

Market review

**ALEX
GOLDSTEIN**

& ASSOCIATES

PROPERTY CONSULTANTS
BESPOKE BUYING & SELLING

North Leeds

LOCAL MARKET ROUND UP

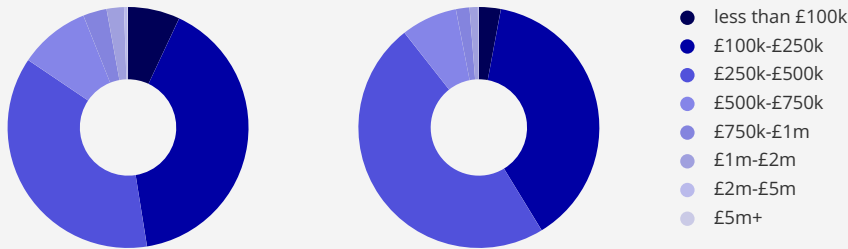


Over the last 12 months the average sales price in North Leeds was **£269,923**. The total value of sales was **£512,921,123**.

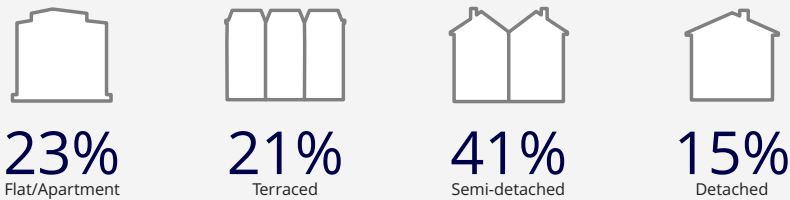
Transactions by price band over the last 12 months

NATIONAL

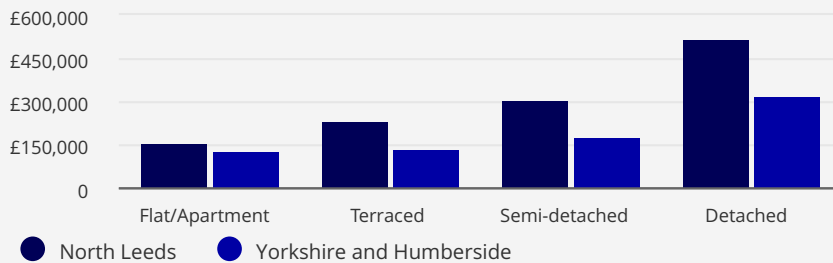
NORTH LEEDS



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



£2,900,000

ALWOODLEY LANE
LS17

£2,000,000

PARK AVENUE
LS8

£1,275,000

ELMETE AVENUE
LS8

HOUSE PRICE GROWTH OVER 1 YEAR AND 5 YEARS



+3%



+31%

STREET WITH MOST TRANSACTIONS IN LAST 3 MONTHS

**HARROGATE ROAD,
LS17**



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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



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

Alex Goldstein Property Consultants bring you 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).

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.

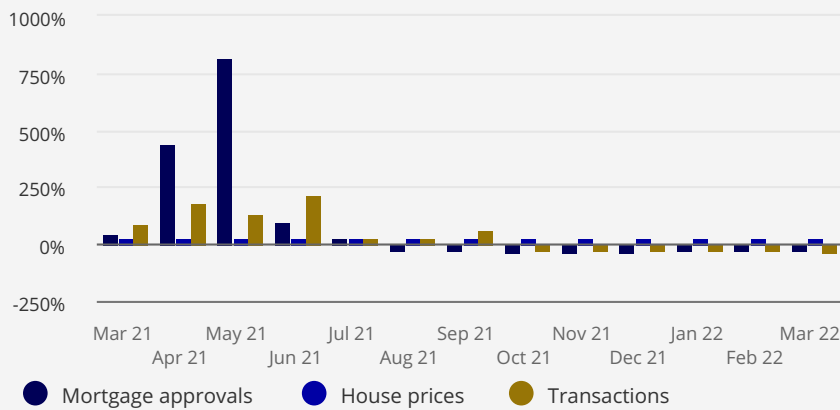
Demand

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.

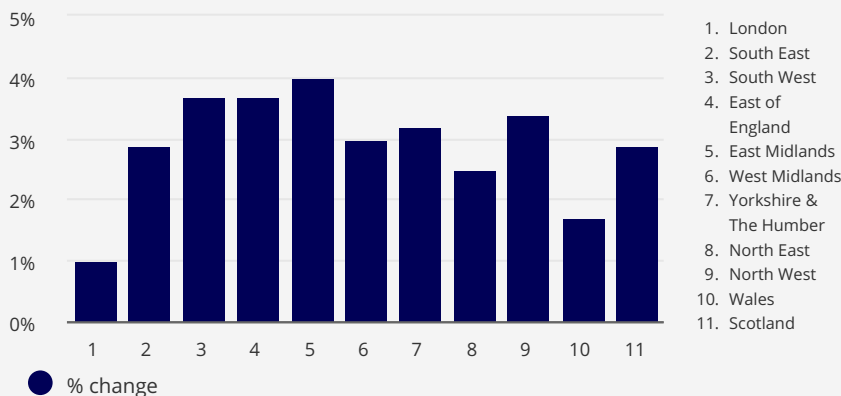
National housing market trends



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



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