

June 2022 Housing Market Report

Selby

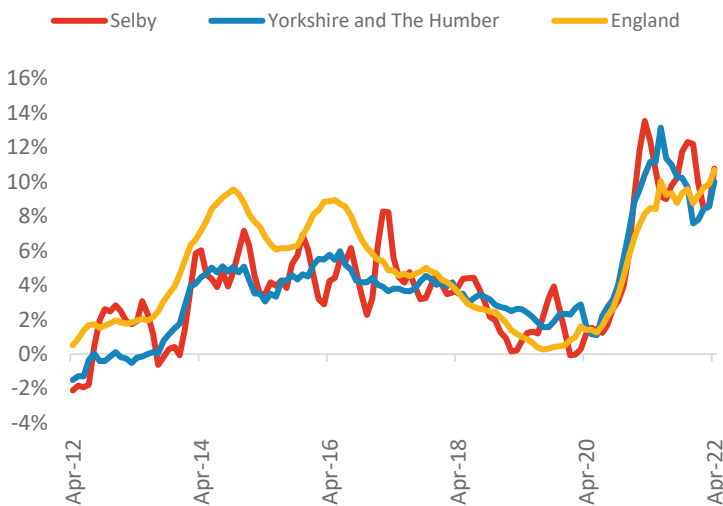


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	Current level	3 month	Annual	5 year	10 year
House prices	£251,547	3.3%	10.8%	31.9%	62.4%
Transactions	1,590	-12.0%	7.4%	-12.3%	45.5%

House Prices (April 2022 data)

Annual Change in House Prices

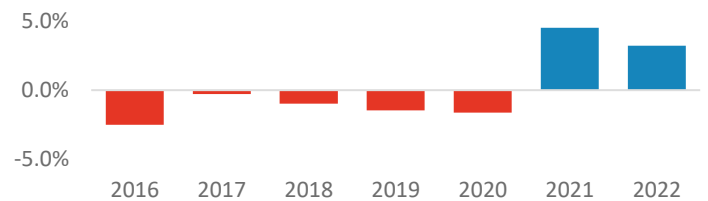


House prices in Selby grew by 10.8% in the 12 months to April 2022 (based on 3-month smoothed data). By comparison national house prices grew by 10.7% and prices in Yorkshire and The Humber grew by 10.0% over the same period.

Selby house prices are now 37.1% 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 3.2% in 2022 so far, compared to growth of 4.6% over the same period last year.

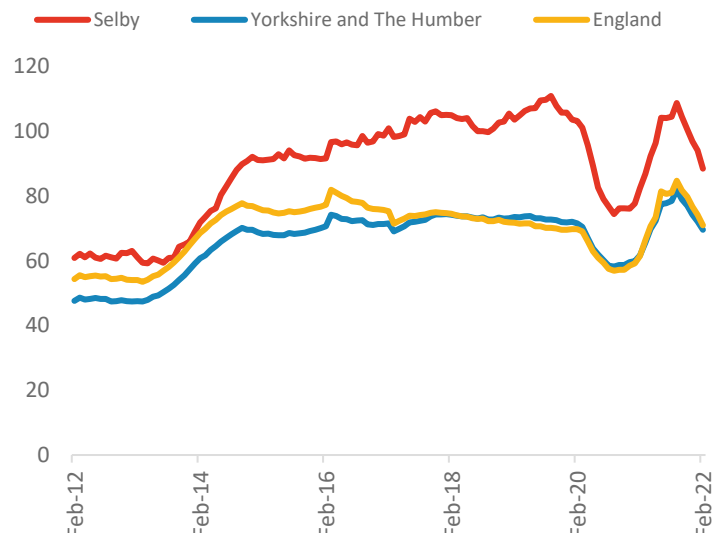
Year-To-Date Change in House Prices, December to April



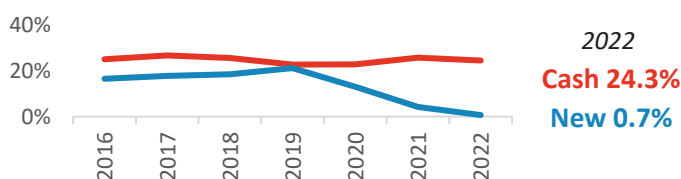
Transactions (February 2022 data)

There were 1,590 transactions in Selby during the 12 months to February 2022. This is 88% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Selby have fallen by 3.9% 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.