

# July 2022 Housing Market Report

## Ryedale

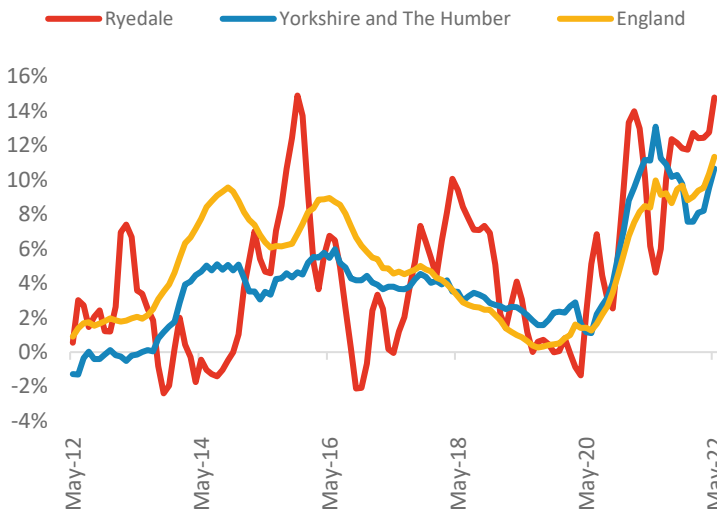
Powered by: **BuiltPlace**



	Current level	3 month	Annual	5 year	10 year
House prices	£293,855	-2.2%	14.8%	40.5%	61.9%
Transactions	772	-15.4%	-22.5%	-19.2%	15.7%

### House Prices (May 2022 data)

#### Annual Change in House Prices

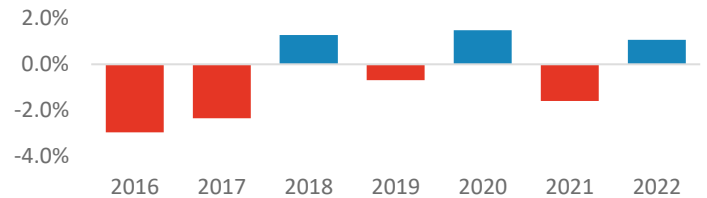


House prices in Ryedale grew by 14.8% in the 12 months to May 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in Yorkshire and The Humber grew by 10.7% over the same period.

Ryedale house prices are now 34.0% 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 1.1% in 2022 so far, compared to a fall of 1.6% over the same period last year.

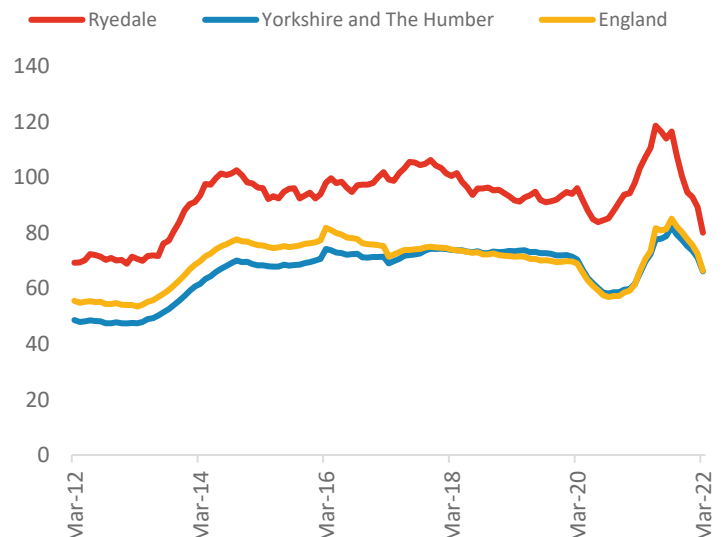
#### Year-To-Date Change in House Prices, December to May



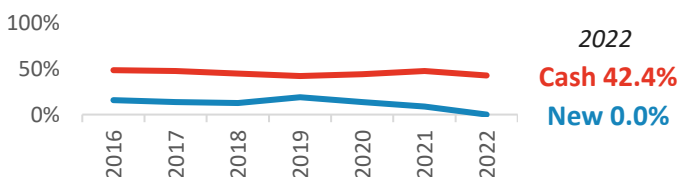
### Transactions (March 2022 data)

There were 772 transactions in Ryedale during the 12 months to March 2022. This is 80% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Ryedale have fallen by 18.4% 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.