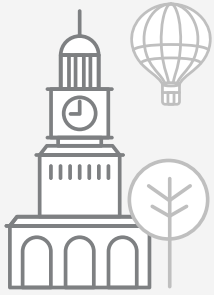


Regional sales

Greater London

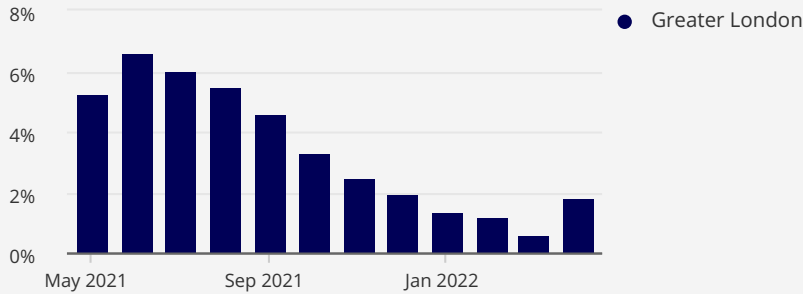
REGIONAL MARKET ROUND UP | GREATER LONDON



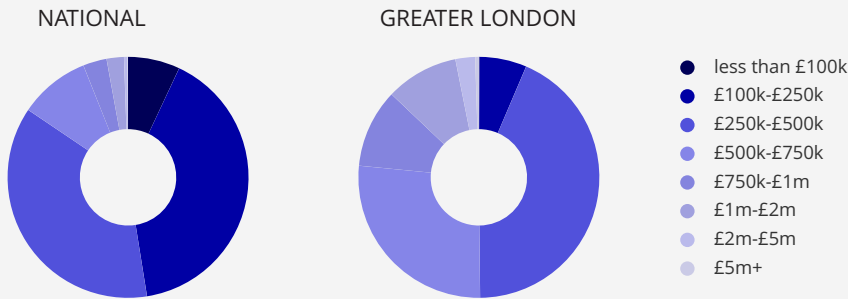
Over the last 12 months the average sales price in Greater London was **£536,874**. The total value of sales was **£53,259,400,267**.

1.8% Greater London annual growth

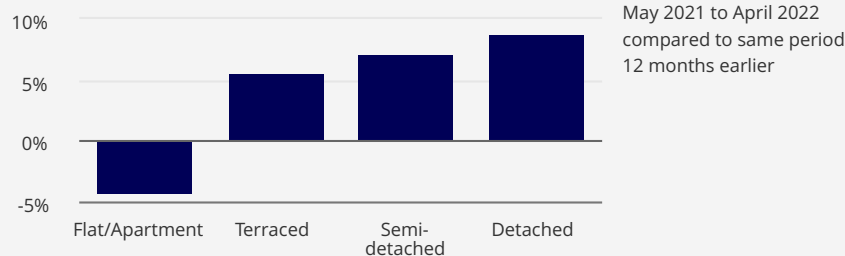
Annual change in prices over last 12 months



Transactions by price band over the last 12 months



Change in average prices by property type



NATIONAL MARKET

JUNE 2022



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

House prices

At 9.8% the annual rate of property price growth slowly marginally in March, month-on-month average prices continue to rise.. At £278,436 the average price of a property is close to £25,000 more expensive than a year ago (ONS).

Transactions

Over 106,000 sales took place in April, 12% higher than the longer term 10 year average (2012-2021, excluding 2020). To date in 2022 over 430,000 sales have taken place and market activity remains well above pre-Covid levels.

Regional changes in average values over last 12 months



Alex Goldstein Property Consultants

4 Old Park Lane, Mayfair, London, W1K 1QW

T: 020 3714 5910
 E: alex@alexgoldstein.co.uk

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

NATIONAL MARKET



9.8%

UK house price growth, year to March 2022

Source: ONS

106,780

Transactions in April, 12% higher than 10-year average

Source: HMRC

JUNE 2022

House prices

At 9.8% the annual rate of property price growth slowly marginally in March, month-on-month average prices continue to rise.. At £278,436 the average price of a property is close to £25,000 more expensive than a year ago (ONS).

Economy

Retail sales, in store and on-line, fell for the second month in succession in May, as the rising cost of living is squeezing incomes. The British Retail Consortium report total retail sales fell 1.1% in May, consumers less likely to buy larger items such as furniture or electricals.

Transactions

Over 106,000 sales took place in April, 12% higher than the longer term 10 year average (2012-2021, excluding 2020). To date in 2022 over 430,000 sales have taken place and market activity remains well above pre-Covid levels.

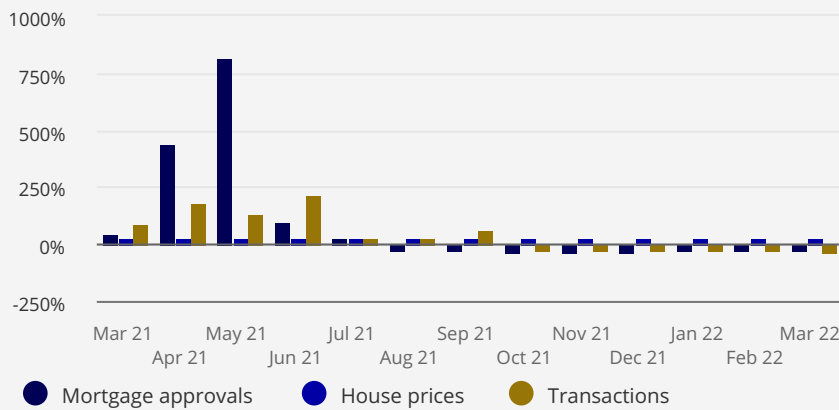
Demand

The Bank of England report a drop in mortgage approvals in April. 65,974 mortgages were approved, down 23% year-on-year and slightly below the 2015-2019 pre-pandemic average. At £26.5 bn mortgage lending in April was at its highest ever April figure as the average mortgage rate for outstanding mortgages remained at 2.05%.

Investment

Average rents across the UK rose by 2.7% in the year to April according to latest figures released by the ONS. Excluding London at 3.4% annual rental price growth is twice the level of a year ago. The ONS index includes both rent renewals as well as new rents, hence reporting a lower annual growth than other indices.

National housing market trends



Average property values over last 12 months

	DETACHED	SEMI-DETACHED	TERRACED	FLAT/APARTMENT
NORTH LEEDS	£518,088	£303,753	£237,849	£158,502
YORKSHIRE AND HUMBERSIDE	£322,277	£181,181	£135,130	£125,267
ENGLAND & WALES	£416,748	£250,842	£209,430	£223,560

Annual change in private rents by region

