

# February 2023 Housing Market Report

## Selby

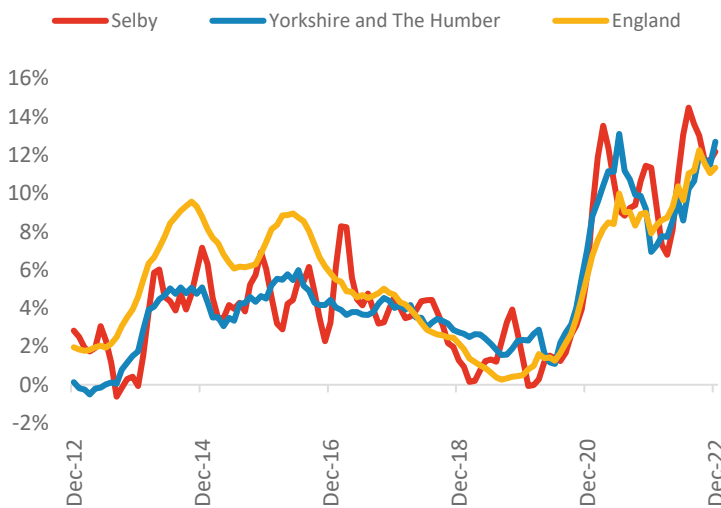
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	Current level	3 month	Annual	5 year	10 year
House prices	£269,514	3.6%	12.2%	35.6%	66.3%
Transactions	1,349	-8.5%	-29.4%	-29.0%	23.8%

### House Prices (December 2022 data)

#### Annual Change in House Prices

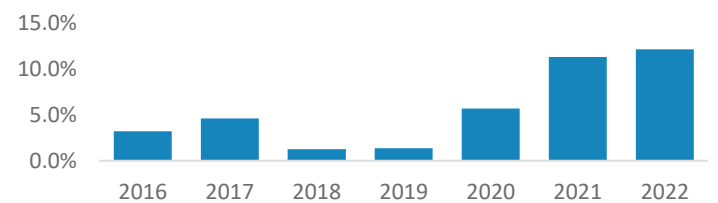


House prices in Selby grew by 12.2% in the 12 months to December 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in Yorkshire and The Humber grew by 12.7% over the same period.

Selby house prices are now 47.9% 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 12.2% in 2022 so far, compared to growth of 11.3% over the same period last year.

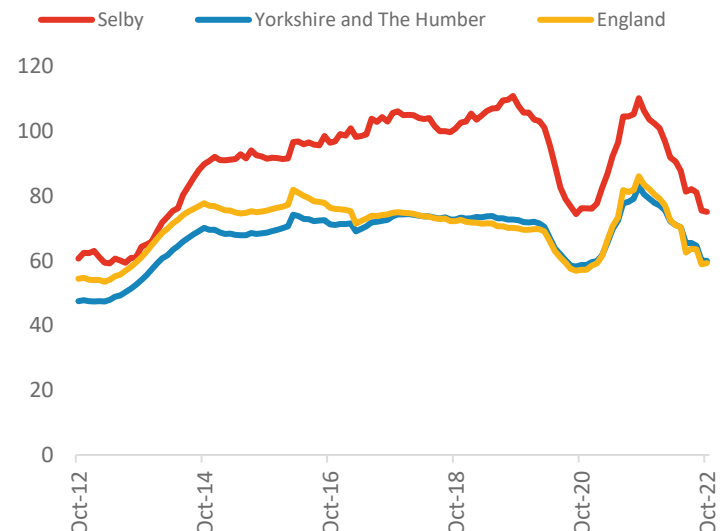
#### Year-To-Date Change in House Prices, December to December



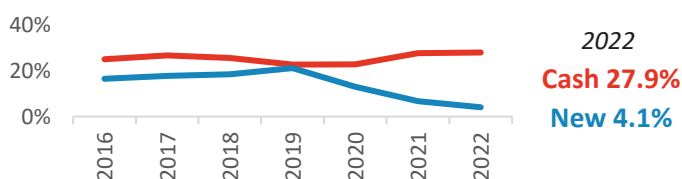
### Transactions (October 2022 data)

There were 1,349 transactions in Selby during the 12 months to October 2022. This is 75% of the average from 2001-05 and suggests activity is below pre-downturn levels. Transactions in Selby have fallen by 18.5% 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.