

Sales market

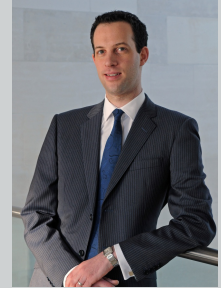
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Central Harrogate

Welcome to my monthly property market report, which gives you the latest insight into the UK property market, with a more detailed focus on the Central Harrogate market - so you can always remain informed and one step ahead of any emerging trends.



Central Harrogate | Sales and prices

Sales by property type

	Detached	Semi-detached	Terraced	Flats
Number of sales last 12 months	205	321	310	270
Average price achieved last 12 months	£624,995	£322,000	£274,986	£225,415
Average price change per square foot				
1 year	4.7%	2.1%	2.7%	2.9%
5 years	25.6%	18.8%	15.6%	9.0%
10 years	57.0%	53.4%	46.7%	36.7%

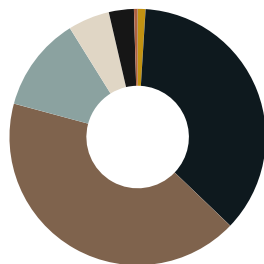
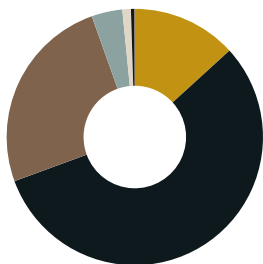
Source: Dataloft, Land Registry, DLUHC

Sales by price band

over the last 12 months

Yorkshire and Humberside

Central Harrogate



- less than £100k
- £100k-£250k
- £250k-£500k
- £500k-£750k
- £750k-£1m
- £1m-£2m
- £2m-£5m
- £5m+

Source: Dataloft, Land Registry, DLUHC

Local summary

Over the last 12 months the average sales price in Central Harrogate was £317,751. The average price on a per square foot basis was £320.

The highest value recorded by the Land Registry over the past 12 months was £1,700,000 for a flat and £3,515,000 for a house.

Sales market

Central Harrogate



National market

House prices

The average price for a property in July was £289,824, up 0.6% year-on-year, and 0.5% on the previous month (ONS).

Economy

The Bank of England has held base rates at 5.25%, ending a cycle of 14 consecutive rate rises.

Transactions

The HMRC report that 87,010 sales took place in August. This is a small improvement of 1.1% on the previous month, but significantly lower than last years higher levels (-15.6%).

Demand

Mortgage approvals in August dropped to 45,000, 8% lower than the previous month. This is below the long-term average but a 14% improvement on the start of the year.

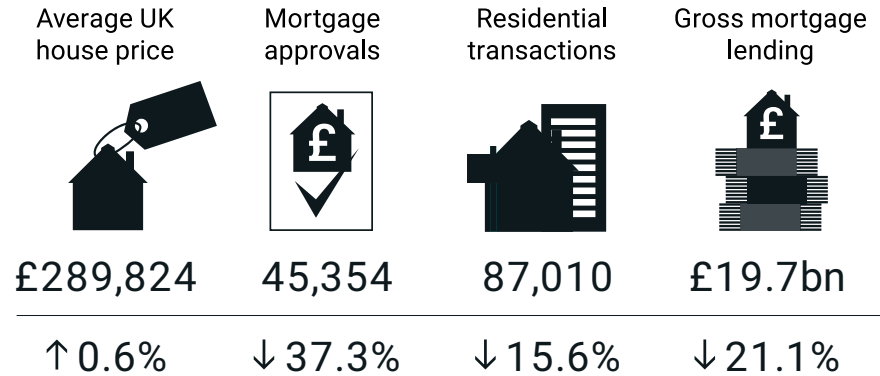
Investment

At 5.5% in August, annual growth in rental prices in the UK is at its strongest since records began. The Index of Private Rented Housing Prices reports on both new lets and renewals.

Key market indicators

Latest month of data

% annual change

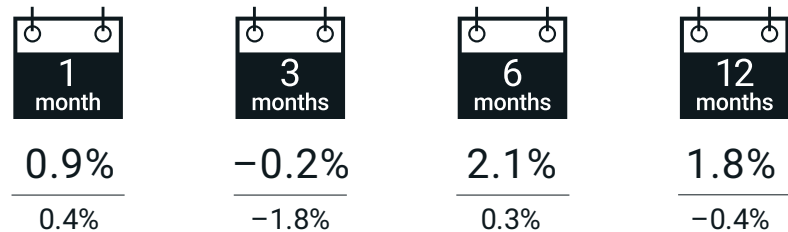


Source: Dataloft, Bank of England, HMRC, ONS, DLUHC





Asking prices

Local region change

National change



Source: Rightmove. Data shows change in average asking prices of newly listed properties.

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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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