

# August 2023 Housing Market Report

## Hull

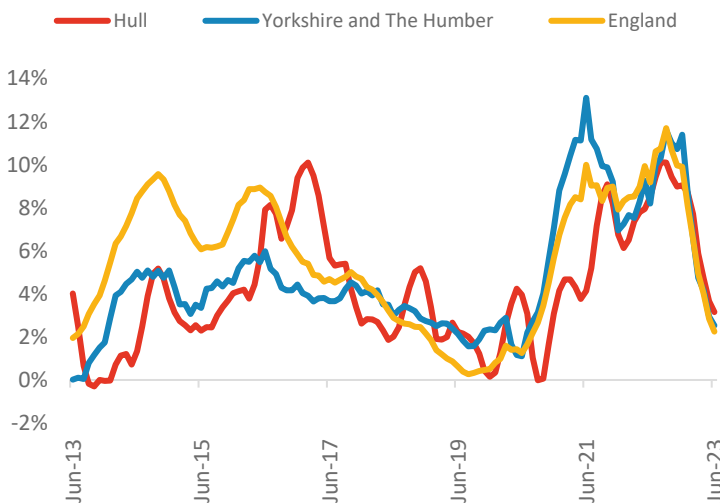


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	Current level	3 month	Annual	5 year	10 year
House prices	£137,793	-0.2%	3.2%	23.9%	49.4%
Transactions	3,046	-10.1%	-20.2%	-12.9%	29.4%

### House Prices (June 2023 data)

#### Annual Change in House Prices

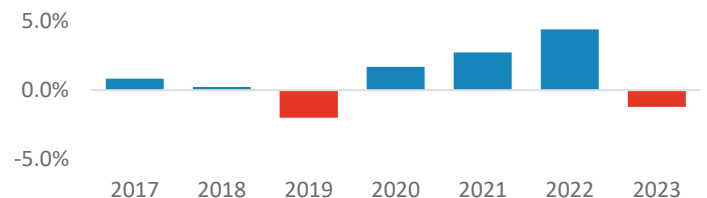


House prices in Hull grew by 3.2% in the 12 months to June 2023 (based on 3-month smoothed data). By comparison national house prices grew by 2.2% and prices in Yorkshire and The Humber grew by 2.5% over the same period.

Hull house prices are now 33.9% above their previous peak in 2007, compared to +37.4% for Yorkshire and The Humber and +56.6% across England.

Local prices have fallen by 1.2% in 2023 so far, compared to growth of 4.4% over the same period last year.

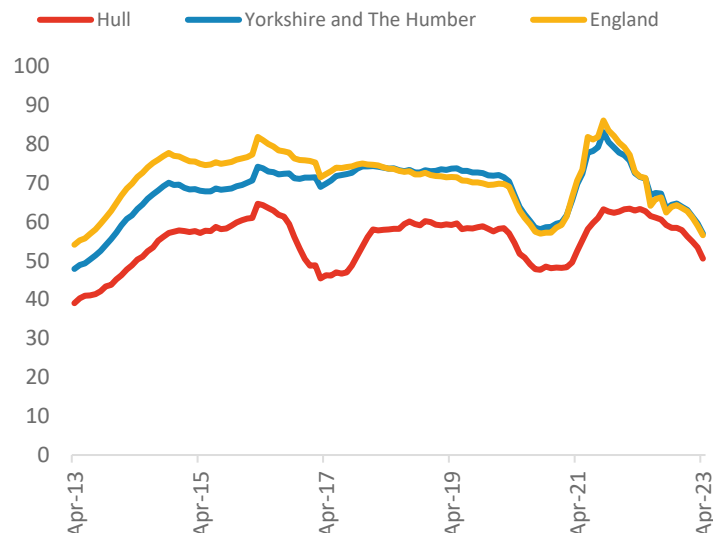
#### Year-To-Date Change in House Prices, December to June



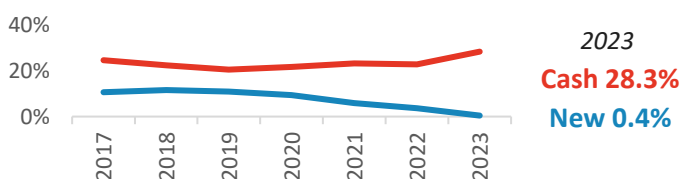
### Transactions (April 2023 data)

There were 3,046 transactions in Hull during the 12 months to April 2023. This is 51% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels. Transactions in Hull have fallen by 12.5% since 2014, compared to changes of -18.1% for Yorkshire and The Humber and -26.4% 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.