

# Regional sales

Yorkshire and Humberside

**ALEX  
GOLDSTEIN**

& ASSOCIATES  
PROPERTY CONSULTANTS  
BESPOKE BUYING & SELLING

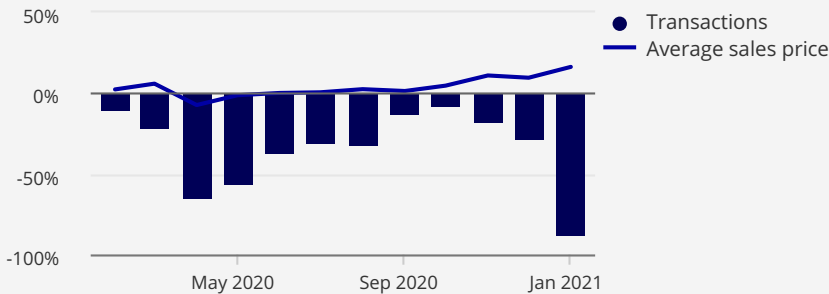
## REGIONAL MARKET ROUND UP | YORKSHIRE AND HUMBERSIDE



Over the last 12 full months there have been **62,671 sales** in Yorkshire and Humberside. This is a **-32%** change on the previous 12 month period. The average sales price was **£168,549**.

Yorkshire and Humberside annual growth

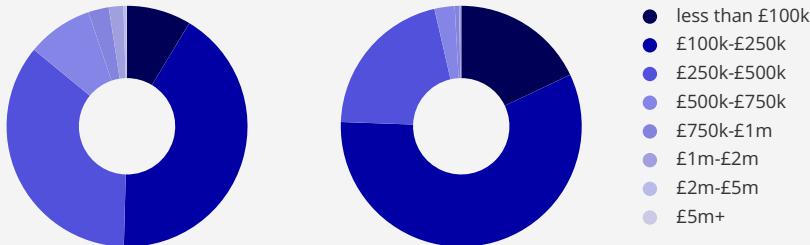
### Annual change in transactions and prices over last 12 months



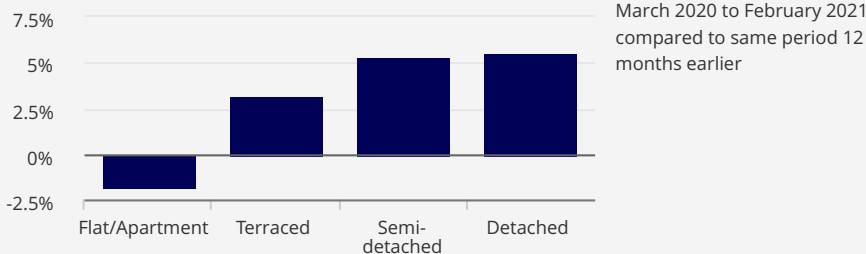
### Transactions by price band over the last 12 months

NATIONAL

YORKSHIRE AND HUMBERSIDE



### Change in average prices by property type



## NATIONAL MARKET

APRIL 2021



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

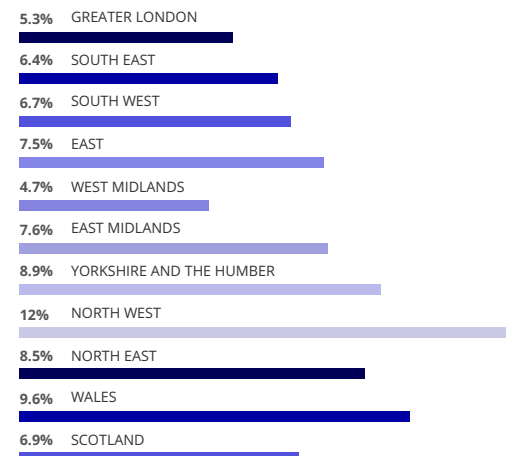
### House prices

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%).

### 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).

### Regional changes in average values over last 12 months



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

## 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

### 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

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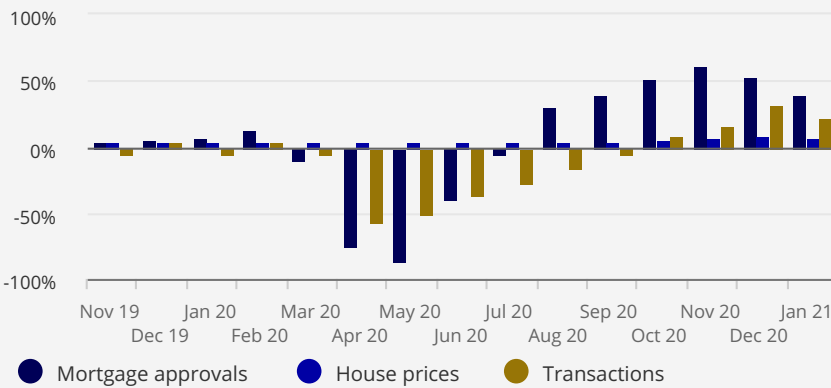
### Demand

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

