

Market Review

Central Harrogate

**ALEX
GOLDSTEIN**

& ASSOCIATES

PROPERTY CONSULTANTS
BESPOKE BUYING & SELLING

LOCAL MARKET ROUND UP

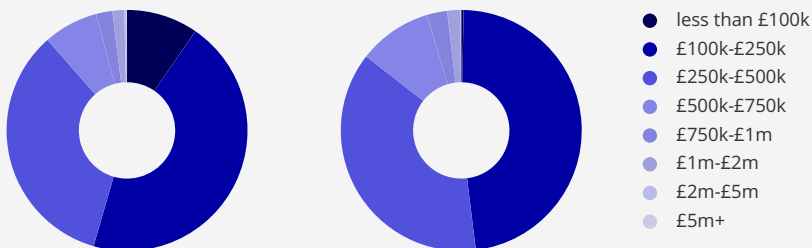


Over the last 12 full months there have been **1,045 sales** in Central Harrogate. This is a **-22%** change on the previous 12 month period. The average sales price was **£283,078**.

Transactions by price band over the last 12 months

NATIONAL

CENTRAL HARROGATE



Percentage of sales by property type over last 12 months



23%

Flat/Apartment



28%

Terraced



32%

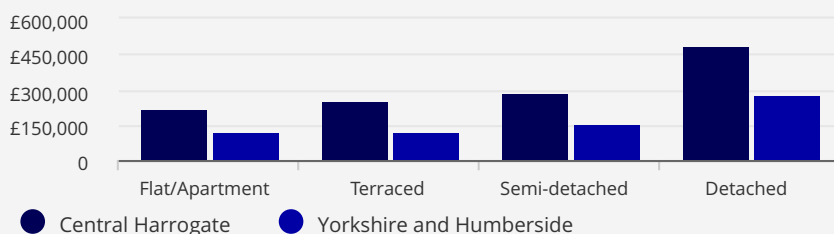
Semi-detached



17%

Detached

Average prices over last 12 months



Source: Dataloft, Land Registry



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THE LAST 3 MONTHS, TOP 3 TRANSACTIONS



£1,075,000

KENT ROAD
HG1

£870,000

CUNDALL WAY
HG2

£825,000

RAYLEIGH ROAD
HG2

HOUSE PRICE GROWTH OVER 1 YEAR AND 5 YEARS



+5%



+19%

STREET WITH MOST TRANSACTIONS IN LAST 3 MONTHS

**FAIRWAYS AVENUE,
HG2**

If you wish to discuss your property buying or selling requirements in more detail, just let me know.

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NATIONAL MARKET



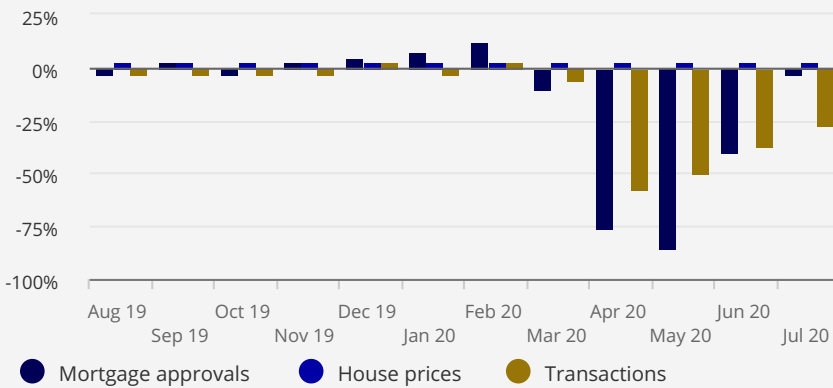
2.9% UK house price growth, year to May 2020
Source: ONS

70,710 Transactions in July, 14.5% increase on June
Source: HMRC

SEPTEMBER 2020

Alex Goldstein Property Consultants bring you the latest trends in the UK's housing market, with a detailed focus on Central Harrogate.

National housing market trends



House prices

In July Nationwide reported a 1.5% annual increase in house prices, Halifax reported a 3.8% annual increase and Hometrack reported a 2.76% annual increase.

Economy

On a month to month basis the UK economy grew by 8.7% in June after 2.4% growth in May. The economy shrank 20.4% between April and June. Two consecutive quarters of decline have caused the UK into a recession.

Average property values over last 12 months

	DETACHED	SEMI-DETACHED	TERRACED	FLAT/APARTMENT
CENTRAL HARROGATE	£487,622	£288,923	£250,841	£213,772
YORKSHIRE AND HUMBERSIDE	£281,313	£159,453	£118,696	£118,713
ENGLAND & WALES	£356,580	£219,446	£181,906	£212,923

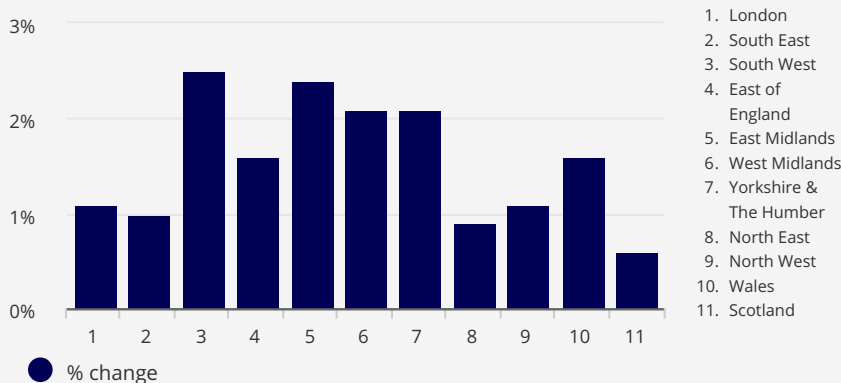
Transactions

Just over 70,700 property sales were recorded in July 2020, 14.5% more than June but -27.4% lower than July 2019 (HMRC). Newly agreed sales per agent, in August, were 76% above the 5-year average, with the time to sell a home falling 31% (Zoopla). On average properties are taking 27 days to sell, down from 39 at the same point in 2019.

Demand

In July, 66,281 mortgages were approved, an annual decrease of -0.9%, suggesting we are almost back to 'normal' levels. Gross mortgage lending was £17.4bn, an annual decrease of -18.1%, often lagging approval data.

Annual change in private rents to July 2020 by region



Investment

According to ONS average rental values across the UK rose by 1.4% in the year to a July (IPHRP) and Zoopla report a 1.1% annual increase in June.