

February 2023 Housing Market Report

Ryedale

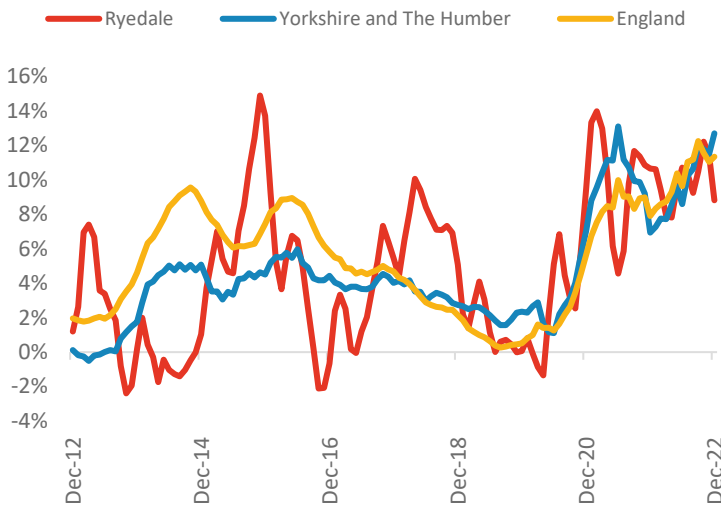
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	Current level	3 month	Annual	5 year	10 year
House prices	£310,911	4.3%	8.8%	38.7%	67.3%
Transactions	781	-3.6%	-26.5%	-22.7%	14.2%

House Prices (December 2022 data)

Annual Change in House Prices

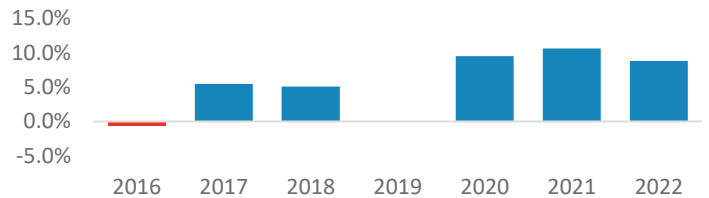


House prices in Ryedale grew by 8.8% in the 12 months to December 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in Yorkshire and The Humber grew by 12.7% over the same period.

Ryedale house prices are now 42.9% above their previous peak in 2007, compared to +42.3% for Yorkshire and The Humber and +61.9% across England.

Local prices have grown by 8.8% in 2022 so far, compared to growth of 10.7% over the same period last year.

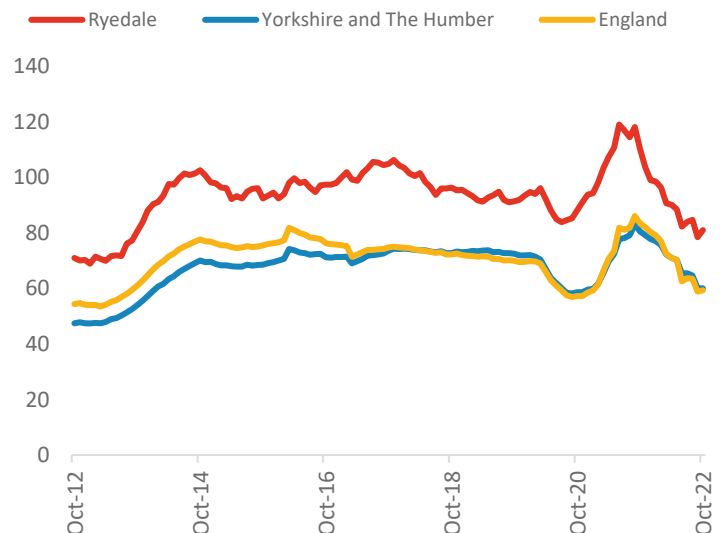
Year-To-Date Change in House Prices, December to December



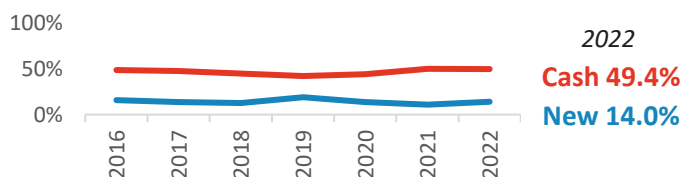
Transactions (October 2022 data)

There were 781 transactions in Ryedale during the 12 months to October 2022. This is 81% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Ryedale have fallen by 17.4% since 2014, compared to changes of -13.8% for Yorkshire and The Humber and -22.8% 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.