

November 2022 Housing Market Report

Selby

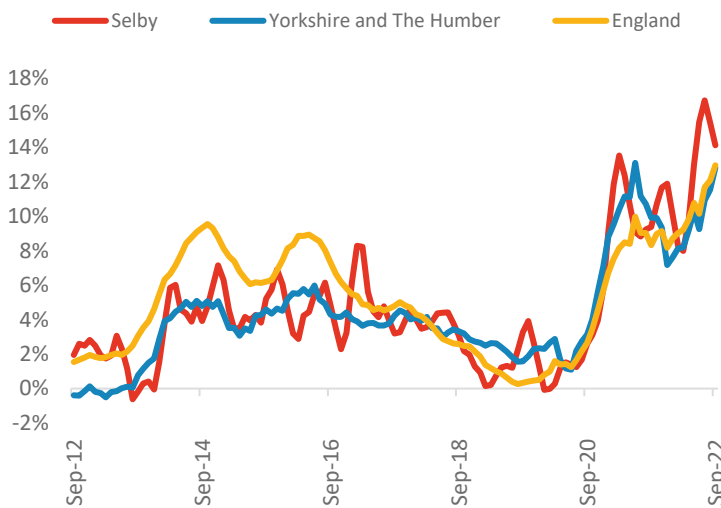
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	Current level	3 month	Annual	5 year	10 year
House prices	£259,212	2.1%	14.1%	36.4%	61.1%
Transactions	1,384	-12.3%	-26.3%	-25.1%	27.1%

House Prices (September 2022 data)

Annual Change in House Prices

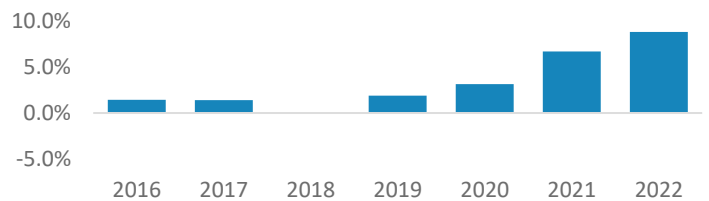


House prices in Selby grew by 14.1% in the 12 months to September 2022 (based on 3-month smoothed data). By comparison national house prices grew by 13.0% and prices in Yorkshire and The Humber grew by 12.8% over the same period.

Selby house prices are now 44.2% 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 8.9% in 2022 so far, compared to growth of 6.7% over the same period last year.

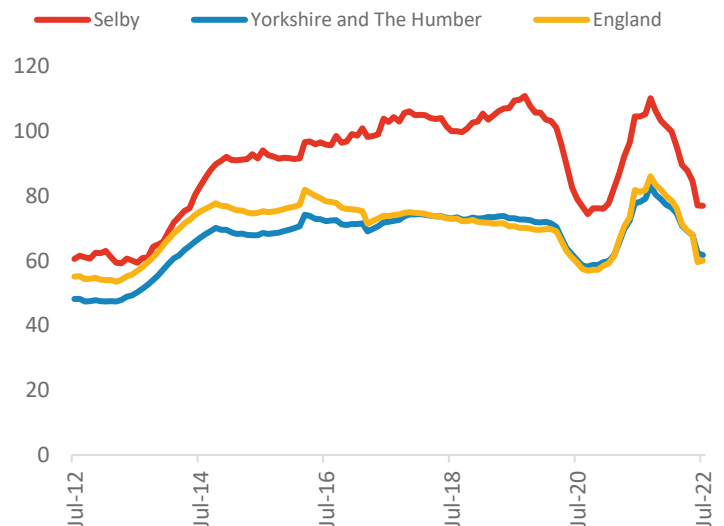
Year-To-Date Change in House Prices, December to September



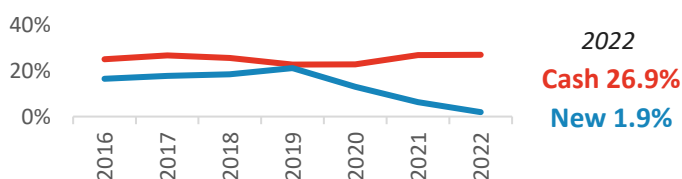
Transactions (July 2022 data)

There were 1,384 transactions in Selby during the 12 months to July 2022. This is 77% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Selby have fallen by 16.4% 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.