

Market review

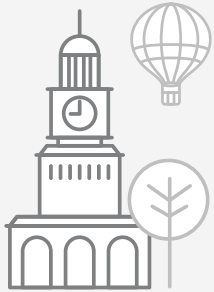
**ALEX
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BESPOKE BUYING & SELLING

North Leeds

LOCAL MARKET ROUND UP

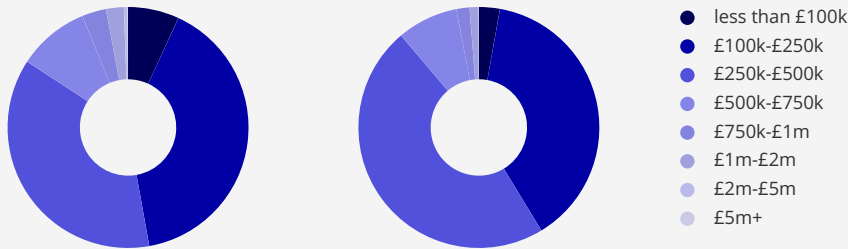


Over the last 12 months the average sales price in North Leeds was **£271,163**. The total value of sales was **£514,479,805**.

Transactions by price band over the last 12 months

NATIONAL

NORTH LEEDS

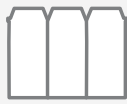


Percentage of sales by property type over last 12 months



23%

Flat/Apartment



21%

Terraced



41%

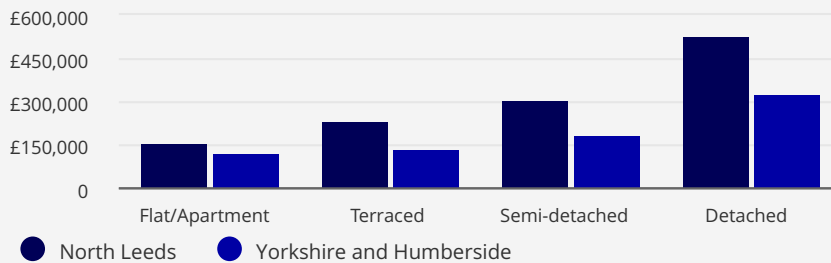
Semi-detached



15%

Detached

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

£1,375,000

OAKWOOD GROVE
LS8

HOUSE PRICE GROWTH OVER 1 YEAR AND 5 YEARS



+3%



+32%

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



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 Property Consultants bring you the latest trends in the UK's housing market with a detailed focus on our local market.

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.

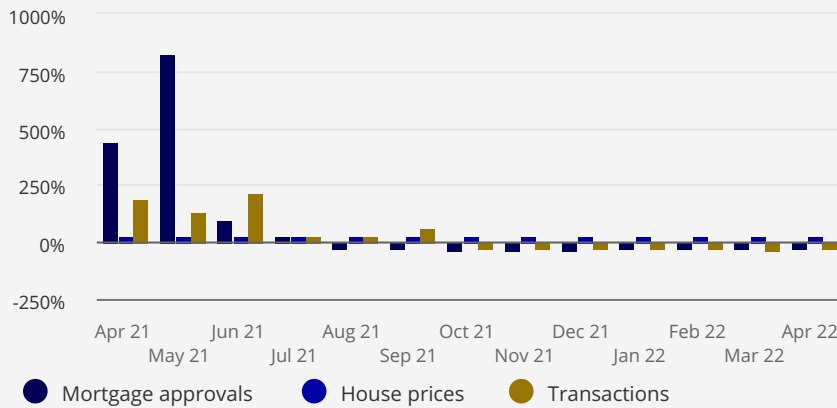
Demand

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.

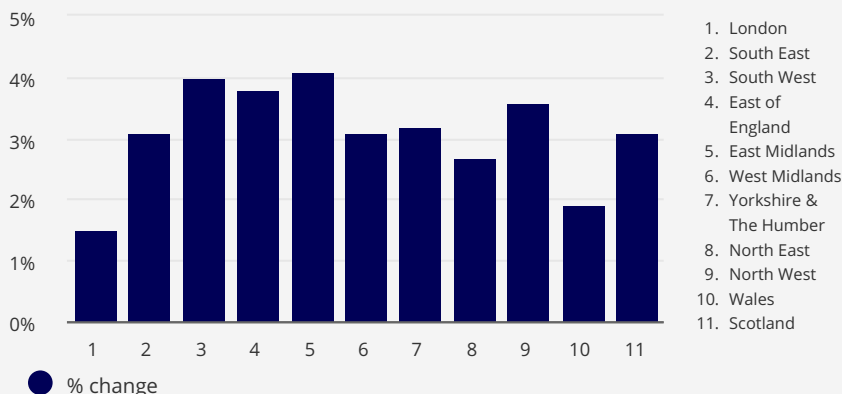
National housing market trends



Average property values over last 12 months

	DETACHED	SEMI-DETACHED	TERRACED	FLAT/APARTMENT
NORTH LEEDS	£525,660	£305,611	£237,862	£159,020
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