

# February 2024 Housing Market Report

## Hull

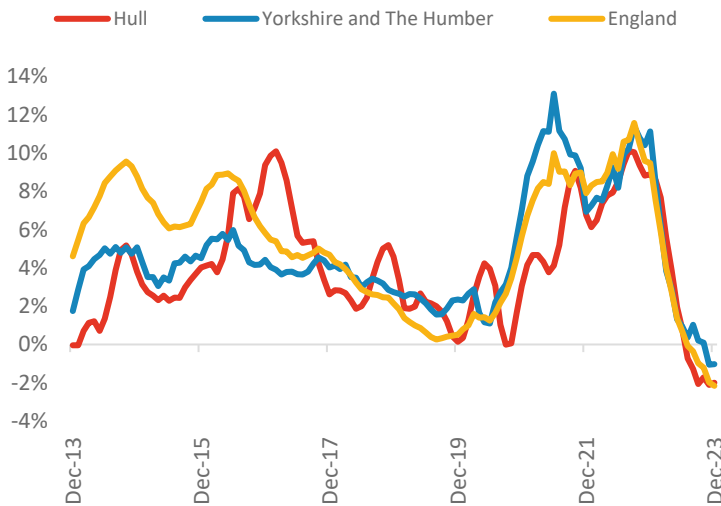


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	Current level	3 month	Annual	5 year	10 year
House prices	£133,178	-0.6%	-2.0%	17.6%	49.1%
Transactions	2,491	-13.2%	-29.5%	-30.0%	-4.7%

### House Prices (December 2023 data)

#### Annual Change in House Prices

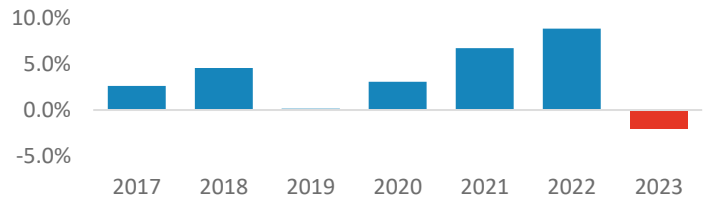


House prices in Hull fell by 2.0% in the 12 months to December 2023 (based on 3-month smoothed data). By comparison national house prices fell by 2.2% and prices in Yorkshire and The Humber fell by 1.0% over the same period.

Hull house prices are now 32.6% above their previous peak in 2007, compared to +38.9% for Yorkshire and The Humber and +55.8% across England.

Local prices have fallen by 2.0% in 2023 so far, compared to growth of 8.9% over the same period in 2022.

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

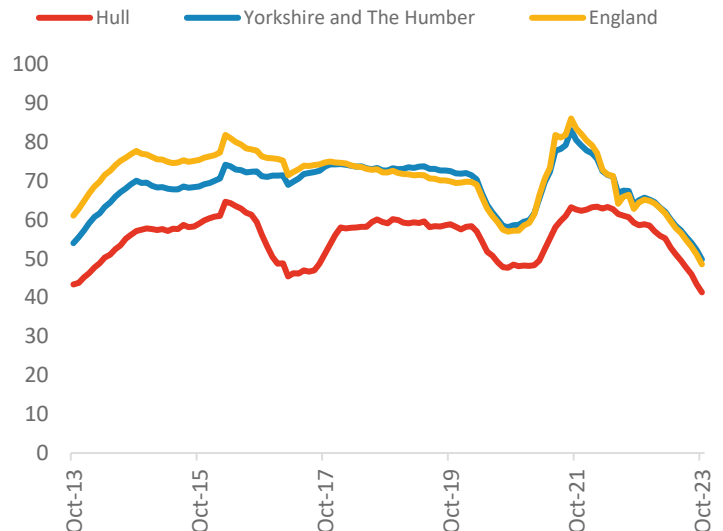


### Transactions (October 2023 data)

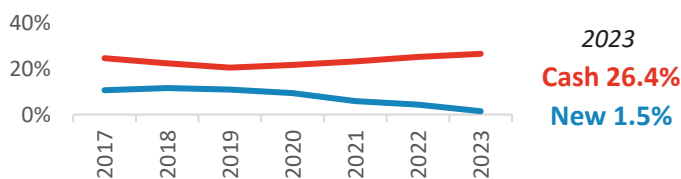
There were 2,491 transactions in Hull during the 12 months to October 2023. This is 41% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Hull have fallen by 28.5% since 2014, compared to changes of -28.4% for Yorkshire and The Humber and -36.8% 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.