

# August 2023 Housing Market Report

## York

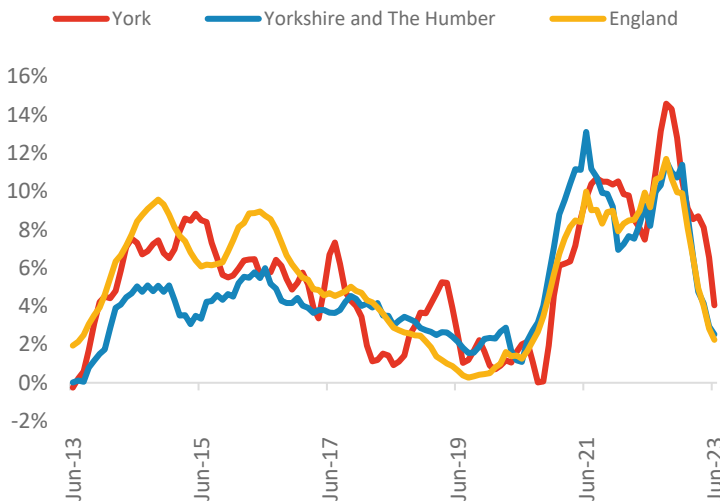


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	Current level	3 month	Annual	5 year	10 year
House prices	£324,313	0.0%	4.0%	30.0%	72.3%
Transactions	2,452	-8.0%	-25.1%	-29.9%	-13.5%

### House Prices (June 2023 data)

#### Annual Change in House Prices



House prices in York grew by 4.0% 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.

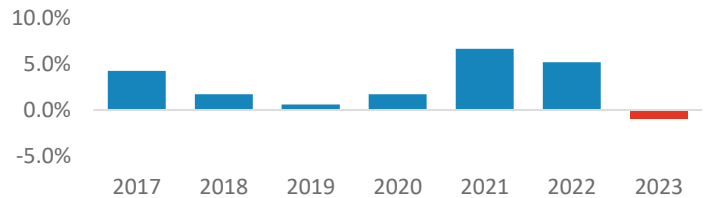
York house prices are now 58.9% above their previous peak in 2007, compared to +37.4% for Yorkshire and The Humber and +56.6% across England.

Local prices have fallen by 1.0% in 2023 so far, compared to growth of 5.2% over the same period last year.

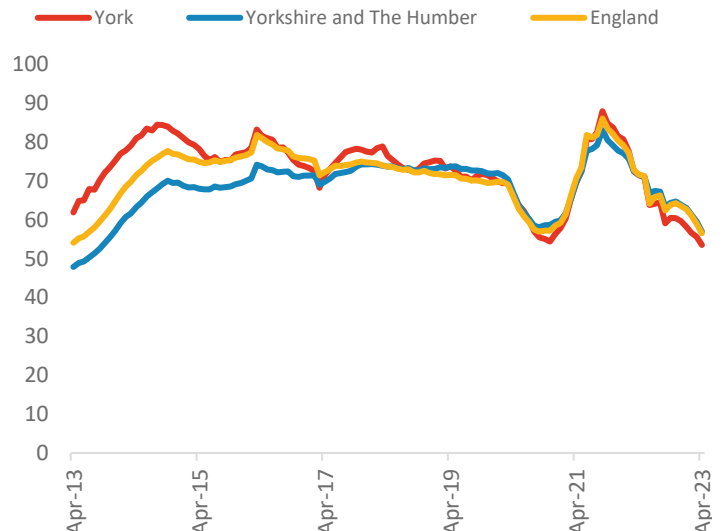
### Transactions (April 2023 data)

There were 2,452 transactions in York during the 12 months to April 2023. This is 53% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels. Transactions in York have fallen by 34.8% since 2014, compared to changes of -18.1% for Yorkshire and The Humber and -26.4% for England.

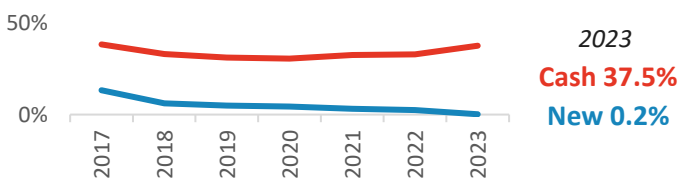
#### Year-To-Date Change in House Prices, December to June



#### 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.