

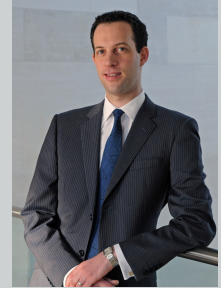
# Sales market

**ALEX  
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## North Leeds

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 North Leeds market - so you can always remain informed and one step ahead of any emerging trends.



### North Leeds | Sales and prices

#### Sales by property type

	Detached	Semi-detached	Terraced	Flats
<b>Number of sales</b> last 12 months	234	542	382	346
<b>Average price achieved</b> last 12 months	£548,758	£332,119	£245,397	£160,624
<b>Average price change</b> per square foot				
	1 year: 2.8%	-1.5%	1.8%	-0.1%
	5 years: 30.6%	30.1%	31.1%	9.5%
	10 years: 67.3%	74.0%	79.9%	42.1%

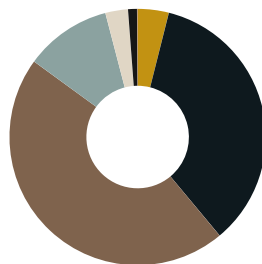
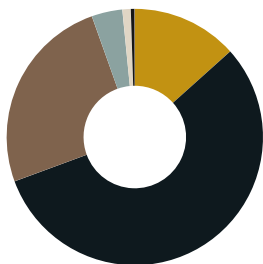
Source: Dataloft, Land Registry, DLUHC

#### Sales by price band

over the last 12 months

Yorkshire and Humberside

North Leeds



- 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 North Leeds was £281,072. The average price on a per square foot basis was £283.

The highest value recorded by the Land Registry over the past 12 months was £700,000 for a flat and £2,760,000 for a house.

# Sales market



## National market

### House prices

The average price for a property in September was £291,385, down -0.1% year-on-year, and -0.5% on the previous month (ONS).

### Economy

The Bank of England have once again held base rates at 5.25%, which will stay for at least another six weeks.

### Transactions

The HMRC report that 85,610 sales took place in September, 0.6% down on the previous month and significantly down on last years levels (-17.0%).

### Demand

Mortgage approvals in September dropped to 43,300, 5% lower than the previous month. This is below the long-term average but a 9% improvement on the start of the year.

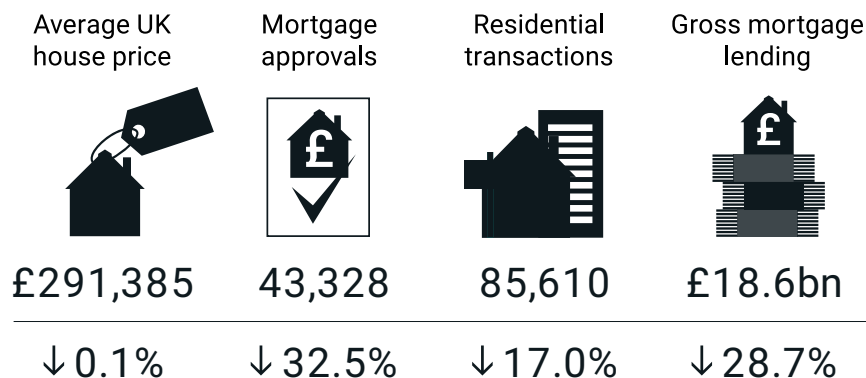
### Investment

At 6.1% in October, 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

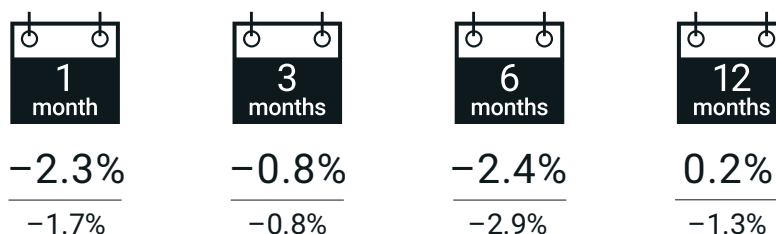


Source: Dataloft, Bank of England, HMRC, ONS, DLUHC




## 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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