

June 2022 Housing Market Report

York

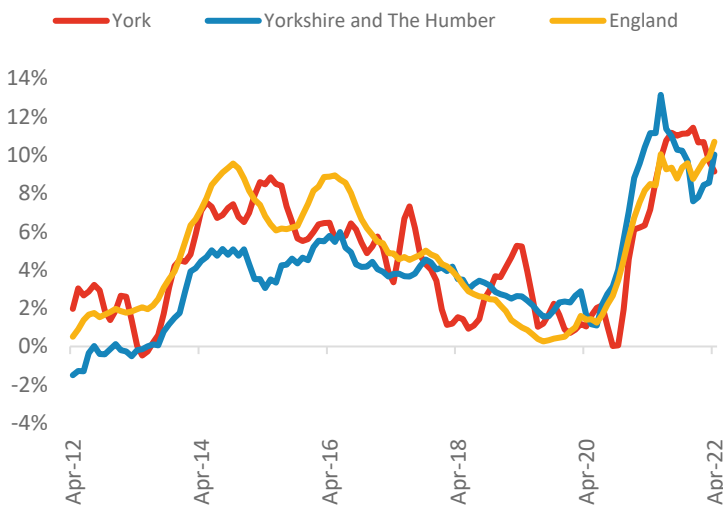


Powered by: **BuiltPlace**

	Current level	3 month	Annual	5 year	10 year
House prices	£302,263	0.8%	9.1%	26.3%	61.5%
Transactions	3,331	-11.3%	20.5%	0.2%	12.7%

House Prices (April 2022 data)

Annual Change in House Prices

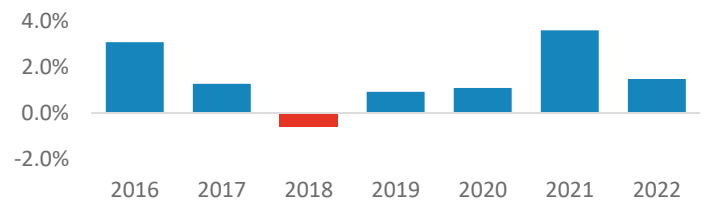


House prices in York grew by 9.1% in the 12 months to April 2022 (based on 3-month smoothed data). By comparison national house prices grew by 10.7% and prices in Yorkshire and The Humber grew by 10.0% over the same period.

York house prices are now 48.5% 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 1.5% in 2022 so far, compared to growth of 3.6% over the same period last year.

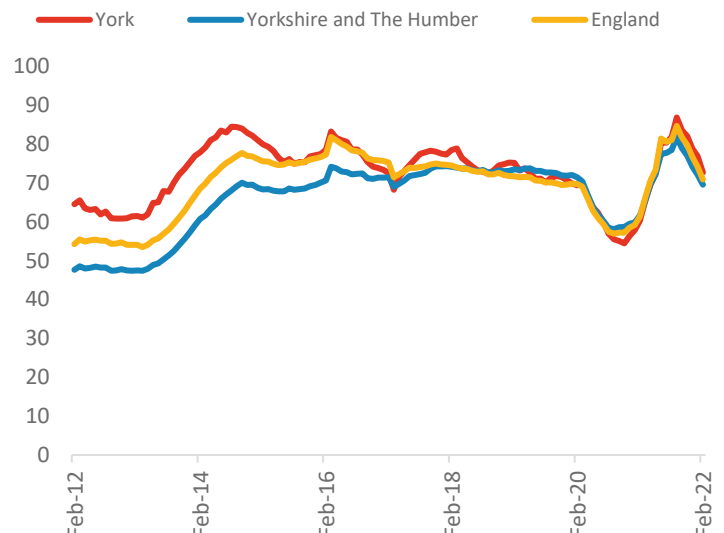
Year-To-Date Change in House Prices, December to April



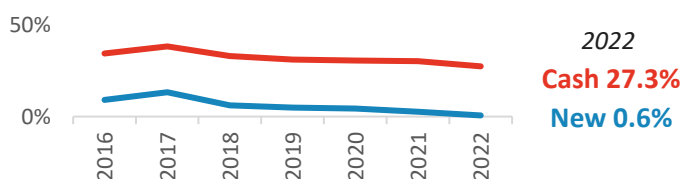
Transactions (February 2022 data)

There were 3,331 transactions in York during the 12 months to February 2022. This is 73% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in York have fallen by 11.5% 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.