

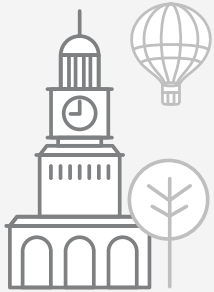
Market review

Central Harrogate

**ALEX
GOLDSTEIN**

& ASSOCIATES
PROPERTY CONSULTANTS
BESPOKE BUYING & SELLING

LOCAL MARKET ROUND UP

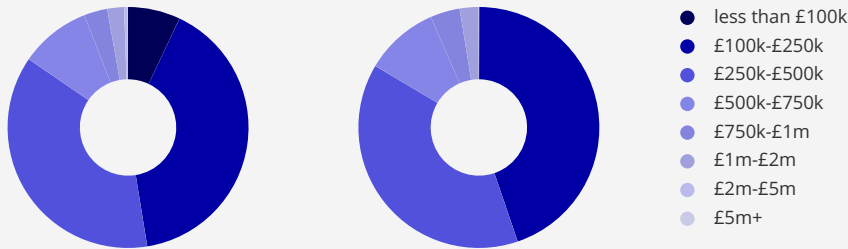


Over the last 12 months the average sales price in Central Harrogate was **£293,513**. The total value of sales was **£432,725,222**.

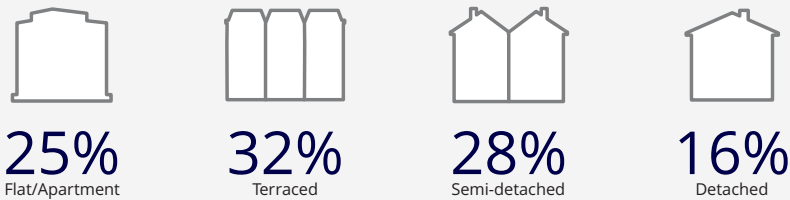
Transactions by price band over the last 12 months

NATIONAL

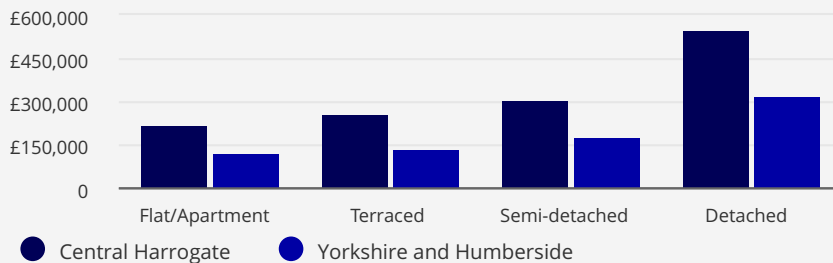
CENTRAL HARROGATE



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



£1,195,000

KENT ROAD
HG1

£1,100,000

GREEN LANE
HG2

£905,000

THROSTLE NEST DRIVE
HG2

HOUSE PRICE GROWTH OVER 1 YEAR AND 5 YEARS



-4%



+9%

STREET WITH MOST TRANSACTIONS IN LAST 3 MONTHS

**COLD BATH 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



10.9%

UK house price growth,
year to February 2022

Source: ONS

114,650

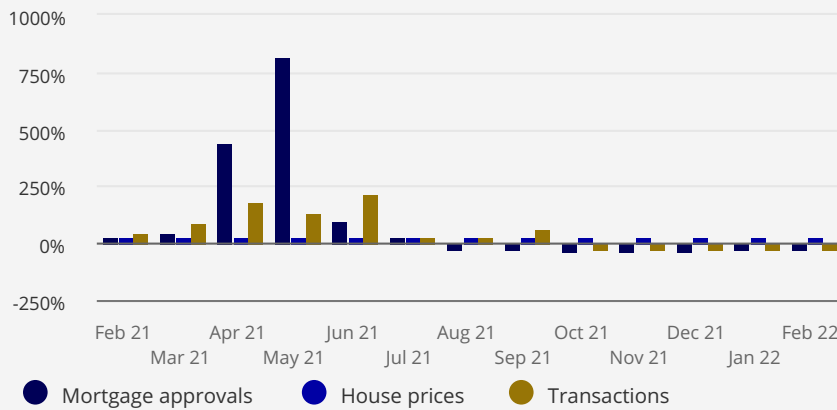
Transactions in
March

Source: HMRC

MAY 2022

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

National housing market trends



House prices

Over half of all properties are selling at or above their asking price according to the latest reports released by Rightmove and the NAEA, the highest proportion ever recorded as the price of property coming to market hits a record high for the third consecutive month.

Economy

The base rate of interest has been raised by 0.25% from 0.75% to 1%, its highest rate since 2009 as the Bank of England tries to tackle the surging cost of living. This is the fourth consecutive rise since December.

Average property values over last 12 months

	DETACHED	SEMI-DETACHED	TERRACED	FLAT/APARTMENT
CENTRAL HARROGATE	£547,551	£309,346	£255,930	£221,322
YORKSHIRE AND HUMBERSIDE	£319,887	£179,626	£134,547	£124,726
ENGLAND & WALES	£413,206	£249,831	£209,051	£223,508

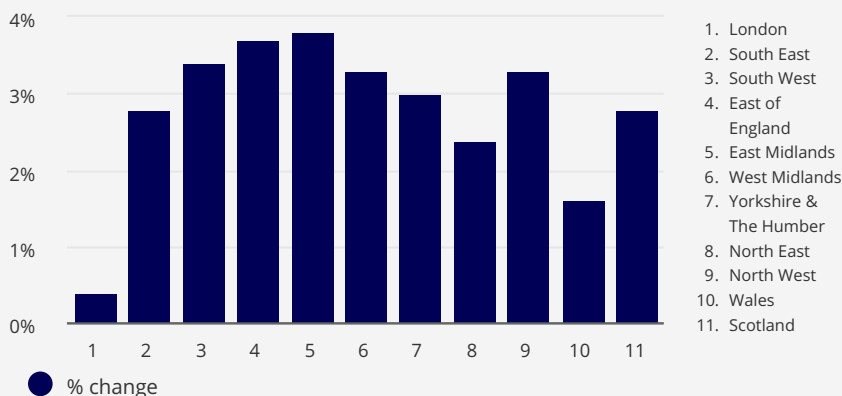
Transactions

Close to 115,000 sales took place in March, the third highest March in the last decade (after 2021 and 2016). The HMRC estimate over 330,000 sales have taken place in the first quarter of 2022.

Demand

Mortgage approvals in March remained steady, close to 71,000 mortgages were approved, 9% higher than the 2016-2020 average (Bank of England). At 2.05% the average mortgage rate remains lower than a year ago.

Annual change in private rents by region



Investment

Rental values continue to rise across all regions of the UK, annual growth currently strongest in the East and South West. Demand for property continues to outpace supply creating sustained pressure on prices.