

# July 2022 Housing Market Report

## York

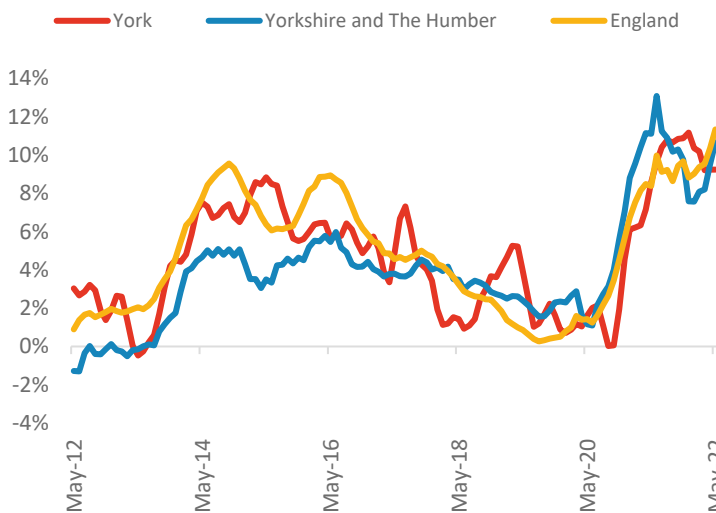
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|              | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £315,092      | 2.7%    | 9.2%   | 27.1%  | 64.0%   |
| Transactions | 3,084         | -15.4%  | 2.8%   | -1.4%  | 2.7%    |

### House Prices (May 2022 data)

#### Annual Change in House Prices

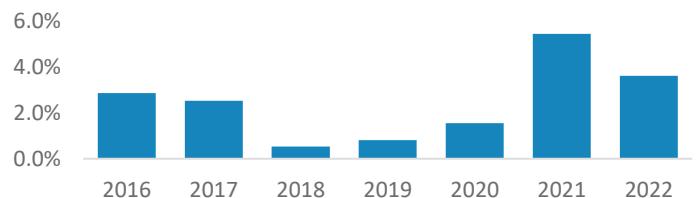


House prices in York grew by 9.2% in the 12 months to May 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in Yorkshire and The Humber grew by 10.7% over the same period.

York house prices are now 51.3% 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 3.6% in 2022 so far, compared to growth of 5.5% over the same period last year.

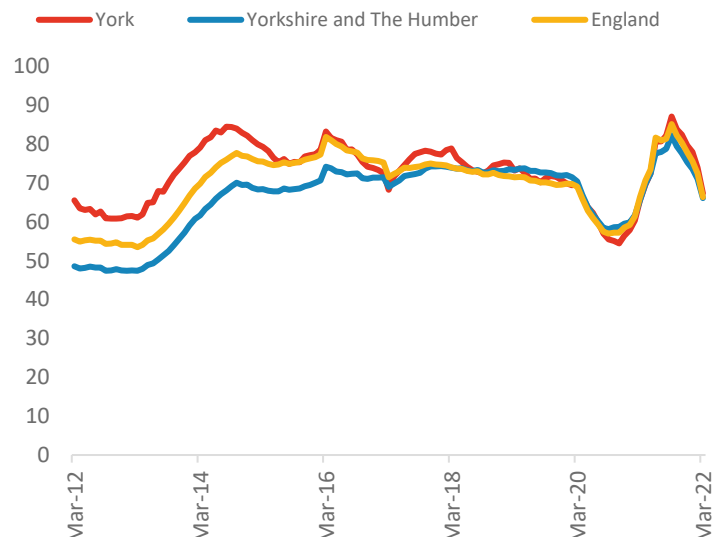
#### Year-To-Date Change in House Prices, December to May



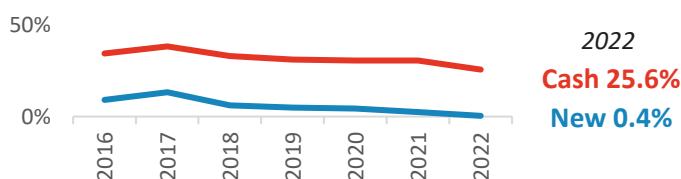
### Transactions (March 2022 data)

There were 3,084 transactions in York during the 12 months to March 2022. This is 67% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels. Transactions in York have fallen by 18.0% 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.