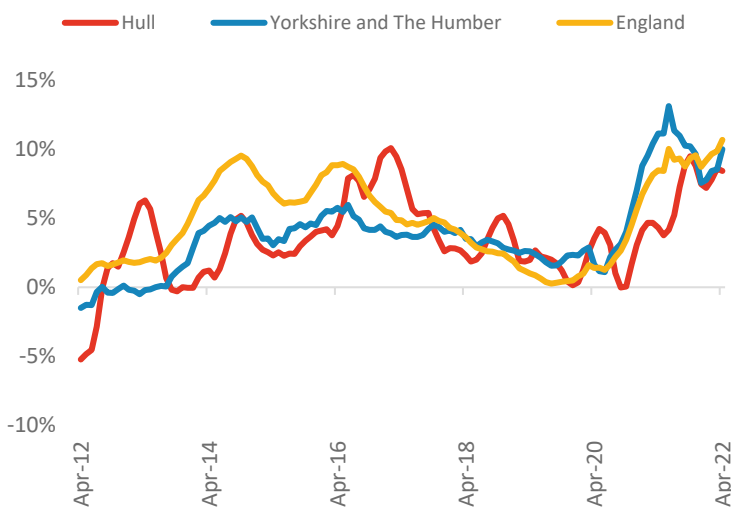


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	Current level	3 month	Annual	5 year	10 year
House prices	£128,107	1.9%	8.4%	22.2%	52.5%
Transactions	3,451	-4.7%	18.6%	17.4%	46.0%

### House Prices (April 2022 data)

#### Annual Change in House Prices



House prices in Hull grew by 8.4% in the 12 months to April 2022 (based on 3-month smoothed data). By comparison national house prices grew by 10.7% and prices in Yorkshire and The Humber grew by 10.0% over the same period.

Hull house prices are now 28.1% above their previous peak in 2007, compared to +33.0% for Yorkshire and The Humber and +52.7% across England.

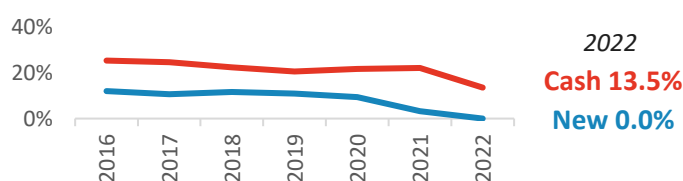
Local prices have grown by 2.4% in 2022 so far, compared to growth of 1.5% over the same period last year.

### Transactions (February 2022 data)

There were 3,451 transactions in Hull during the 12 months to February 2022. This is 57% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Hull have fallen by 0.9% since 2014, compared to changes of -0.1% for Yorkshire and The Humber and -7.7% for England.

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

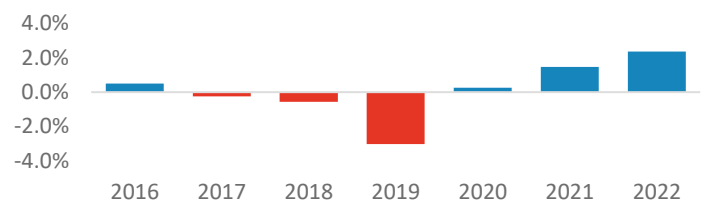


\* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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.

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



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

