

January 2023 Housing Market Report

Craven

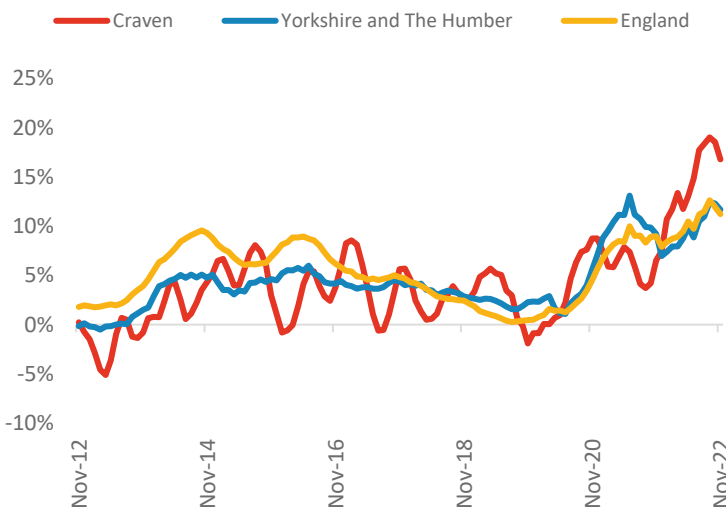
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| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £287,888 | 2.0% | 16.8% | 36.4% | 59.4% |
| Transactions | 787 | -8.9% | -40.2% | -24.3% | 0.8% |

House Prices (November 2022 data)

Annual Change in House Prices

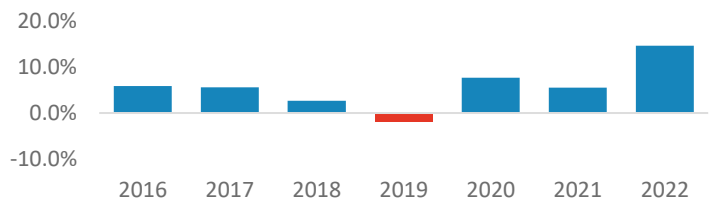


House prices in Craven grew by 16.8% in the 12 months to November 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.2% and prices in Yorkshire and The Humber grew by 11.7% over the same period.

Craven house prices are now 48.0% above their previous peak in 2007, compared to +42.0% for Yorkshire and The Humber and +61.9% across England.

Local prices have grown by 14.7% in 2022 so far, compared to growth of 5.6% over the same period last year.

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

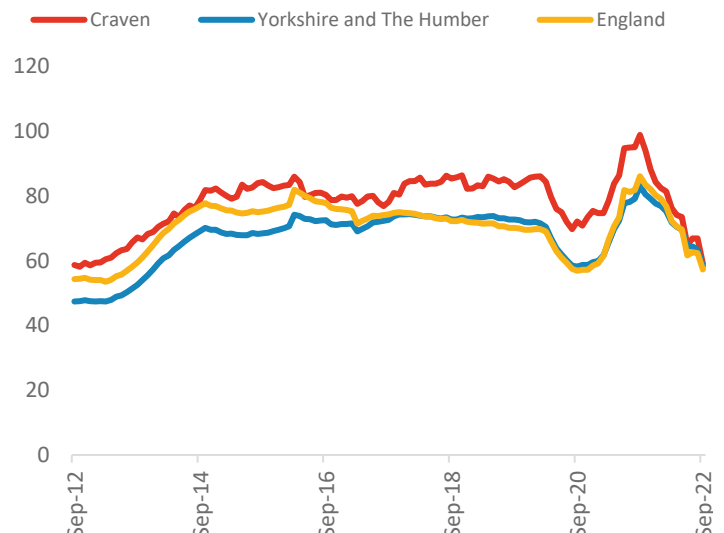


Transactions (September 2022 data)

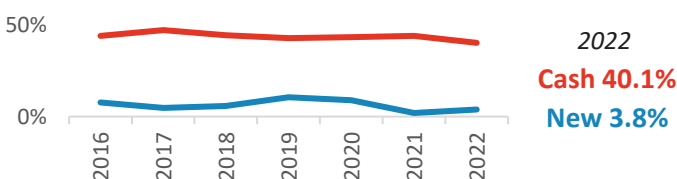
There were 787 transactions in Craven during the 12 months to September 2022. This is 59% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Craven have fallen by 28.2% since 2014, compared to changes of -16.0% for Yorkshire and The Humber and -25.4% 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.