

# November 2022 Housing Market Report

## York

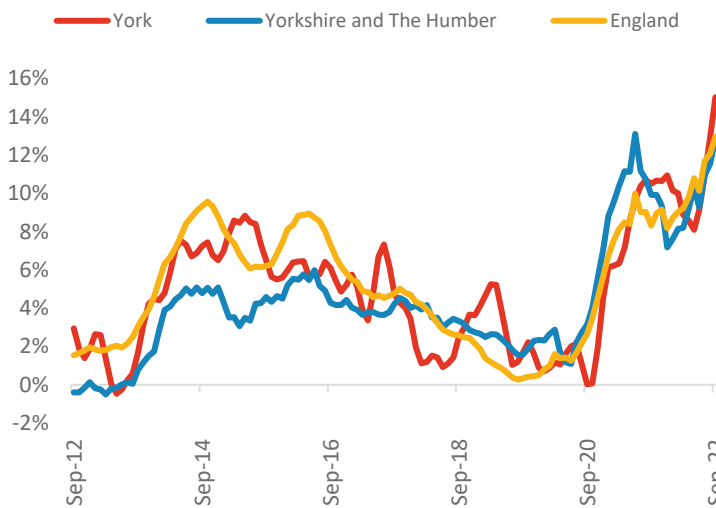
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	Current level	3 month	Annual	5 year	10 year
House prices	£330,351	5.3%	15.0%	32.5%	71.1%
Transactions	2,739	-13.8%	-26.0%	-21.4%	-3.4%

### House Prices (September 2022 data)

#### Annual Change in House Prices



House prices in York grew by 15.0% 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.

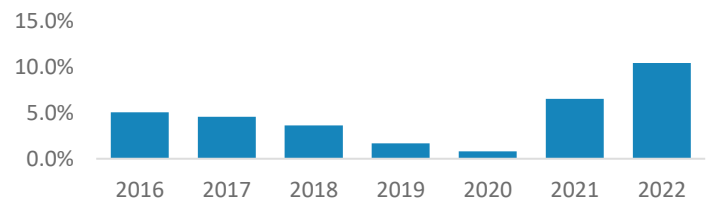
York house prices are now 61.0% above their previous peak in 2007, compared to +40.9% for Yorkshire and The Humber and +60.8% across England.

Local prices have grown by 10.5% in 2022 so far, compared to growth of 6.6% over the same period last year.

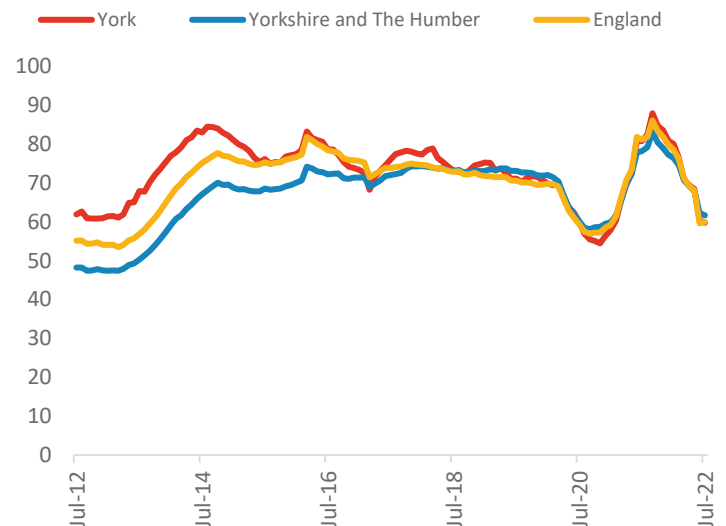
### Transactions (July 2022 data)

There were 2,739 transactions in York during the 12 months to July 2022. This is 60% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels. Transactions in York have fallen by 27.2% since 2014, compared to changes of -11.3% for Yorkshire and The Humber and -21.9% for England.

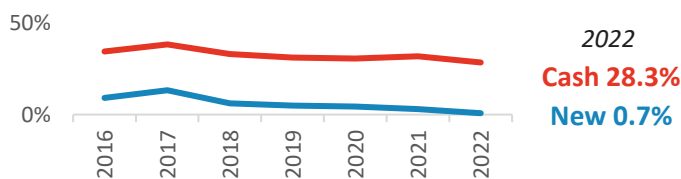
#### Year-To-Date Change in House Prices, December to September



#### 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.