

Market review

Central Harrogate

**ALEX
GOLDSTEIN**

& ASSOCIATES
PROPERTY CONSULTANTS
BESPOKE BUYING & SELLING

LOCAL MARKET ROUND UP

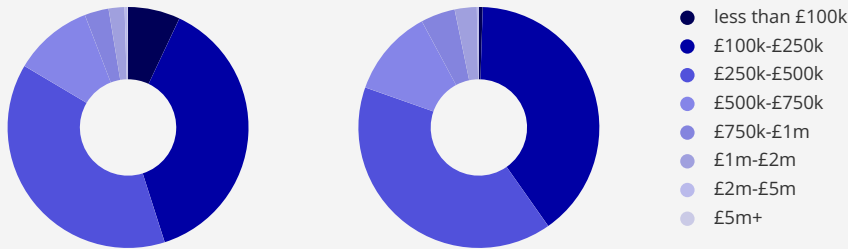


Over the last 12 months the average sales price in Central Harrogate was **£310,736**. The total value of sales was **£424,871,988**.

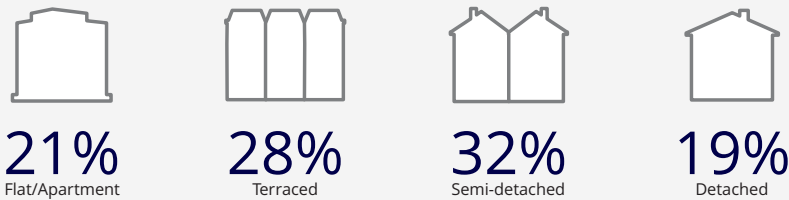
Transactions by price band over the last 12 months

NATIONAL

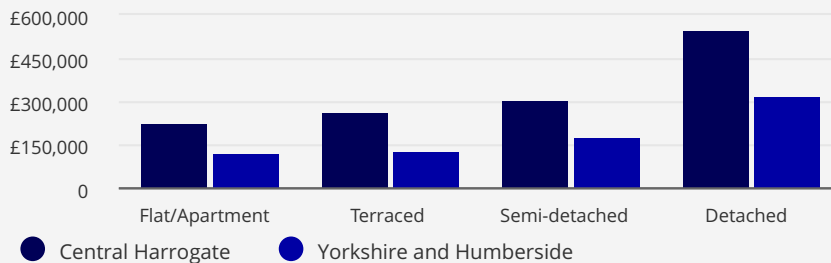
CENTRAL HARROGATE



Percentage of sales by property type over last 12 months

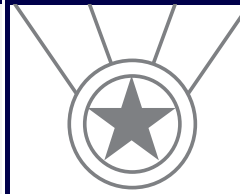


Average prices over last 12 months



Source: Dataloft, Land Registry

THE LAST 3 MONTHS, TOP 3 TRANSACTIONS



£1,331,250

LEEDS ROAD
HG2

£825,000

HOOKSTONE CHASE
HG2

£715,000

WHEATLANDS ROAD
HG2

HOUSE PRICE GROWTH OVER 1 YEAR AND 5 YEARS



+9%



+19%

STREET WITH MOST TRANSACTIONS IN LAST 3 MONTHS

OTLEY ROAD, HG2



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

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NATIONAL MARKET



11.8%

UK house price growth, year to September 2021, up from 10.2% in August

Source: ONS

76,930

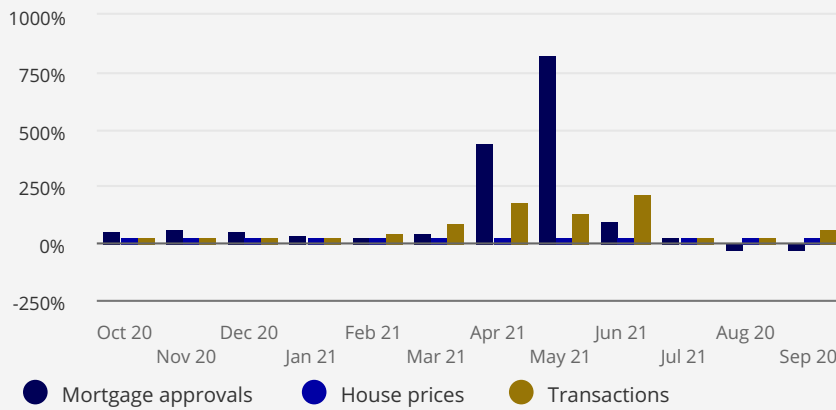
Transactions in October, 28% decrease year-on-year

Source: HMRC

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.

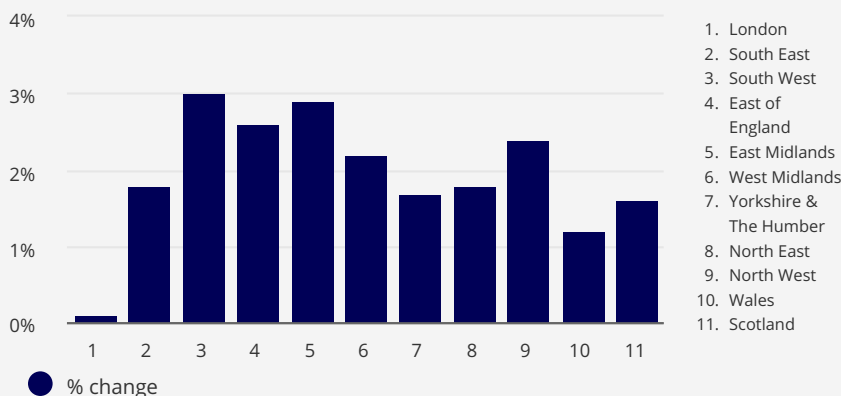
National housing market trends



Average property values over last 12 months

	DETACHED	SEMI-DETACHED	TERRACED	FLAT/APARTMENT
CENTRAL HARROGATE	£552,393	£308,323	£267,243	£225,630
YORKSHIRE AND HUMBERSIDE	£319,780	£178,015	£131,297	£119,430
ENGLAND & WALES	£408,483	£252,309	£209,468	£230,376

Annual change in private rents to October 2021 by region



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

House prices

At 11.8% annual price growth in the year to September as the stamp duty holiday ended was at its second highest level (after June 2021) since November 2004 (ONS). The average price of a property across the UK is now £269,945.

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.

Transactions

The HMRC predict 76,930 sales took place in October, a 52% decline on last month following the end of the stamp duty deadline.

Demand

Mortgage approvals in October were at their lowest monthly total since May 2020 according to the Bank of England, with 67,199 mortgage approved. However mortgage approvals were 3.5% above October 2019, suggesting housing market demand is slightly above 'normal' levels.

Investment

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.