

# September 2022 Housing Market Report

## Hull

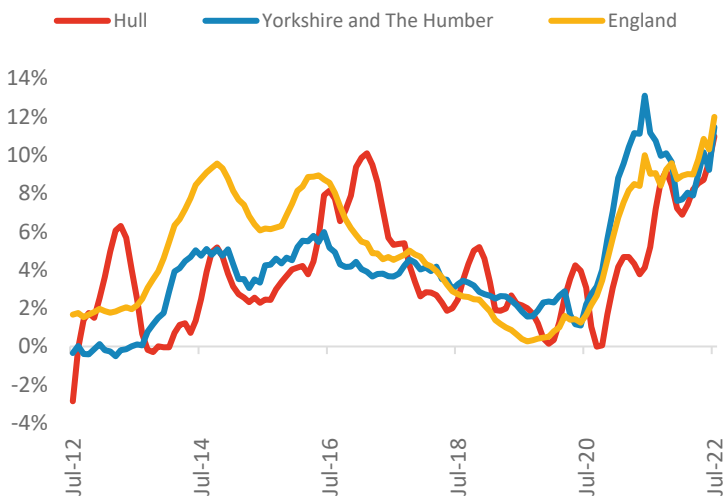
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	Current level	3 month	Annual	5 year	10 year
House prices	£139,484	4.9%	11.0%	25.9%	54.3%
Transactions	3,510	-5.7%	5.4%	26.2%	49.7%

### House Prices (July 2022 data)

#### Annual Change in House Prices



House prices in Hull grew by 11.0% in the 12 months to July 2022 (based on 3-month smoothed data). By comparison national house prices grew by 12.0% and prices in Yorkshire and The Humber grew by 11.5% over the same period.

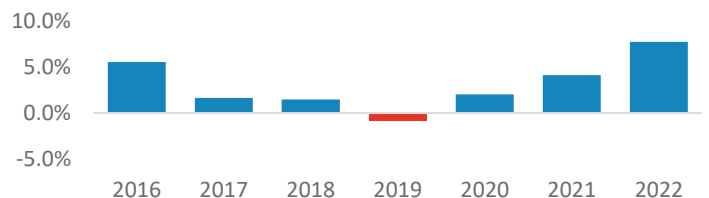
Hull house prices are now 34.5% above their previous peak in 2007, compared to +38.0% for Yorkshire and The Humber and +57.1% across England.

Local prices have grown by 7.8% in 2022 so far, compared to growth of 4.1% over the same period last year.

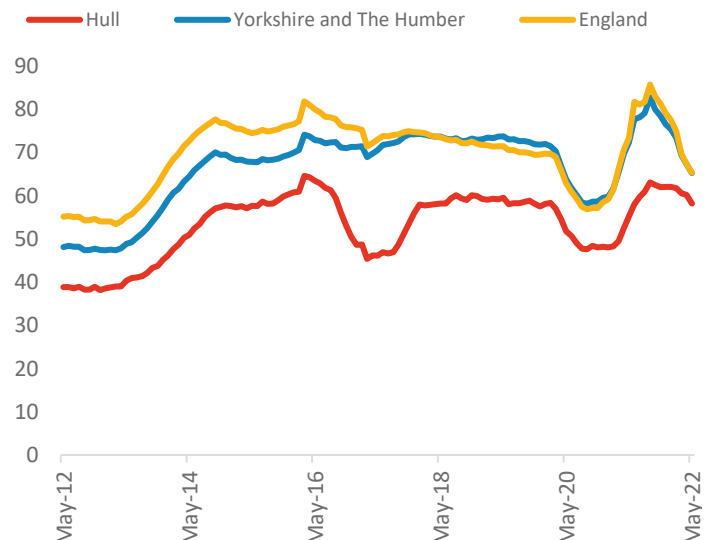
### Transactions (May 2022 data)

There were 3,510 transactions in Hull during the 12 months to May 2022. This is 58% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels. Transactions in Hull have grown by 0.8% since 2014, compared to changes of -6.2% for Yorkshire and The Humber and -14.9% for England.

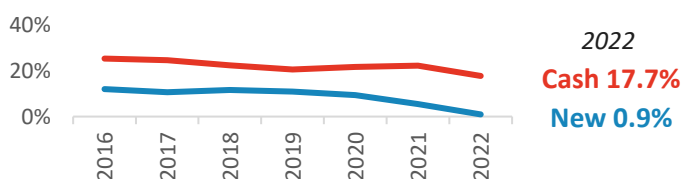
#### Year-To-Date Change in House Prices, December to July



#### 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.