

Local lettings

Central Harrogate

**ALEX
GOLDSTEIN**

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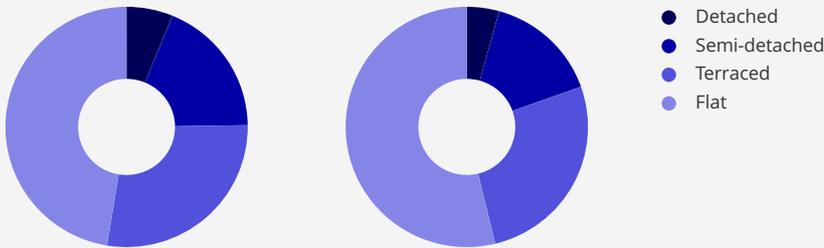
LOCAL MARKET ROUND UP



Over the last 12 months, the average rent achieved for properties let in **Central Harrogate** was **£826** per month. This is a **+6%** change on the previous 12 month period.

Properties let by type over the last 12 months

YORKSHIRE AND HUMBERSIDE CENTRAL HARROGATE



Change in average rents over past year



+4%

Flats



+6%

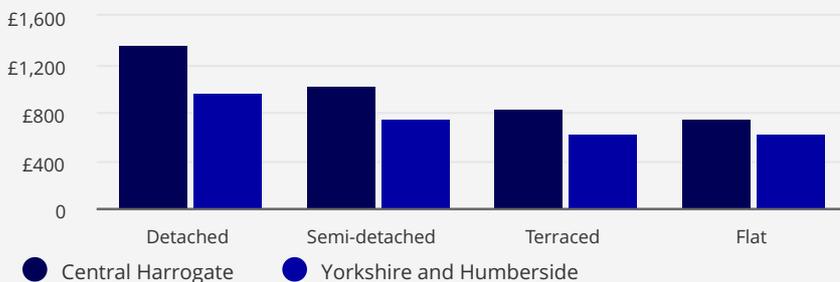
Houses

Average age of tenants over last 12 months



37

Average monthly rents by property type over last 12 months



Source: Dataloft Rental Market Analytics (rental data is based on achieved rents for approximately 20-35% market share, depending on location)

NATIONAL MARKET

DECEMBER 2021



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

Rental market

Rental values are rising at their strongest pace in over nearly 5 years. Average values across the UK, excluding London, rose by 2.2% in the year to October (ONS), the strongest rise since December 2016. Rental values growth across the capital has returned to positive territory.

At +66% the new balance of respondents noting a rise in renter demand across England and Wales is at its highest level ever recorded by the RICS monthly survey.

Economy

Inflation, the cost of living rose to 4.2% in October, its highest rate in nearly 10 years and twice the government's 2% target. The cost of fuel, gas and electricity all increased. The steep rise makes a rise in the base rate of interest increasingly likely.

Weekly earnings annual growth is set to average 5.7% in 2021, the highest level in 20 years. Adjusting for inflation this equates to 3.6% in real terms, after 1.8% (nominal) and 0.8% (real) in 2020. (National Institute of Economic and Social Research). Rising inflation will mean real earnings growth is liable to plateau in 2022.



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