

July 2022 Housing Market Report

Hull

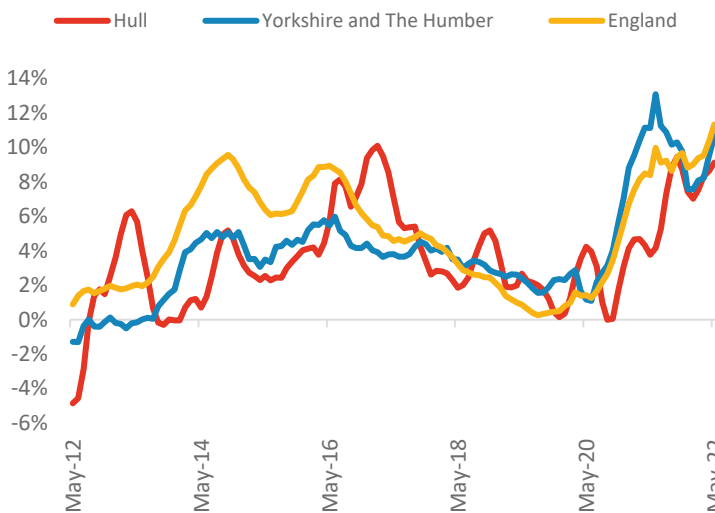


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	Current level	3 month	Annual	5 year	10 year
House prices	£132,973	2.4%	9.1%	23.4%	52.5%
Transactions	3,380	-6.2%	13.1%	23.5%	43.1%

House Prices (May 2022 data)

Annual Change in House Prices

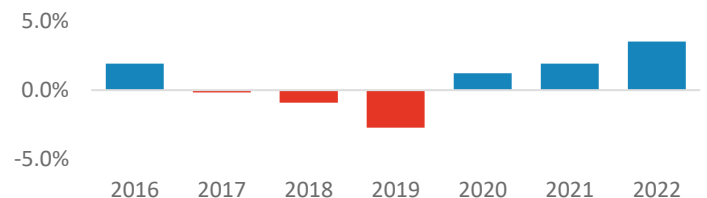


House prices in Hull grew by 9.1% in the 12 months to May 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in Yorkshire and The Humber grew by 10.7% over the same period.

Hull house prices are now 29.5% above their previous peak in 2007, compared to +33.9% for Yorkshire and The Humber and +53.6% across England.

Local prices have grown by 3.5% in 2022 so far, compared to growth of 1.9% over the same period last year.

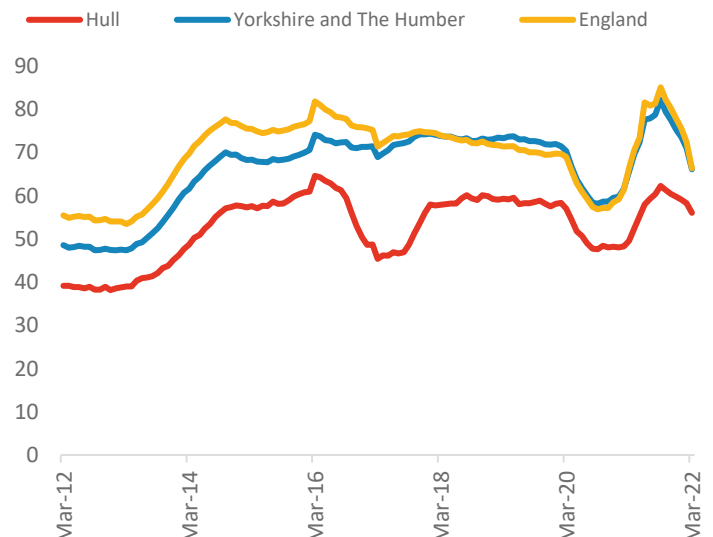
Year-To-Date Change in House Prices, December to May



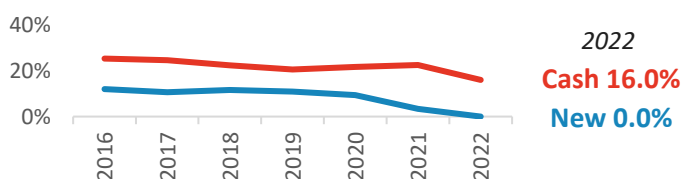
Transactions (March 2022 data)

There were 3,380 transactions in Hull during the 12 months to March 2022. This is 56% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels. Transactions in Hull have fallen by 2.9% since 2014, compared to changes of -5.0% for Yorkshire and The Humber and -13.6% 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.