

# Market review

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PROPERTY CONSULTANTS  
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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.



### Sales by property type

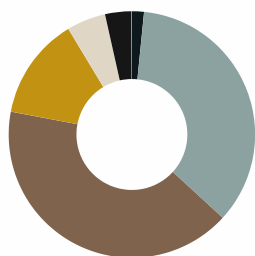
	Detached	Semi-detached	Terraced	Flats
<b>Number of sales</b> last 12 months	162	290	258	230
<b>Average price achieved</b> last 12 months	£585,420	£339,280	£267,034	£232,777
<b>Average price change</b> per square foot				
<b>1 year</b>	-0.7%	-0.7%	-4%	-1.3%
<b>5 years</b>	24.5%	17.8%	12.1%	6.7%
<b>10 years</b>	50.8%	47.5%	39.6%	32.1%

Source: Dataloft, Land Registry, DLUHC

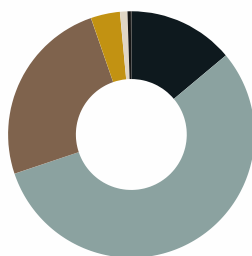
### Sales by price band

over the last 12 months

#### Central Harrogate



#### Yorkshire and the Humber



- 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 £318,515. The average price on a per square foot basis was £315.

The highest value recorded by the Land Registry over the past 12 months was £1,700,000 for a flat and £2,200,000 for a house.

# Market review



## Central Harrogate

### National market

#### House prices

The average price for a property in January was £281,913, down -0.6% year-on-year but up 0.5% on the previous month (ONS).

#### Economy

UK interest rates have been left unchanged at 5.25% by the Bank of England. The next decision will be in May.

#### Transactions

The HMRC report that 82,940 sales took place in February, the highest level since September 2023, but down -5.6% on last year's levels.

#### Demand

There were 60,383 mortgage approvals in February, the highest level since September 2022 and 7.7% above the previous month (Bank of England).

#### Investment

Annual growth in rental prices in the UK reached 9.0% in February, up from 8.5% in January (ONS, Price Index of Private Rents).

### Key market indicators

Latest month of data  
% annual change

Average UK  
house price



£281,913

↓ -0.6%

Mortgage  
approvals



60,383

↑ 39.8%

Residential  
transactions



82,940

↓ -5.6%

Gross mortgage  
lending



£18.0bn

↓ -10.1%

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

### Asking prices

Local region change  
National change



1.5%

1.5%



4%

3.6%



0.3%

0.5%



2.4%

0.8%

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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