

# Market review

## Central Harrogate

**ALEX  
GOLDSTEIN**

& ASSOCIATES  
PROPERTY CONSULTANTS  
BESPOKE BUYING & SELLING

### LOCAL MARKET ROUND UP

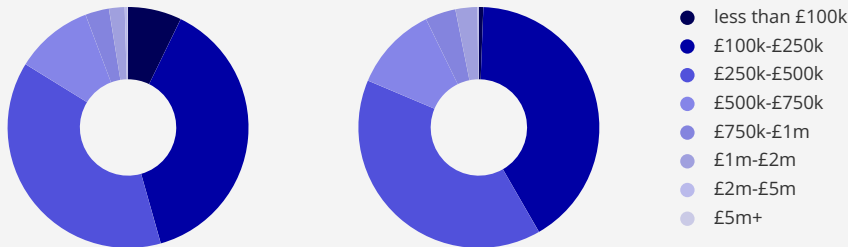


Over the last 12 full months there have been **1,267 sales** in Central Harrogate. This is a **21%** change on the previous 12 month period. The average sales price was **£306,319**.

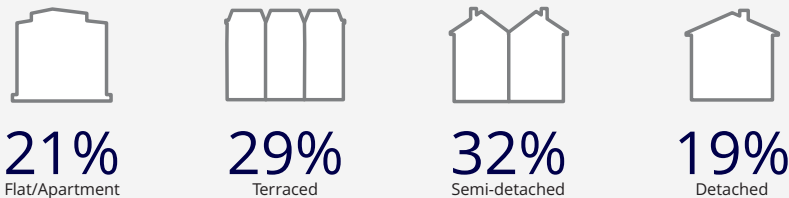
### Transactions by price band over the last 12 months

NATIONAL

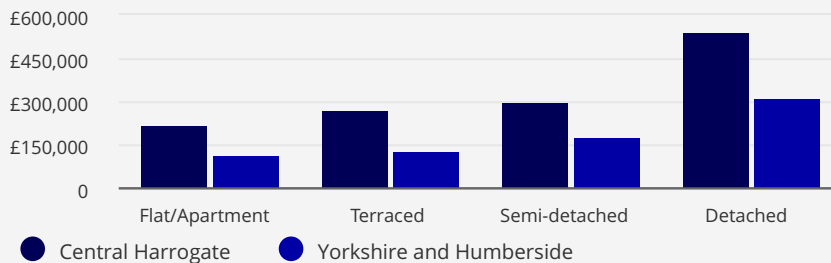
CENTRAL HARROGATE



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



### Average prices over last 12 months



Source: Dataloft, Land Registry

### THE LAST 3 MONTHS, TOP 3 TRANSACTIONS



**£1,331,250**

LEEDS ROAD  
HG2

**£825,000**

HOOKSTONE CHASE  
HG2

**£620,000**

FOREST GARDENS  
HG2

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



**+6%**



**+17%**

### STREET WITH MOST TRANSACTIONS IN LAST 3 MONTHS

**LEEDS ROAD, HG2**



### Alex Goldstein Property Consultants

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

T: 01423 788377

E: alex@alexgoldstein.co.uk

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



**10.6%**  
UK house price growth, year to August 2021, up from 8.5% in July

**160,950**  
Transactions in September, 68% increase year-on-year

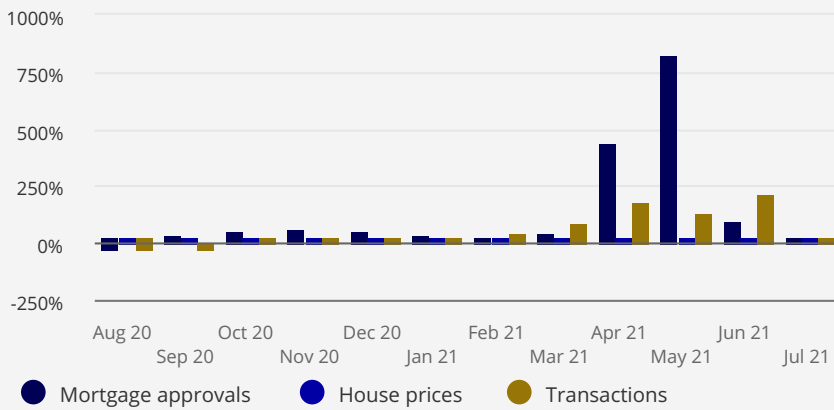
Source: ONS

Source: HMRC

NOVEMBER 2021

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

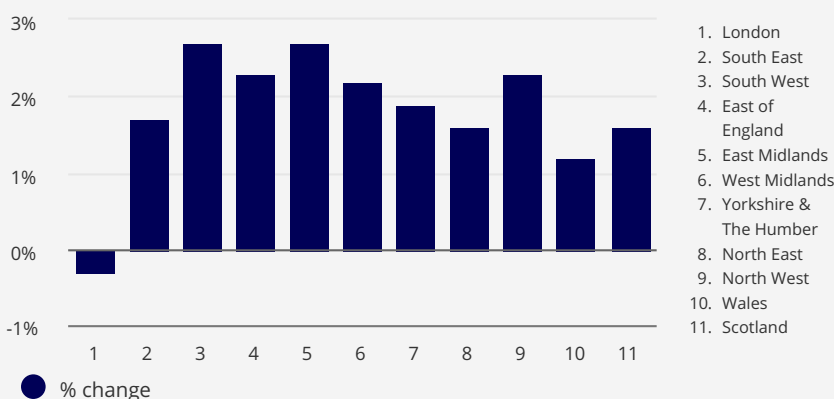
## National housing market trends



## Average property values over last 12 months

	DETACHED	SEMI-DETACHED	TERRACED	FLAT/APARTMENT
CENTRAL HARROGATE	£546,039	£302,865	£268,290	£220,896
YORKSHIRE AND HUMBERSIDE	£316,623	£176,767	£130,620	£117,711
ENGLAND & WALES	£405,380	£250,101	£206,918	£228,186

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



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

## House prices

Rightmove report the price of property coming to market in October has risen across all regions and all markets of the UK, the first time a 'full house' of price rises has been seen since March 2007. The price of a property rose by £3,983, the largest October rise since 2015.

## Economy

In the Autumn budget the Chancellor described the economic picture as "strong" in the short term, with the Office for Budget Responsibility expecting the economy to return to pre-pandemic levels 6 months earlier than expected (by 2022).

## Transactions

The HMRC predict 160,950 sales took place in September, the third highest monthly total on record (after June 2021 and March 2016), a flurry of activity occurring prior to the final end of the SDLT holiday.

## Demand

Mortgage approvals in September were at their lowest monthly total since July 2020 according to the Bank of England, an indication demand is softening. However, demand remains higher than longer term averages, the 72,645 loans approved 8.5% higher than the September 2015-2019 average.

## Investment

Rental values are rising at their strongest pace since April 2017. Average values across the UK, excluding London, rose by 2.1% in the year to September (ONS). Rental values across the capital remain 0.3% lower year-on-year.