



North York Moors National Park
Annual House Price Survey
2013

Introduction

Information for the 2013 House Price Survey has been obtained through the property website Rightmove.co.uk, which is the largest of its kind in the United Kingdom providing information on all the properties sold in the National Park between 1st January and 31st December 2012. The sale information published by Rightmove.co.uk uses data from the Land Registry, which is based on actual price paid. Although sold prices are available directly through the Land Registry the information is only retrievable by postal sectors. As virtually all the postal sectors for the National Park include large areas outside the boundary, information on postal sectors would provide a distorted picture. Details on each postcode are readily available on the Rightmove.co.uk website and therefore this information allows for the collation of the most accurate data on the sale prices of properties within the National Park Boundary. Information on Price paid data for the Districts is purchased directly from the Land Registry.

Rightmove.co.uk provides information about the number of properties sold in each postcode area and the average price of those properties by type i.e detached, flat etc. The average price for properties of all types sold in the National Park in 2012 was **£242,354** compared to the National Average of £162,080.

Trends

Table 1 shows the prices of properties of all types sold in the National Park over the last 10 years. Please note that up to 2005 prices were asking prices and not the sold prices as collected for the surveys from 2006 onwards. As can be seen between 2005 and 2008 house prices were gradually increasing year on year but then dropped dramatically as the result of the downturn in the economy in 2008. House prices had gradually risen since this time but last year figures dropped substantially by 9.5% to just above 2005 prices. Although house prices in generally have continued to fall in recent years, prices in the North York Moors National Park have increased. The figures from 2012 appear to show that the current economic downturn has finally had an impact on house prices in the area although prices remain significantly higher than regional averages.

It is notable from the results of the 2013 House Price Survey that unlike in previous years there have been no sales of properties over £600,000. This is compared to pre the peak in the property market where around 1% of properties sold were priced above £650,000 with one or two being above the £1m bracket.

Table 1 Prices of Property in National Park Over the Last 5 Years

	2008	2009	2010	2011	2012
Detached Average	£326,375	£335,685	£345,699	£333,411	£310,535
Semi Detached Average	£222,862	£191,282	£205,883	£234,262	£214,612
Terraced Average	£194,879	£187,899	£181,650	£202,421	£187,566
Overall Average	£250,185	£250,880	£256,988	£267,690	£242,384

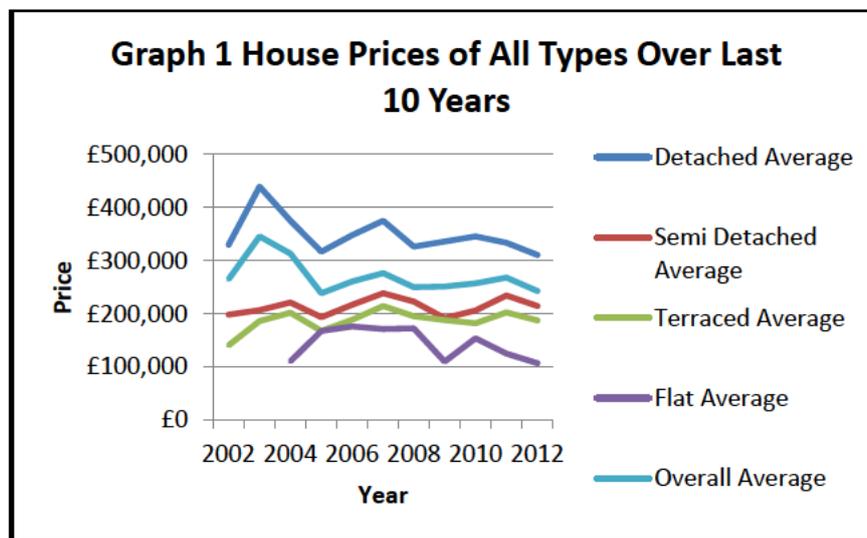


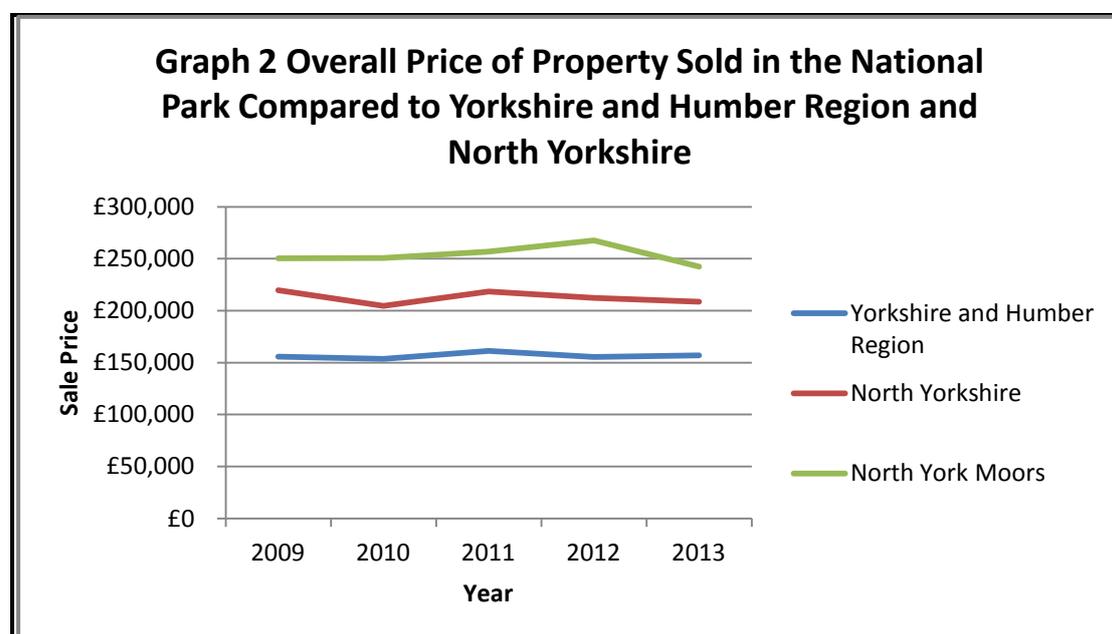
Table 2 shows how the average price of properties sold by type in the National Park compares with those sold in the constituent Districts, North Yorkshire and the Yorkshire and Humber Region in 2012 (January to December). The figures show that the average sale price of properties sold in the National Park remain higher than the overall constituent authority figures.

Table 2 Average Sold Price of Properties by Type

	Detached	Semi-Detached	Terraced House	Flat	Average Overall House Price
Ryedale	£309,688	£190,870	£176,433	£136,396	£237,646
Scarborough	£229,159	£154,296	£134,886	£115,295	£157,703
Hambleton	£295,755	£176,959	£167,258	£116,171	£220,884
Redcar and Cleveland	£191,440	£120,041	£88,519	£80,773	£125,207
Yorkshire and Humber Region	£250,715	£141,578	£116,866	£114,949	£156,954
North Yorkshire	£298,189	£179,813	£161,569	£134,986	£208,617
North York Moors	£310,534	£214,611	£187,566	£106,500	£242,384

Note the District figures include those sold in the National Park

These figures are illustrated on Graph 2 below where the pattern of house prices in the North York Moors National Park is compared to the sale prices across the region and sub region.



The total number of properties of each type sold in the North York Moors National Park is shown in Table 3. The number of properties sold in the National Park fell by 13.2% from the 219 sold in 2011. Nationally the number of transactions which took place in 2012 has risen by 0.9% compared to the number in 2011. Regionally the number of transactions which took place in 2012 represented a 2.25% increase from the previous year. The number of detached properties sold in the Park has reduced from 100 units in 2011 to 77

in 2012, which is much lower than in 2007 when 175 units were sold. It should be noted that as a proportion of the total number of properties sold in 2012, the number of detached properties sold fell while the number of terraced properties increased, which could account for the overall drop in sale prices.

Table 3 Number of Properties sold in 2012 (Please note that the District figures includes all those parts of the District inside the Park)

	Detached	Semi-detached	Flat	Terrace	Total
North York Moors National Park	77	47	4	62	190
Scarborough	331	466	415	297	1509
Hambleton	464	252	246	65	1027
Redcar and Cleveland	292	643	370	55	1360
Ryedale	276	204	187	16	683

The overall sale prices of dwellings in the North York Moors National Park fell by 9.5% in 2012, whereas prices of properties sold across the Yorkshire and Humber region increased by 1%. The figures reported nationally show that in 2012 house prices increased by 1.7%.

Table 4 below shows the changes in the prices of different types of properties in the region and the National Park. As in previous years the number of flats which are sold in the National Park remains very small, in this case only 4 units were sold and as the character of these properties can be very different the average prices fluctuate significantly from year to year. However as can be seen from the table the sale prices of all house types has fallen greatly.

Table 4 Percentage Changes of Different Property Types

Annual change	Detached Price	Semi Detached Price	Terrace Price	Flat Price
Yorkshire and Humber	-0.6%	+0.1%	+2.4%	-4%
North York Moors National Park	-6.9%	-8.4%	-7.3%	-14.8%

Table 5 breaks down sales volume into price bands and as can be seen the majority of properties sold in the North York Moors National Park during 2012 were within the £150,000 to £199,999 band, which has remained the case for the last four reporting years. However there have been significant increases in the numbers of properties falling in the lower price brackets while those in the higher brackets has reduced. For example last year 4.4% of total properties fell in the £550,000 to £599,999 band while in 2012 this fell to 1%.

Table 5 Number, Percentage and Type of Properties sold in 2012

Price Band	Detached	Semi Detached	Terraced	Flat	Percentage of Housing Market
Under £99,999	0	2	3	2	3.7%
£100,000 to £149,999	5	7	16	2	15.8%
£150,000 to £199,999	8	14	22	0	23.2%
£200,000 to £249,999	18	9	9	0	18.9%
£250,000 to £299,999	7	10	7	0	12.6%
£300,000 to £349,999	12	2	4	0	9.5%
£350,000 to £399,999	6	2	0	0	4.2%
£400,000 to £449,999	8	0	0	0	4.2%
£450,000 to £499,999	5	1	1	0	3.7%
£500,000 to £549,999	5	0	0	0	2.6%
£550,000 to £599,999	2	0	0	0	1%
£600,000 to £649,999	1	0	0	0	0.5%
Above £650,000	0	0	0	0	0

As the table shows, in 2012 no properties were sold over £650,000 compared to 4 properties in 2011.

Conclusions

Prices in the North York Moors National Park have fallen significantly over the last 12 months. It is likely that the Park has been somewhat isolated from declining house prices in the rest of the region over recent years, however the ongoing economic issues now appear to have had an impact.

At the beginning of the year economists believed that although the economy remained challenging rising employment should help support the demand for homes in the long term. However by mid 2013 the view was that the housing market was gradually gaining momentum, which has been aided by improvements in mortgage lending and government back schemes such as Help to Buy. Wider improvements to economic growth had also resulted in growth in the housing market and therefore it is likely that the fall in prices in the Park in 2012 will be reversed in 2013.

All data is taken from Rightmove.co.uk or Land Registry Residential Property Price Data Reports.