

# Market review

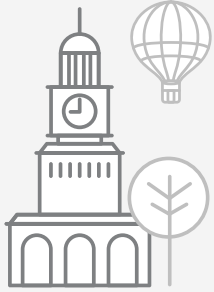
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## Central Harrogate

### LOCAL MARKET ROUND UP

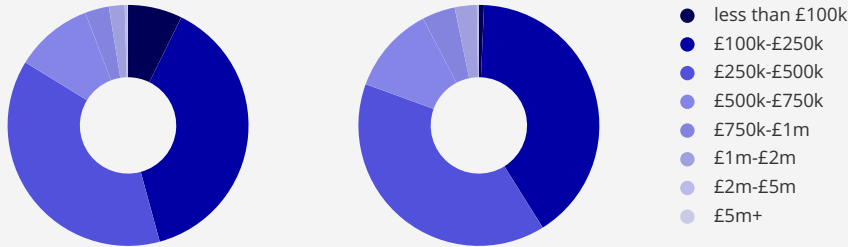


Over the last 12 full months there have been **1,219 sales** in Central Harrogate. This is a **12%** change on the previous 12 month period. The average sales price was **£309,480**.

### 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



28%

Terraced



32%

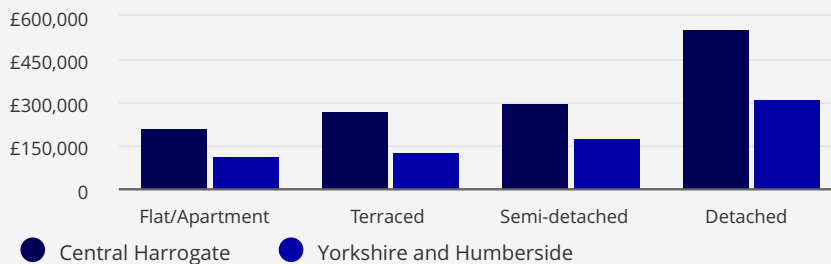
Semi-detached



20%

Detached

### Average prices over last 12 months



Source: Dataloft, Land Registry

### THE LAST 3 MONTHS, TOP 3 TRANSACTIONS



£1,840,000

RUTLAND DRIVE  
HG1

£1,331,250

LEEDS ROAD  
HG2

£1,225,000

HEREFORD ROAD  
HG1

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



+9%



+18%

### STREET WITH MOST TRANSACTIONS IN LAST 3 MONTHS

MEADOW PLACE, HG1



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

# Market review

Central Harrogate

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## NATIONAL MARKET



**8.0%** UK house price growth, year to July 2021

**98,300** Transactions in August, 21% increase year-on-year

Source: ONS

Source: HMRC

OCTOBER 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 rate of annual price growth across the UK slowed in July in all regions except Scotland. Month-on-month across the UK the average price of a property fell by 3.7%. At £255,535 the average price of a property is 8% higher than a year ago (UKHPI).

### Economy

The UK economy grew by 0.1% in July, its sixth consecutive month of growth although growth slowed significantly from the 1% recorded in June. Output in the service sector remained broadly unchanged, the construction sector contracting by 1.6%.

### Transactions

Over 1 million property transactions have taken place across the UK in the first eight months of 2021, higher than the number of sales during the entire year last year. The HMRC estimate 98,300 sales took place in August as the final SDLT reduction draws to an end.

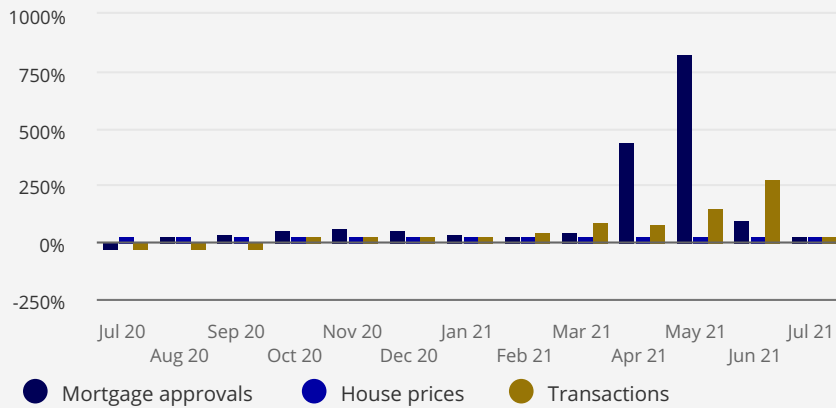
### Demand

Although mortgage approvals in August were 15% lower than a year ago, at 74,453 they were 10.5% higher than the longer term (2015-2019) August average. At £21.5 billion, gross mortgage lending in August was 11% higher year-on-year (Bank of England).

### Investment

Rental values are rising at their strongest pace in three years. Average values across the UK, excluding London, rose by 2.0% in the year to August (ONS). Rental values across the capital continue to buck the trend, 0.4% lower year-on-year.

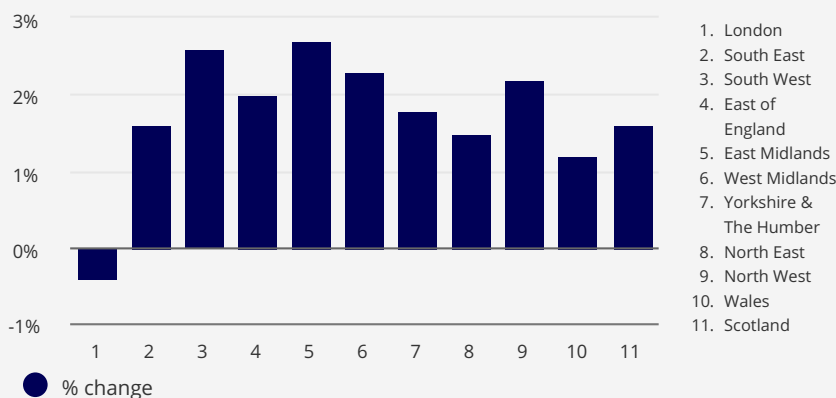
## National housing market trends



## Average property values over last 12 months

	DETACHED	SEMI-DETACHED	TERRACED	FLAT/APARTMENT
CENTRAL HARROGATE	£559,236	£300,485	£271,978	£215,682
YORKSHIRE AND HUMBERSIDE	£315,121	£175,942	£129,679	£116,245
ENGLAND & WALES	£403,889	£249,219	£205,855	£228,507

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



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