October 2026 Housing Market Report

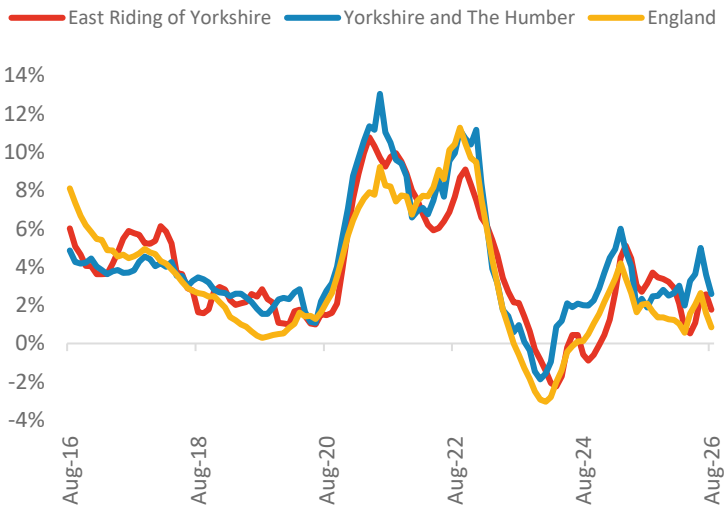
East Riding of Yorkshire

Powered by: **BuiltPlace**

	Current level	3 month	Annual	5 year	10 year
House prices	£219,871	0.8%	1.8%	14.7%	41.3%
Transactions	5,594	-6.0%	-14.5%	-29.3%	-16.0%

House Prices (August 2026 data)

Annual Change in House Prices

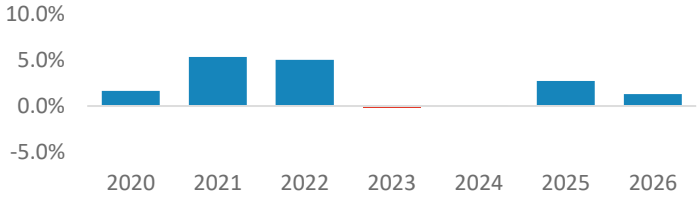


House prices in East Riding of Yorkshire grew by 1.8% in the 12 months to August 2026 (based on 3-month smoothed data). By comparison national house prices grew by 0.9% and prices in Yorkshire and The Humber grew by 2.6% over the same period.

East Riding of Yorkshire house prices are now 41.1% above their previous peak in 2007, compared to +47.4% for Yorkshire and The Humber and +59.3% across England.

Local prices have grown by 1.3% in 2026 so far, compared to growth of 2.8% over the same period in 2025.

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

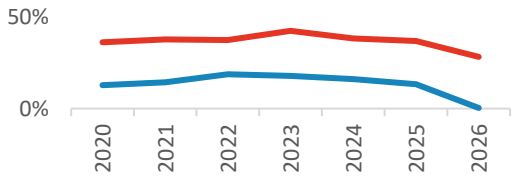


Transactions (June 2026 data)

There were 5,594 transactions in East Riding of Yorkshire during the 12 months to June 2026. This is 65% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

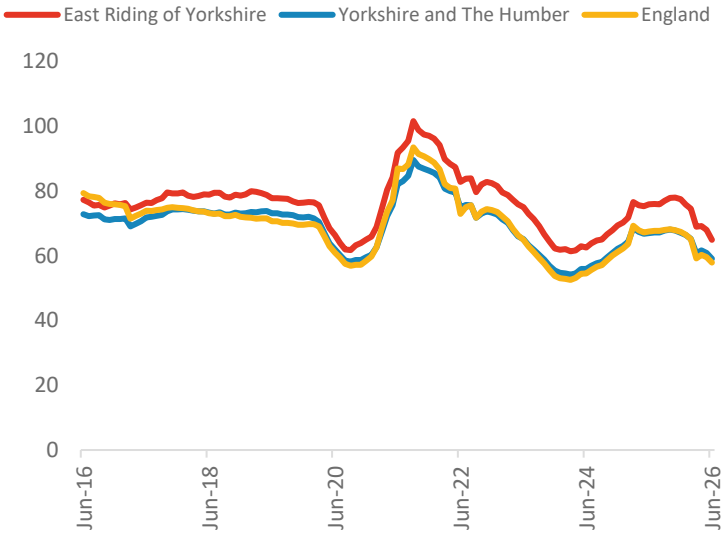
Transactions in East Riding of Yorkshire have fallen by 10.4% since 2014, compared to changes of -15.1% for Yorkshire and The Humber and -24.7% for England.

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



2026
Cash 28.1%
New 0.3%

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.

Source: UK House Price Index, Contains HM Land Registry data © Crown copyright