

Market review

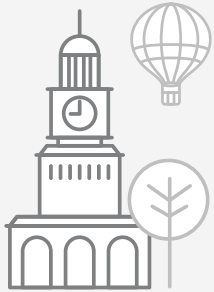
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BESPOKE BUYING & SELLING

Central Harrogate

LOCAL MARKET ROUND UP

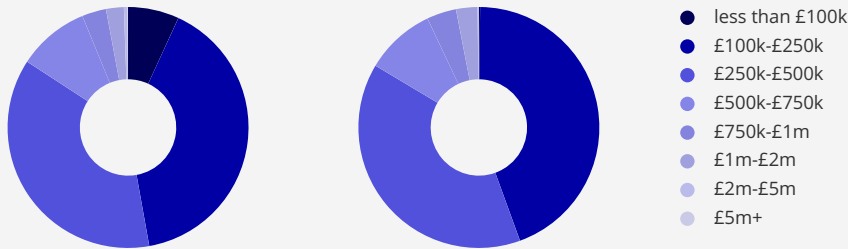


Over the last 12 months the average sales price in Central Harrogate was **£293,883**. The total value of sales was **£423,369,924**.

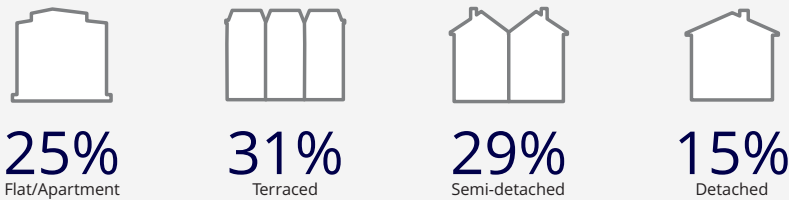
Transactions by price band over the last 12 months

NATIONAL

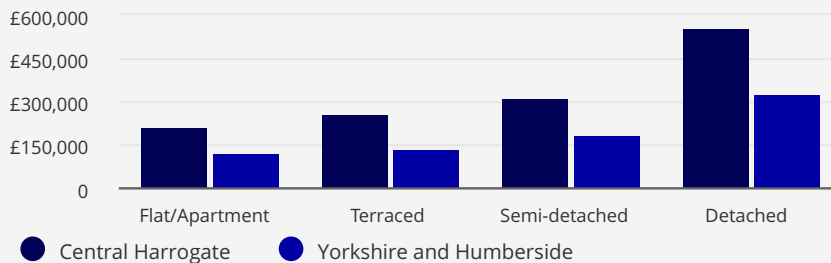
CENTRAL HARROGATE



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



£4,275,000

THE PARADE
HG1

£1,160,250

MANOR DRIVE
HG2

£1,140,000

ALDERSON SQUARE
HG2

HOUSE PRICE GROWTH OVER 1 YEAR AND 5 YEARS



-3%



+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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Central Harrogate

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NATIONAL MARKET



12.4%

UK house price growth, year to April 2022

Source: ONS

109,210

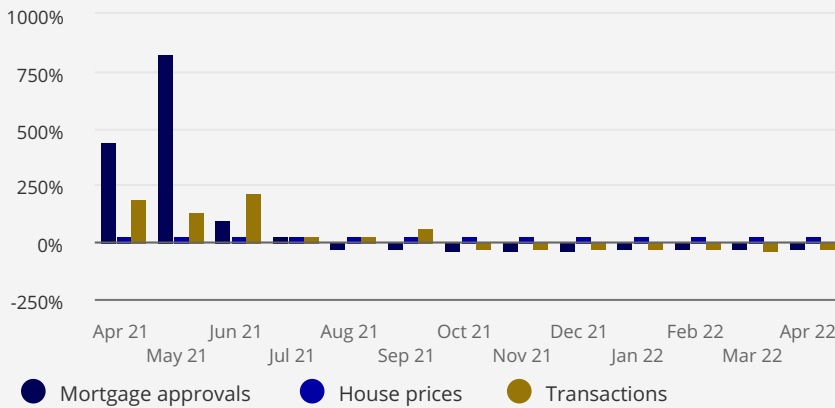
Transactions in May, 12% higher than 5-year pre-pandemic average

Source: HMRC

JULY 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

At 10.7% annual property price growth across the UK moderated for the fourth month in succession in June according to the latest Nationwide house price index.

Economy

The Bank of England has raised the base rate of interest to 1.25%, its highest rate in 13 years. This represents the fifth consecutive increase since December as the Bank aims to control inflation which is anticipated to rise to 11% by October.

Transactions

Over 109,000 sales took place in May, 12% higher than the pre-Covid average (2016-2020). To date in 2022 over 540,000 sales have taken place and market activity remains well above pre-Covid levels.

Demand

Just over 66,000 mortgages were approved in May, on par with the longer term pre-pandemic average in a sign that the market is beginning to re-set. At £28.4 billion mortgage lending was at its strongest in 2022 to date, no doubt as many sought to lock in deals prior to the base rate rise.

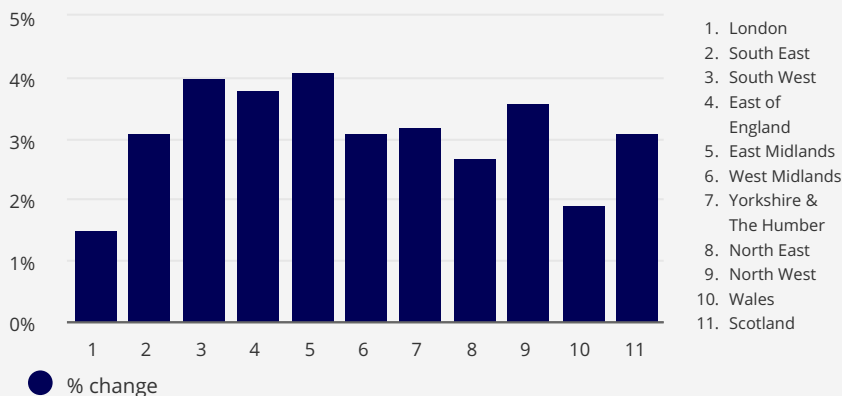
Investment

Average rents across Great Britain rose by 2.8% in the year to May, their highest rate of annual growth in nearly a decade. The latest figures released by the ONS, indicate rising rates of growth in all regions. Across the capital, rents are rising at their strongest rate in five years.

Average property values over last 12 months

	DETACHED	SEMI-DETACHED	TERRACED	FLAT/APARTMENT
CENTRAL HARROGATE	£553,663	£317,791	£255,058	£215,973
YORKSHIRE AND HUMBERSIDE	£325,041	£182,471	£135,756	£123,910
ENGLAND & WALES	£420,949	£253,049	£210,733	£224,094

Annual change in private rents by region



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