

Market Review

**ALEX
GOLDSTEIN**

& ASSOCIATES

PROPERTY CONSULTANTS
BESPOKE BUYING & SELLING

North Leeds

LOCAL MARKET ROUND UP

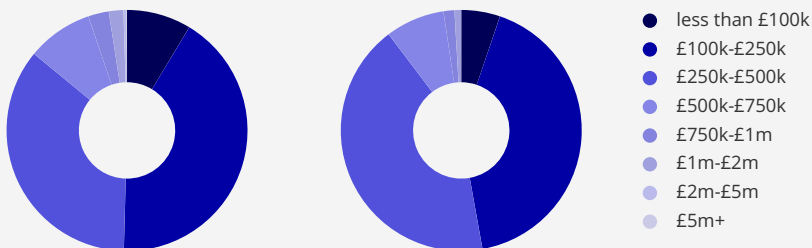


Over the last 12 full months there have been **1,579 sales** in North Leeds. This is a **-24%** change on the previous 12 month period. The average sales price was **£249,720**.

Transactions by price band over the last 12 months

NATIONAL

NORTH LEEDS



Percentage of sales by property type over last 12 months



23%
Flat/Apartment



22%
Terraced

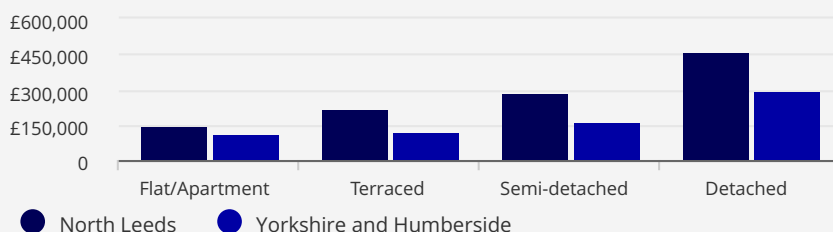


37%
Semi-detached



18%
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



£1,755,000

SANDMOOR DRIVE
LS17

£1,440,000

SANDMOOR DRIVE
LS17

£1,110,000

BACK CHURCH LANE
LS16

HOUSE PRICE GROWTH OVER 1 YEAR AND 5 YEARS



+6%



+25%

STREET WITH MOST TRANSACTIONS IN LAST 3 MONTHS

**CHAPELTOWN ROAD,
LS7**

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

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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).

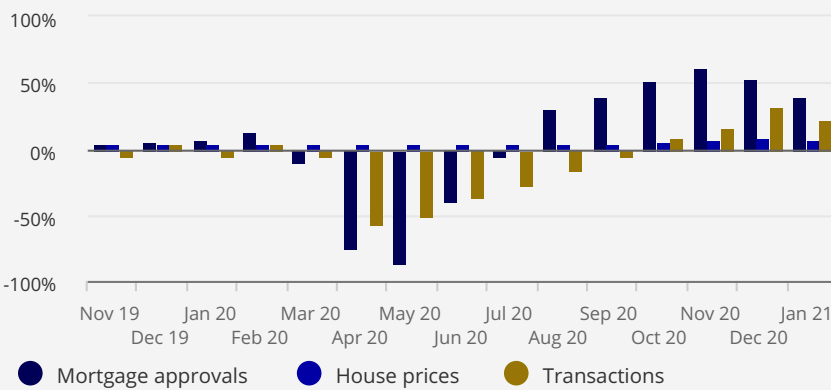
Demand

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.

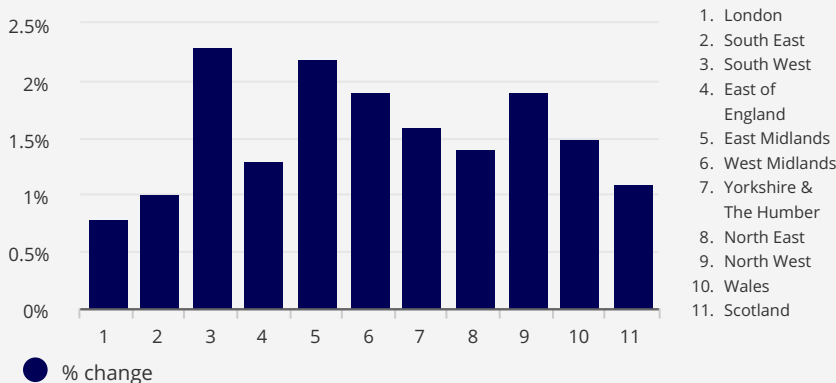
National housing market trends



Average property values over last 12 months

	DETACHED	SEMI-DETACHED	TERRACED	FLAT/APARTMENT
NORTH LEEDS	£457,588	£283,291	£221,205	£144,187
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