

# June 2022 Housing Market Report

## Ryedale

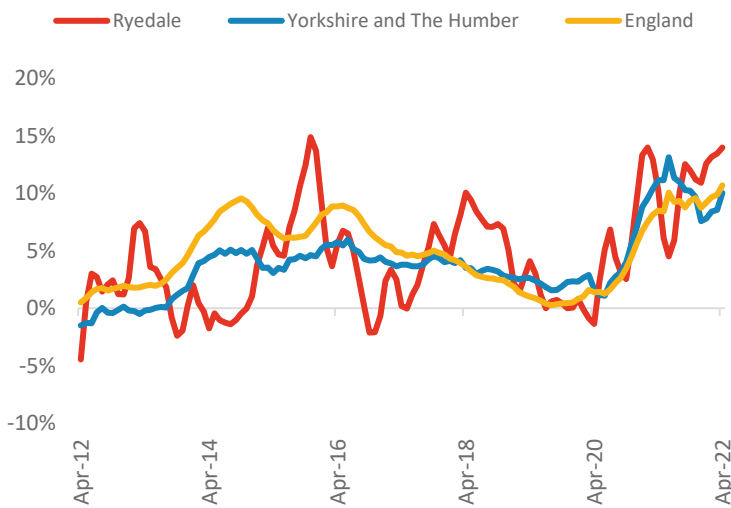
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	Current level	3 month	Annual	5 year	10 year
House prices	£294,515	-1.1%	14.0%	42.1%	66.2%
Transactions	828	-12.5%	-12.4%	-15.7%	25.5%

### House Prices (April 2022 data)

#### Annual Change in House Prices

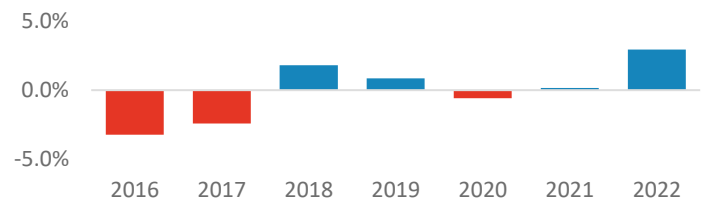


House prices in Ryedale grew by 14.0% in the 12 months to April 2022 (based on 3-month smoothed data). By comparison national house prices grew by 10.7% and prices in Yorkshire and The Humber grew by 10.0% over the same period.

Ryedale house prices are now 35.5% 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 3.0% in 2022 so far, compared to growth of 0.2% over the same period last year.

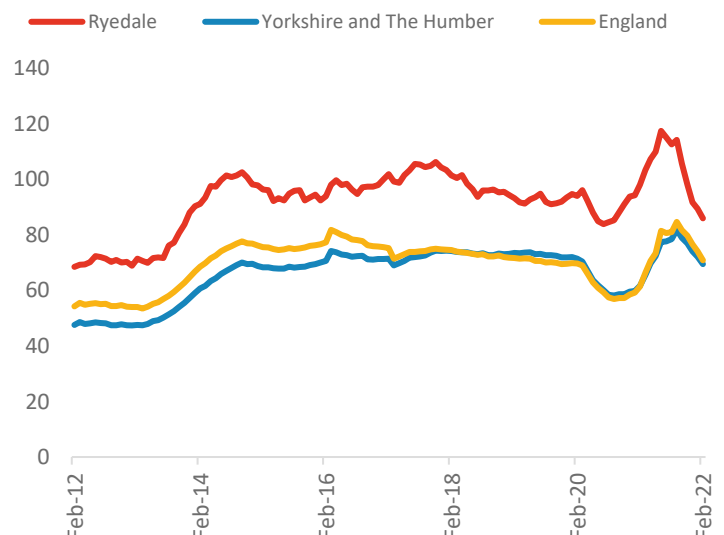
#### Year-To-Date Change in House Prices, December to April



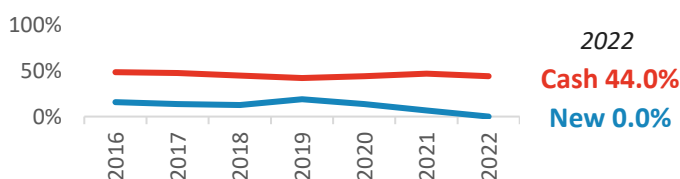
### Transactions (February 2022 data)

There were 828 transactions in Ryedale during the 12 months to February 2022. This is 86% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Ryedale have fallen by 12.5% since 2014, compared to changes of -0.1% for Yorkshire and The Humber and -7.7% 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.