

November 2022 Housing Market Report

Hull

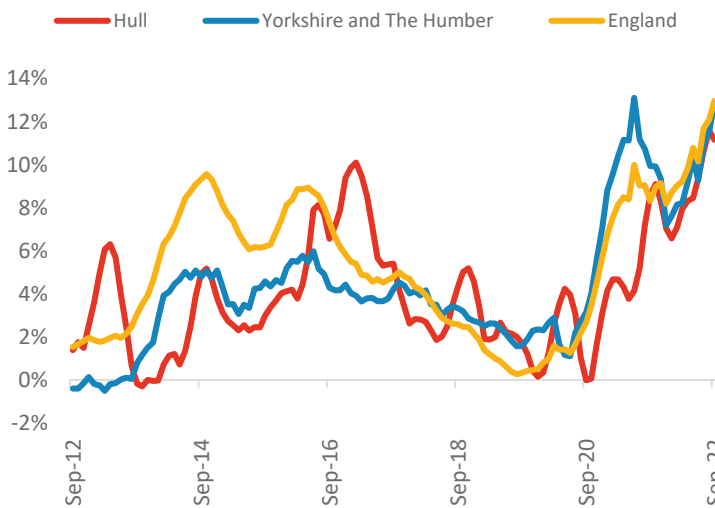


Powered by: **BuiltPlace**

	Current level	3 month	Annual	5 year	10 year
House prices	£137,954	5.2%	11.2%	28.0%	55.1%
Transactions	3,372	-8.9%	-6.3%	19.8%	45.0%

House Prices (September 2022 data)

Annual Change in House Prices

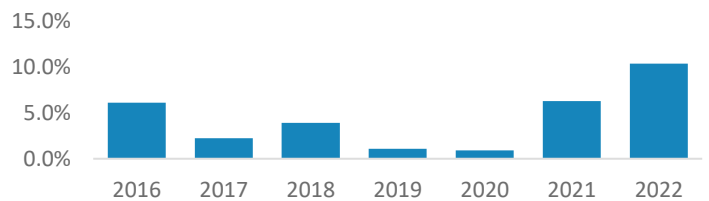


House prices in Hull grew by 11.2% in the 12 months to September 2022 (based on 3-month smoothed data). By comparison national house prices grew by 13.0% and prices in Yorkshire and The Humber grew by 12.8% over the same period.

Hull house prices are now 37.6% above their previous peak in 2007, compared to +40.9% for Yorkshire and The Humber and +60.8% across England.

Local prices have grown by 10.4% in 2022 so far, compared to growth of 6.3% over the same period last year.

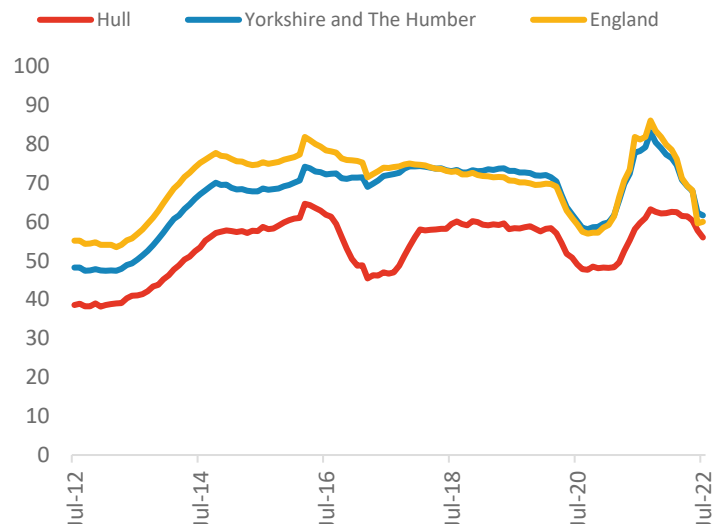
Year-To-Date Change in House Prices, December to September



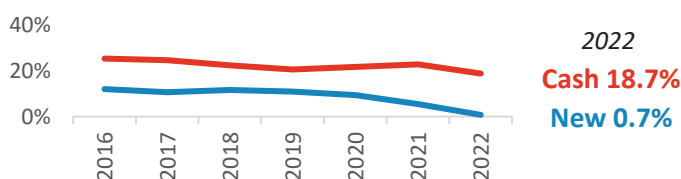
Transactions (July 2022 data)

There were 3,372 transactions in Hull during the 12 months to July 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 3.2% since 2014, compared to changes of -11.3% for Yorkshire and The Humber and -21.9% 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.