

HARROGATE

SALES MARKET INSIGHT – 2018

Market update

Property prices in Harrogate rose 5.2% over the year to November according to the Land Registry, compared with growth of 3% across Yorkshire. Outperformance in the town has been underpinned by a pick-up in demand, which has been registered in spite of wider

political and economic uncertainty as well as higher levels of taxation for prime properties. An analysis of Knight Frank data showed a 24% increase in new buyer registrations in Harrogate in 2017 compared with 2016 and a 30% rise in the the number of property viewings conducted over the same time.

Daniel Rigg, Head of Knight Frank Harrogate

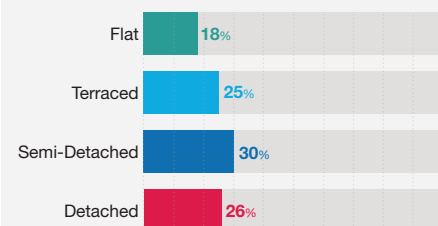
“While demand picked up over the last year, this has not been matched by an increase in stock levels. This has underpinned pricing, especially in the town centre where competition for the best homes such as those bordering The Stray or on The Duchy has been strong. We have completed a number of notable deals over the past 12 months. Well-presented and competitively-priced properties are selling, though buyers are mindful of higher rates of stamp duty levied at the top end of the market.”

Harrogate: Fact file

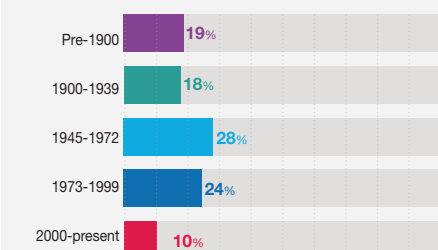
5.2% price change in the year to November 2017

27.8% price change in the five years to August 2017

Property type Harrogate, all properties



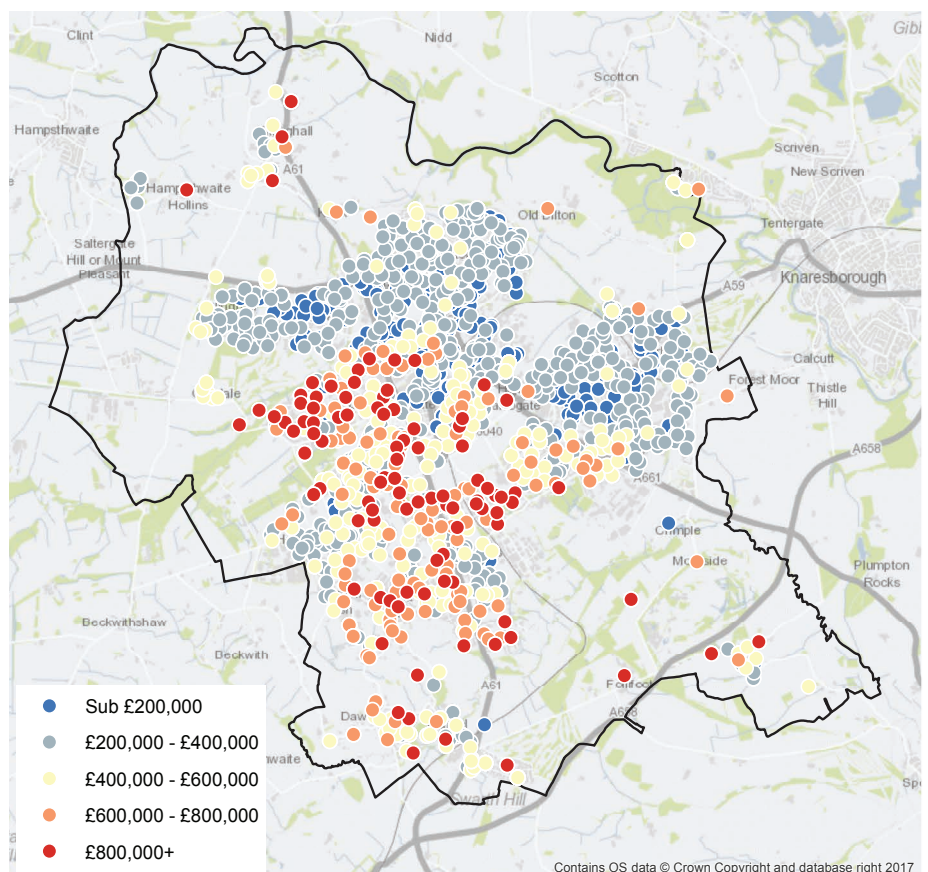
Property age Harrogate, all properties



Source: Knight Frank Research

Property prices in Harrogate

Achieved prices, 3 years to December 2017

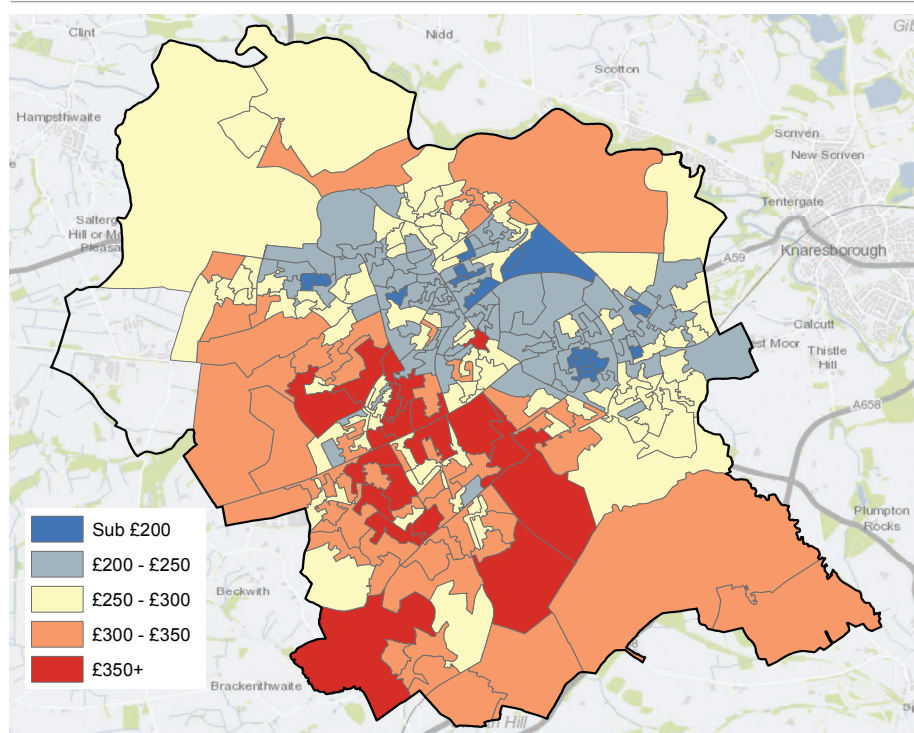


Source: Land Registry

HARROGATE SALES MARKET INSIGHT 2018

£/psf in Harrogate

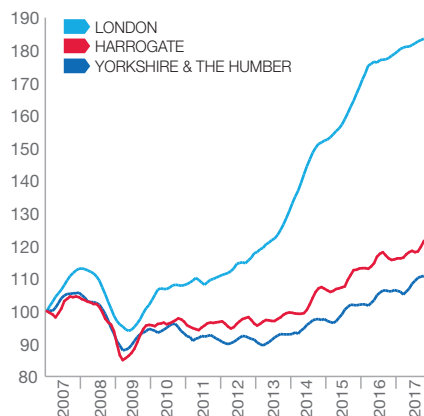
(average) sales in the 3 years to December 2017



Source: Land Registry / EPC

Price growth compared

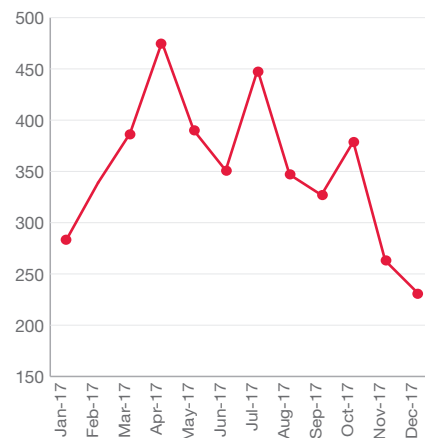
Indexed 100 = Jan 2007



Source: Land Registry

Harrogate: Stock levels fall

Total properties listed for sale



Source: Rightmove

HARROGATE SALES



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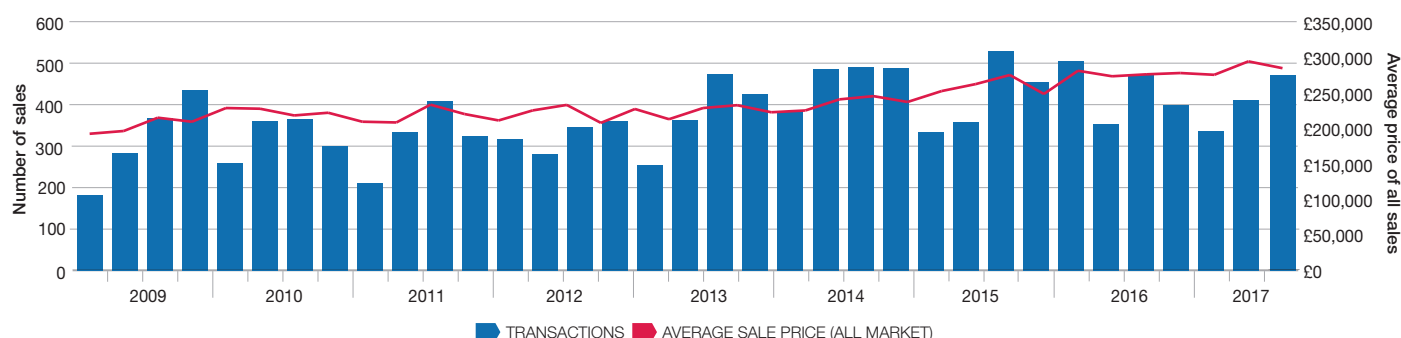
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Transaction volumes and pricing data in Harrogate



Source: Knight Frank Research / Land Registry

Note: Variations in average sold prices between different time periods reflect stock sold and do not necessarily indicate price growth