

Market Review

**ALEX
GOLDSTEIN**

& ASSOCIATES

PROPERTY CONSULTANTS
BESPOKE BUYING & SELLING

North Leeds

LOCAL MARKET ROUND UP

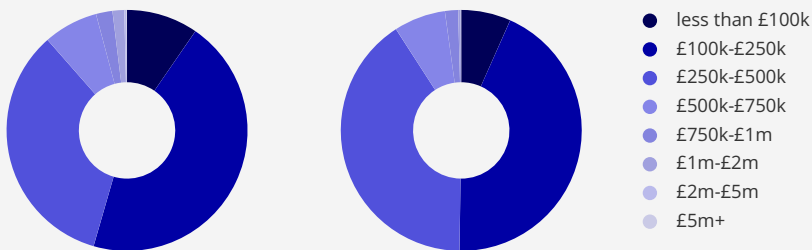


Over the last 12 full months there have been **1,667 sales** in North Leeds. This is a **-24%** change on the previous 12 month period. The average sales price was **£239,346**.

Transactions by price band over the last 12 months

NATIONAL

NORTH LEEDS



Percentage of sales by property type over last 12 months



22%

Flat/Apartment



21%

Terraced



39%

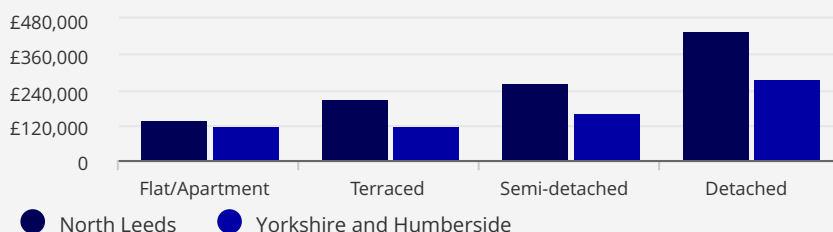
Semi-detached



17%

Detached

Average prices over last 12 months



Source: Dataloft, Land Registry



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THE LAST 3 MONTHS, TOP 3 TRANSACTIONS



£895,000

NORTH LANE
LS8

£875,000

SANDMOOR LANE
LS17

£788,500

SETON CLOSE
LS16

HOUSE PRICE GROWTH OVER 1 YEAR AND 5 YEARS



+5%



+25%

STREET WITH MOST TRANSACTIONS IN LAST 3 MONTHS

ALWOODLEY LANE,
LS17

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

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NATIONAL MARKET



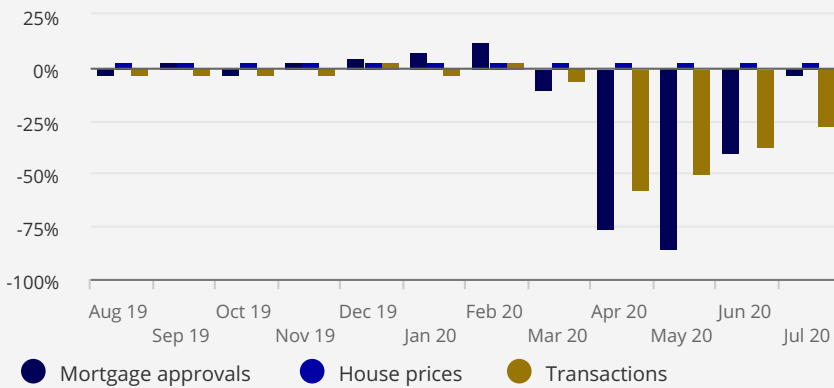
2.9% UK house price growth, year to May 2020
Source: ONS

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 North Leeds.

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.

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.

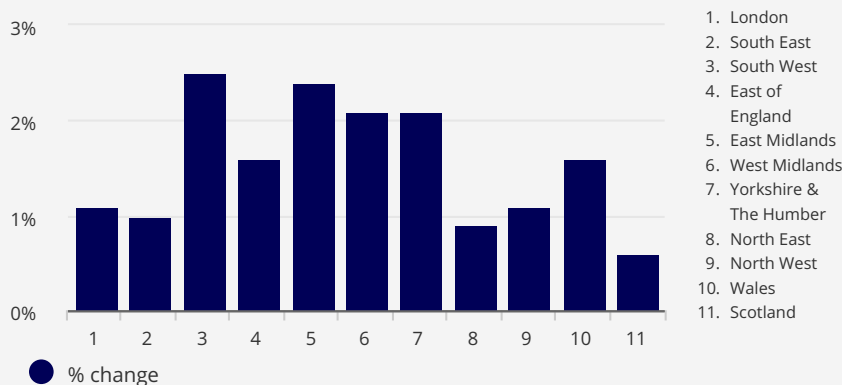
Investment

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.

Average property values over last 12 months

	DETACHED	SEMI-DETACHED	TERRACED	FLAT/APARTMENT
NORTH LEEDS	£439,097	£265,732	£207,168	£140,038
YORKSHIRE AND HUMBERSIDE	£281,313	£159,453	£118,696	£118,713
ENGLAND & WALES	£356,580	£219,446	£181,906	£212,923

Annual change in private rents to July 2020 by region



Source: Dataloft, Land Registry, Bank of England and ONS