

February 2023 Housing Market Report

York

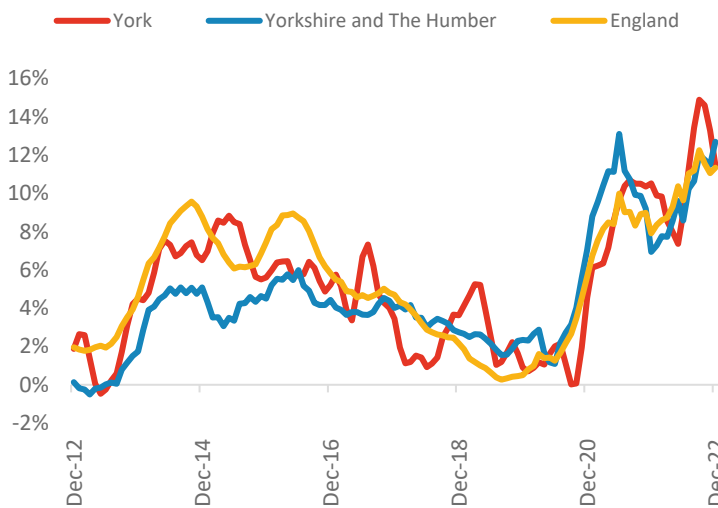
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	Current level	3 month	Annual	5 year	10 year
House prices	£329,398	0.6%	11.5%	34.7%	72.3%
Transactions	2,643	-8.4%	-31.9%	-26.3%	-5.2%

House Prices (December 2022 data)

Annual Change in House Prices

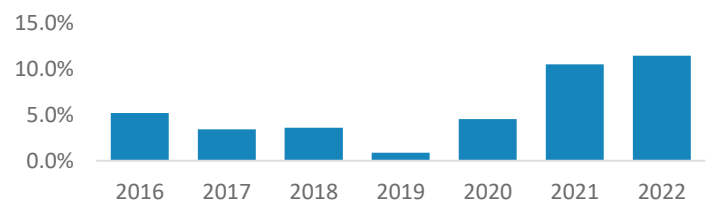


House prices in York grew by 11.5% in the 12 months to December 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in Yorkshire and The Humber grew by 12.7% over the same period.

York house prices are now 61.8% 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 11.5% in 2022 so far, compared to growth of 10.5% over the same period last year.

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

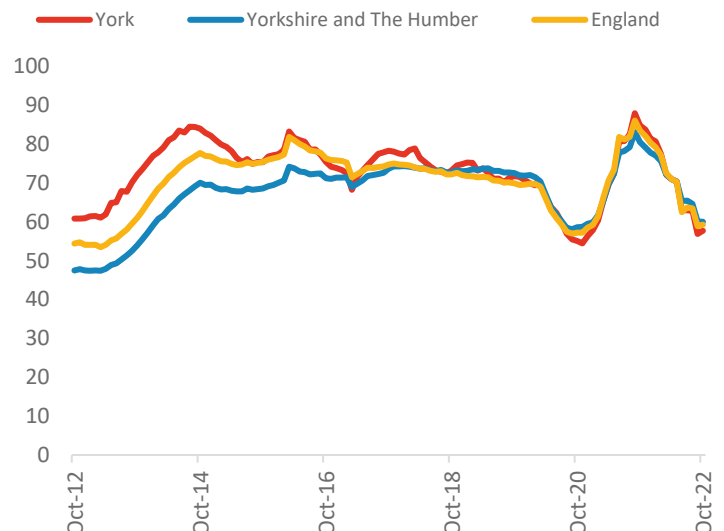


Transactions (October 2022 data)

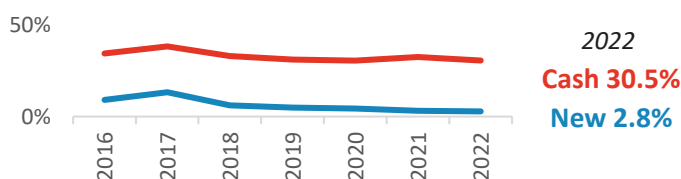
There were 2,643 transactions in York during the 12 months to October 2022. This is 58% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in York have fallen by 29.7% 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.