

January 2023 Housing Market Report

Hull

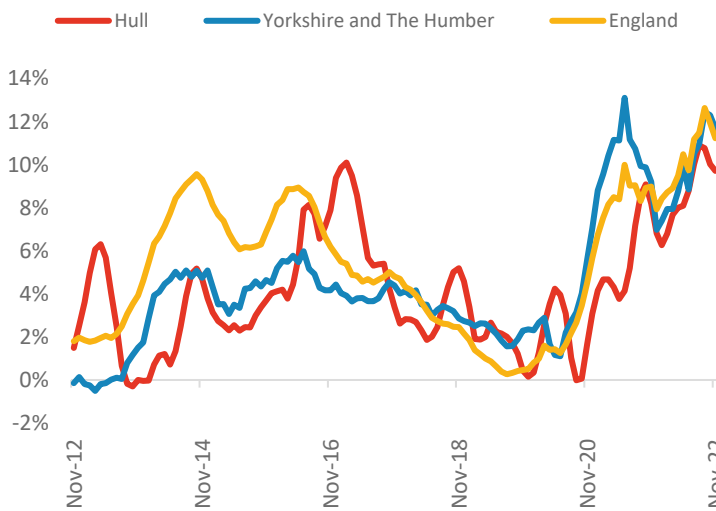


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	Current level	3 month	Annual	5 year	10 year
House prices	£138,683	0.5%	9.7%	27.5%	54.4%
Transactions	3,258	-8.9%	-14.5%	10.9%	41.3%

House Prices (November 2022 data)

Annual Change in House Prices

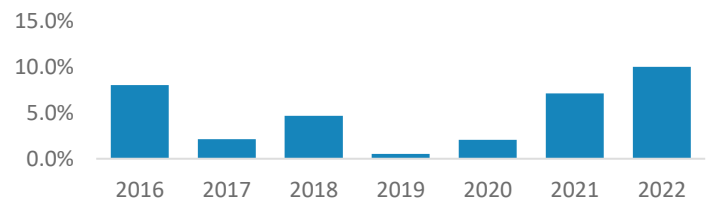


House prices in Hull grew by 9.7% in the 12 months to November 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.2% and prices in Yorkshire and The Humber grew by 11.7% over the same period.

Hull house prices are now 36.8% 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 10.0% in 2022 so far, compared to growth of 7.1% over the same period last year.

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

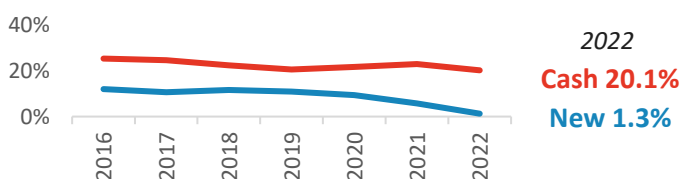


Transactions (September 2022 data)

There were 3,258 transactions in Hull during the 12 months to September 2022. This is 54% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Hull have fallen by 6.4% since 2014, compared to changes of -16.0% for Yorkshire and The Humber and -25.4% for England.

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.

Annual Transactions, Indexed (2001-05 average = 100)

