

# September 2022 Housing Market Report

## York

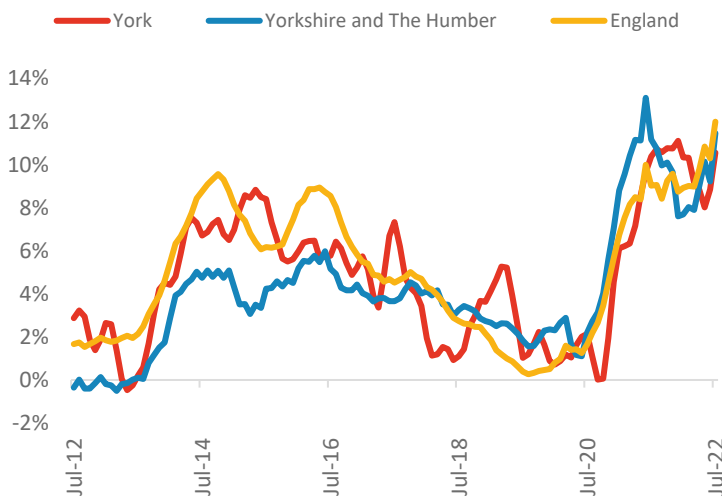
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	Current level	3 month	Annual	5 year	10 year
House prices	£323,131	5.2%	10.6%	27.3%	67.6%
Transactions	3,041	-12.3%	-8.4%	-9.2%	5.2%

### House Prices (July 2022 data)

#### Annual Change in House Prices

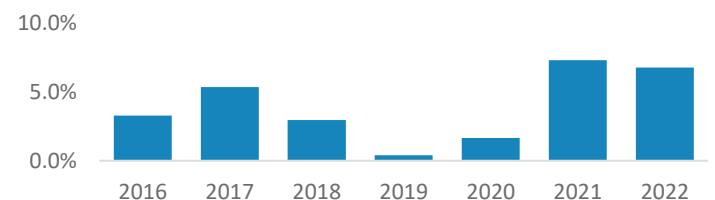


House prices in York grew by 10.6% in the 12 months to July 2022 (based on 3-month smoothed data). By comparison national house prices grew by 12.0% and prices in Yorkshire and The Humber grew by 11.5% over the same period.

York house prices are now 55.8% 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 6.8% in 2022 so far, compared to growth of 7.3% over the same period last year.

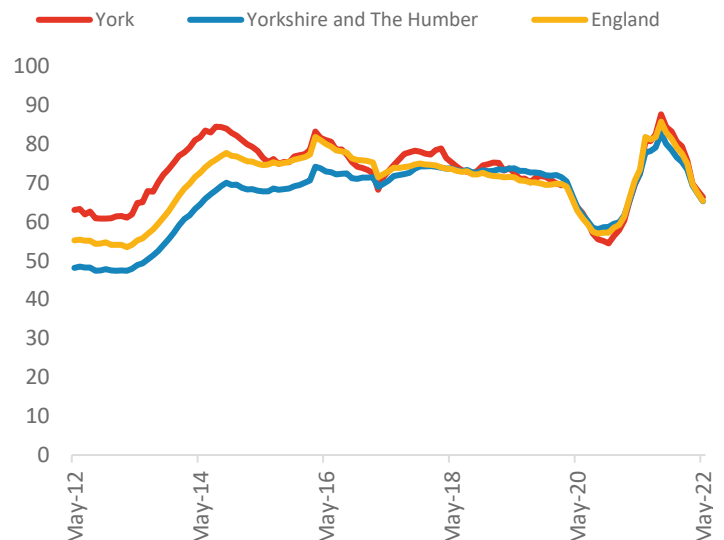
#### Year-To-Date Change in House Prices, December to July



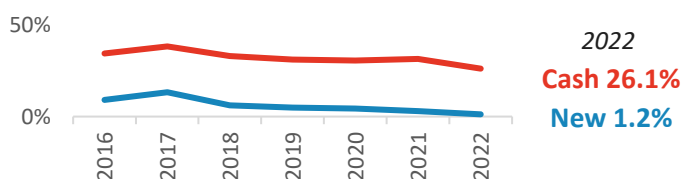
### Transactions (May 2022 data)

There were 3,041 transactions in York during the 12 months to May 2022. This is 66% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels. Transactions in York have fallen by 19.2% since 2014, compared to changes of -6.2% for Yorkshire and The Humber and -14.9% 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.