

# May 2023 Housing Market Report

## York

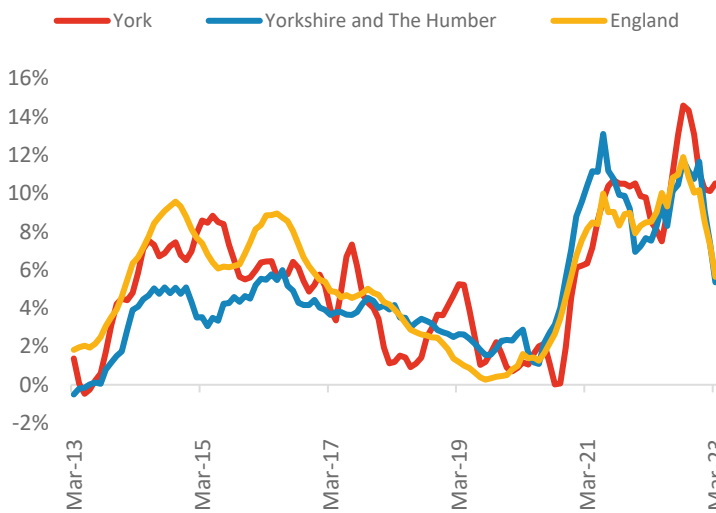
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	Current level	3 month	Annual	5 year	10 year
House prices	£327,184	0.2%	10.5%	35.8%	74.8%
Transactions	2,582	-5.9%	-30.2%	-27.1%	-8.2%

### House Prices (March 2023 data)

#### Annual Change in House Prices

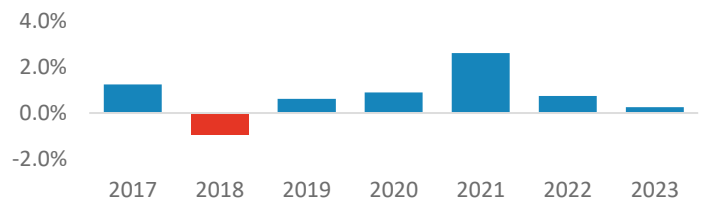


House prices in York grew by 10.5% in the 12 months to March 2023 (based on 3-month smoothed data). By comparison national house prices grew by 5.6% and prices in Yorkshire and The Humber grew by 5.4% over the same period.

York house prices are now 61.7% above their previous peak in 2007, compared to +37.3% for Yorkshire and The Humber and +57.9% across England.

Local prices have grown by 0.2% in 2023 so far, compared to growth of 0.8% over the same period last year.

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

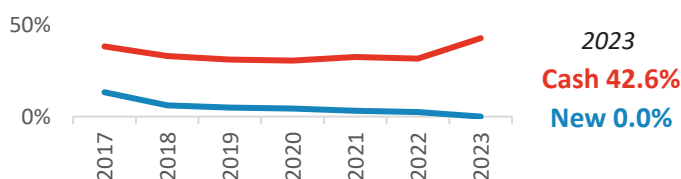


### Transactions (January 2023 data)

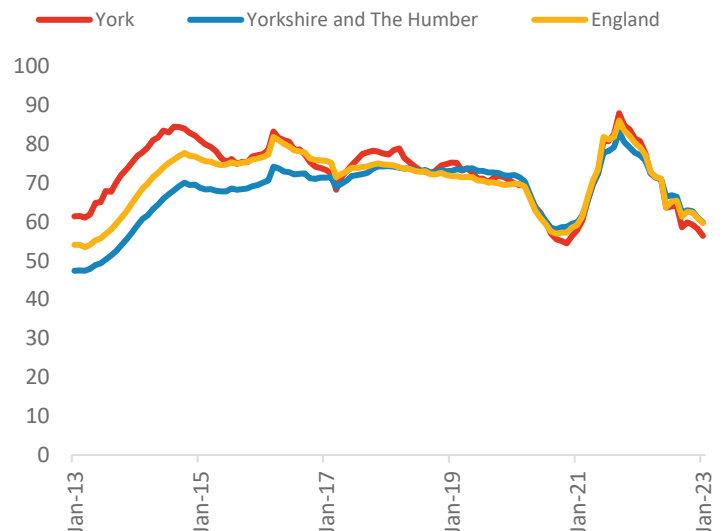
There were 2,582 transactions in York during the 12 months to January 2023. This is 56% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in York have fallen by 31.4% since 2014, compared to changes of -14.0% for Yorkshire and The Humber and -22.4% for England.

#### Cash and New Build Sales as % of Total, by Year\*



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



\* 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.