

# Market Review

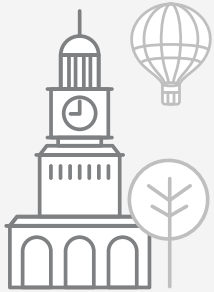
## Central Harrogate

**ALEX  
GOLDSTEIN**

& ASSOCIATES

PROPERTY CONSULTANTS  
BESPOKE BUYING & SELLING

### LOCAL MARKET ROUND UP

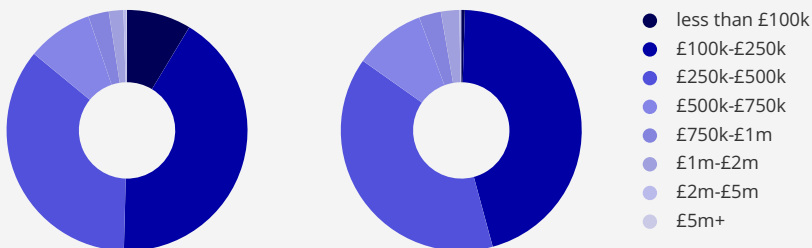


Over the last 12 full months there have been **890 sales** in Central Harrogate. This is a **-32%** change on the previous 12 month period. The average sales price was **£288,056**.

### Transactions by price band over the last 12 months

NATIONAL

CENTRAL HARROGATE



### Percentage of sales by property type over last 12 months



**20%**

Flat/Apartment



**30%**

Terraced



**31%**

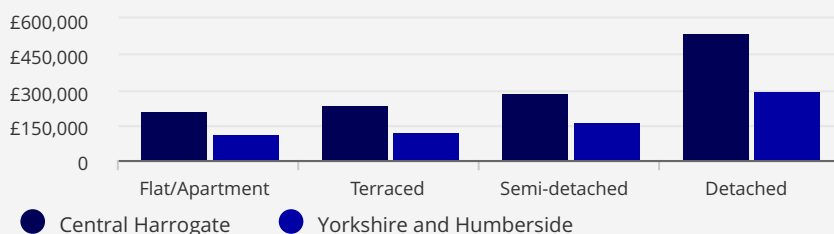
Semi-detached



**19%**

Detached

### Average prices over last 12 months



Source: Dataloft, Land Registry



### Alex Goldstein Property Consultants

Rydal House, 5 Princes Square, Harrogate, HG1 1ND

T: 01423 788377

E: alex@alexgoldstein.co.uk

### THE LAST 3 MONTHS, TOP 3 TRANSACTIONS



**£1,685,000**

PARK DRIVE  
HG2

**£1,600,000**

CAMBRIDGE STREET  
HG1

**£1,575,000**

QUEEN PARADE  
HG1

### HOUSE PRICE GROWTH OVER 1 YEAR AND 5 YEARS



**+2%**



**+13%**

### STREET WITH MOST TRANSACTIONS IN LAST 3 MONTHS

**EAST PARADE, HG1**

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

# Market review

Central Harrogate

**ALEX  
GOLDSTEIN**

& ASSOCIATES  
PROPERTY CONSULTANTS  
BESPOKE BUYING & SELLING

## NATIONAL MARKET



7.5%

UK house price  
growth, year to  
January 2021

Source: ONS

147,050

Transactions in  
February, 49% increase  
year-on-year

Source: HMRC

APRIL 2021

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

### House prices

The January UK HPI (ONS) reported a 7.5% annual increase in house prices. The North West had the largest annual increase (12%) and the West Midlands had the smallest (4.7%).

### Economy

The UK economy is predicted to grow by 4% over 2021 and 7.3% over 2022, set to recover to pre-pandemic levels by mid-2022. The latest forecast by the Office for Budget responsibility now expects a faster and more sustained economic recovery than forecast in November

### Transactions

An estimated 147,050 transactions (seasonally adjusted) were recorded in February 2021, 49% higher than February 2020 and 23% higher than January 2021 (HMRC).

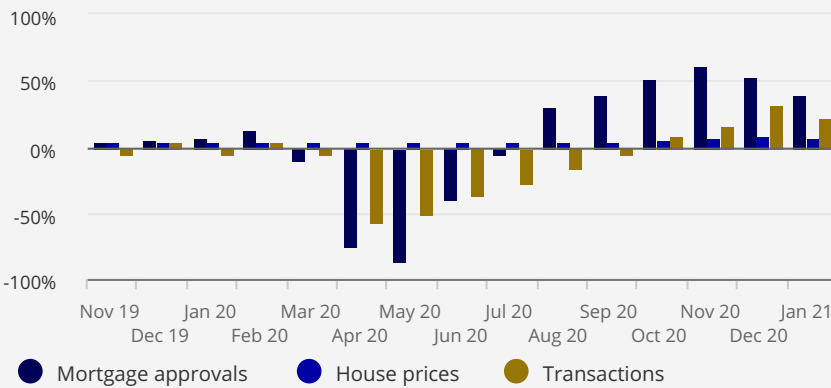
### Demand

87,669 mortgages were approved in February 2021, 19.5% higher than in February 2020, however, mortgage approvals have slowed, a -11% monthly decline. Gross lending was at its highest monthly figure since March 2016, £27.7 billion.

### Investment

According to ONS average rental values across the UK rose by 1.4% in the year to February 2021. Rents in the UK excluding London increased by 1.7% in the year to February 2021.

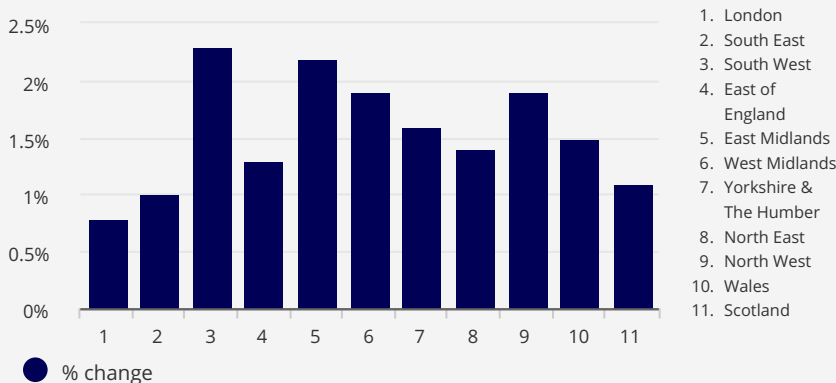
## National housing market trends



## Average property values over last 12 months

	DETACHED	SEMI-DETACHED	TERRACED	FLAT/APARTMENT
CENTRAL HARROGATE	£540,576	£289,490	£238,916	£211,879
YORKSHIRE AND HUMBERSIDE	£296,455	£167,616	£123,409	£117,174
ENGLAND & WALES	£381,938	£233,408	£191,065	£219,712

## Annual change in private rents to February 2021 by region



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