

Title:	City of York CIL Viability Study Addendum – Jun’25
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Quality Statement:	In preparing this Addendum Note, the authors have acted with objectivity, impartially, without interference and with reference to all appropriate available sources of information. No performance-related or contingent fees have been agreed, and there is no known conflict of interest in advising the client group about the viability of the proposed CYC CIL Draft Charging Schedule.
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Introduction

1. This addendum note provides an update to the Community Infrastructure Levy (CIL) viability testing that informed the proposed City of York Draft Charging Schedule (DCS). This is to ensure that the currently proposed CIL rates remain viable where developments are set a CIL rate at more than a zero charge.
2. The update work in this technical note sets out the evidence and summarises an update in sales values and build costs¹ for new residential dwellings and student accommodations in the City of York at the current time, and their retested viability results based on the updated assumptions. All other viability assumptions that were tested in the City of York CIL Viability Study (Dec’22) and updated in the City of York CIL Viability Study Addendum (Nov’23) remain the same.
3. We also note that there may be other significant factors that could have an impact on the viability headrooms of the tested developments, which may emerge from the Government’s proposed changes to biodiversity net gain on small and medium sized developments, and the proposed Building Safety Levy that could come forward in the Autumn 2026. However, these proposed regulatory changes will require secondary legislation, which we understand is planned for the end of 2025. These changes are therefore not yet considered certain and will not impact development viability at this current time.

Residential CIL Revised Testing

Updated Residential Development Sales Values

4. The tested residential sales values in the City of York CIL Viability Study (2022) were informed by Land Registry reported transactions matching with Energy Performance Certificates (EPC) to derive an achieved price per square metre (psm) value. The value data was based on 11,670 dwelling transactions, sold between Jan’19 and May’22, and indexed to the latest available Aug’22 prices using the House Price Index (HPI) for each housing type in York. In the City of York CIL Viability Study Addendum - Nov’23, the same sales transactions data were reindexed to Jun’23 values, which again was the latest indexed price at that time.

¹ Changes in these two key variables will also lead to changes in the associated costs for sales disposals, externals, contingencies and professional fees that apply proportionally to sales value and costs.

5. The sample of local values has been updated by using more recent new build property sales transactions between Jan'20 to the latest available (Oct'24), and indexed to Mar'25 prices by dwelling type. After matching the Energy Performance Certificate (EPC) to identify the floorspace in each dwelling, this provides a sample of 777 new build transactions, including 434 new build houses and 343 new build flats.
6. Each transaction is listed in **Appendix A1**, and **Table A1** below shows the updated average values for new residential development in the City of York, which are to be tested in this Addendum, alongside the previously tested values, which are shown for comparison. This shows a decline in sales values, equal to -4.7% for flats and -5.6% for houses.

Table A1 New build transactions sold between Jan'20 - Oct'24 and indexed to March 25

Residential type	At Mar'25		At Jun'23	
	Sample size	Average £psm	Sample size	Average £psm
Flats/apartments	343	£5,136	159	£5,390
Houses	434	£3,965	280	£4,198

Source: Land Registry matched with EPC records

Updated Residential Development Costs

7. The tested build costs in the CIL Viability Study (2022) were taken from the Build Cost Information Service (BCIS) using average tender prices for new builds in the marketplace over a 15-year period and rebased to 3Q 2022 York prices. In the CIL Viability Study Addendum - Nov'23, the same source was used and reindexed to 2Q 2023 York values. This has been updated in this Addendum to a 15-year period and rebased to 1Q 2025 York prices to match the timescales for the sales values.
8. The record of the latest BCIS residential build cost data is included in **Appendix A2**, and **Table A2** shows the build costs to be tested in this Addendum, alongside the previously tested values, which are shown for comparison. This shows an increase in build costs across all categories, ranging from 2.6% to 5.5%.

Table A2 Changing residential build costs @ 1Q 2025

Build cost type	BCIS category	Average £psm	
		At 1Q 2025	At 2Q 2023
Flats/apartments	Flats midpoint between 1-2 storey and 3-5 storey (median values)	£1,631	£1,580
Houses (medium house builders, 4 to 49 units)	Estate housing – Generally (median value)	£1,441	£1,402
Houses (large house builders, 50+ units)	Estate housing – Generally (lower quartile value)	£1,274	£1,242

Source: BCIS

Updated Residential Viability Testing Results

9. After applying the updated sales and cost values to the sites that were tested in the CIL Viability Study Addendum - Nov'23, **Table A3** shows the viability results in the CIL Viability Study Addendum - Nov'23 and the updated viability results in this Addendum. This shows that despite the reduction in sales values and increases in build costs during the past 18 months in the City of York, all sites remain viable under the cumulative Local Plan policy requirements in the current market.
10. The results shown in **Table A3** reflect viability before CIL is charged. The results therefore show the maximum headroom available for CIL, and this is identified to be lower across all the tested sites in the current market than when this was previously tested.

Table A3 Viability of residential developments in CYC and their £psm CIL liable floorspace headroom

ID	Typology	Headroom per CIL liable sqm	
		Addendum Nov 2023	Addendum Jun'25
2	Centre/ City Centre Extension - Medium - 50 dwellings - Greenfield	£347	£100
3	Centre/ City Centre Extension - Small - 20 dwellings - Greenfield	£531	£279
4	Urban - Large - 45 dwellings – Greenfield	£335	£100
5	Urban - Medium - 25 dwellings – Greenfield	£366	£130
6	Urban - Small - 10 dwellings – Greenfield	£554	£373
7	Suburban - Large - 140 dwellings – Greenfield	£362	£140
8	Suburban - Medium - 38 dwellings – Greenfield	£290	£54
9	Suburban - Small - 8 dwellings – Greenfield	£499	£318
10	Village - Village - 122 dwellings – Greenfield	£245	£23
11	Village - Large - 33 dwellings – Greenfield	£298	£62
12	Village - Medium - 7 dwellings – Greenfield	£514	£333
13	Village - Small - 4 dwellings – Greenfield	£561	£380
14	Centre/ City Centre Extension - Large - 95 dwellings - Brownfield	£458	£240
15	Centre/ City Centre Extension - Medium - 50 dwellings - Brownfield	£514	£292
16	Centre/ City Centre Extension - Small - 20 dwellings - Brownfield	£561	£335
17	Urban - Large - 45 dwellings – Brownfield	£362	£150
18	Urban - Medium - 25 dwellings – Brownfield	£371	£158
19	Urban - Small - 10 dwellings – Brownfield	£487	£306
20	Suburban - Large - 140 dwellings – Brownfield	£421	£219
21	Suburban - Medium - 38 dwellings – Brownfield	£281	£68
22	Suburban - Small - 8 dwellings – Brownfield	£414	£233
23	Village - Village - 122 dwellings – Brownfield	£301	£99
24	Village - Large - 33 dwellings – Brownfield	£270	£57
25	Village - Medium - 7 dwellings – Brownfield	£416	£234
26	Village - Small - 4 dwellings – Brownfield	£463	£279
41	SS14 Terry's Extension Sites (ST16)	£310	£117
46	SS20 Imphal Barracks (ST36)	£363	£157

Revised Residential Viability Conclusions

11. Based on the updated viability assessment headrooms shown in **Table A3**, an average rate of £200 psm remains the highest amount that the generic sites could afford in the bulk of cases. However, a suitable buffer should be applied to the maximum to avoid charging at the margins of viability. A buffer of 25% is considered appropriate for setting CIL within the context of the Planning Policy Guidance², which provides standard inputs, including the developer return, which guidance suggests should be between 15% and 20% of GDV, adjusting for risk, when establishing plan policies, including CIL. Given that a developer return of 20% has been tested in the City of York viability assessments, which is at the top of the PPG range, then the 25% buffer should be more than adequate without putting at risk the bulk of development.
12. From this analysis, an appropriate rate for non strategic site delivery of residential dwellings is £150.
13. For the two strategic sites, SS14 Terry's Extension Sites (ST16) and SS20 Imphal Barracks (ST36), which the proposed DCS identified to be liable for a £100 psm CIL rate, the updated viability results show them to have lower viability headrooms in the current market. But, the current proposed DCS rate of £100 psm would still result in viable developments, including a 17% viability buffer for ST16 and a 57% buffer for ST36.

² PPG Paragraph: 018 Reference ID: 10-018-20190509

14. From this analysis, an appropriate rate for non strategic site delivery of residential dwellings at ST16 and ST36 remains at £100 psm.

Off Campus Purpose Built Student Accommodation (PBSA)

Updated Off Campus PBSA Sales Values

15. The City of York Council has provided information on rents for the 2024/25 academic year, which was gathered from direct contact with all the management companies involved in letting out PBSAs in the private sector, together with university managed sites, during Aug'24³. This information is shown in **Appendix A3** and summarised in **Table A4** below.
16. Where there is a range in different accommodation property letting lengths in **Table A4**, an overall average is taken as the letting length. Where there is a range in rental charges for the cluster flats and studios within different accommodation properties⁴ in **Table A4**, we err on the side of caution and use the lowest rent for each unit type to inform the overall rental average within the City of York. This is to avoid any influence of abnormally high rates.

Table A4 Off campus PBSA rental rates, 2024/25

Type	Per week	Let length in weeks per year	Per year
Cluster flats	£222	49.2	£10,904
Studio flats	£276		£13,653

* The off campus PBSAs informing these results include a mix of university and private sector providers
Source: City of York Council data derived from information available from publicly available webpages

17. For the current academic year, the combined rental rate for off campus PBSA in the City of York is £249 per week for an average of 49.2 weeks per year, generating an average annual gross room rate of £12,259 per year.
18. In terms of the investment yields to value the gross development value of PBSAs, a review of the latest property market press reporting student accommodation yields covering the period 2024 and 2025 is summarised in **Table A5**. This identifies that Prime Regional locations are identified with investment yields ranging between 4.25% and 5.75% during the period from 2Q 2024 and May'25.
19. The CIL Viability Study Addendum (2023) tested a yield of 5.25%, which is at the lower end of the averages shown in **Table A5**, so the PBSA market in the City of York is likely to be more attractive to investors in the current market than previously. However, when capitalising PBSA rents in the City of York in this updated assessment, we err on the side of caution by retesting with the same net initial yield of 5.25% that was used in the previous viability assessment.

³ The response rate was high with only one significant development (Former Yorkshire Evening Press 76-86 Walmgate (managed by Student Castle)) still to provide full information.

⁴ There are a range of factors that determine rental levels including size of room, location, amenities and whether students are to share facilities such as kitchens and bathroom space.

Table A5 Summary of available property market research on reported PBSA yields

Source	Super Prime Regional	Prime Regional	Secondary Regional	Tertiary
Cushman & Wakefield (May'25) ⁵		5.25%		
Knight Frank (2025 April) ⁶		4.25%		
Colliers (2024 Q2) ⁷		5.25% to 5.75%	5.50% to 6.50%	6.00%+
CBRE (2024 Q3) ⁸	4.95%	5.40%	8.00%	

*Varies by direct lets and 25-year FRI leases (the latter usually being lower).

20. From the analysis of quoted rents for PBSA bed spaces in 2024/25 capitalised using the PBSA prime regional yields, and applying the same assumptions for management/operational costs that informed the previous viability assessments, this Addendum tests the following sales assumptions for the off campus PBSA typologies:
- Annual rental income per room for is £12,000;
 - Management/operational cost at 30% of rental income (as tested in the previous CIL Viability Study (2022 and 2023)); and
 - Net initial yield rate of 5.25%.
21. The off campus PBSA capitalised value per room is £160,000 after rounding. This is a 25% increase in value compared with the tested capitalised values that informed the previous viability assessment. The differences may, in part, be due to new rental data being sourced directly from the accommodation providers by the City Council. However, rental rate inflation may also be an important factor.

Updated PBSA Off Campus Development Costs

22. The tested build costs in the CIL Viability Study (2022) were taken from the Build Cost Information Service (BCIS) using median average tender prices for new build student accommodation in the marketplace over a 15-year period and rebased to 3Q 2022 York prices. In the CIL Viability Study Addendum - Nov'23, the same source was used and reindexed to 2Q 2023 York values. This has been updated in this Addendum to a 15-year period and rebased to 1Q 2025 York prices to match the timescales for the sales values.
23. The record of the latest BCIS data is included in **Appendix A4**, and **Table A6** shows the build costs to be tested in this Addendum, alongside the previously tested values, which are shown for comparison. This shows a minor increase in build costs of 2.6%.

Table A6 PBSA build costs

Build cost type	BCIS category	Average £psm	
		At 1Q 2025	At 2Q 2023
Off campus PBSA	856.2 Students' residences, halls of residence, etc (15) - median	£2,253	£2,199

Source: BCIS

⁵ Accessed online at: [uk-investment-marketbeat-may-2025.pdf](#)

⁶ Accessed online at: <https://content.knightfrank.com/research/522/documents/en/investment-yield-guide-april-2025-12059.pdf>

⁷ Colliers (2023) 'Student Accommodation Market Snapshot: Apr'24' accessed online <https://www.colliers.com/download-article?itemId=0b14f7d1-e23d-4d10-acf7-e2c703e032d2>

⁸ Accessed online at: [UK Purpose-Built Student Accommodation Index Year to Sep'24](#).

Updated Off Campus PBSA Viability Testing Results

24. **Table A7** shows the off campus PBSA development sites' previous viability results in the CIL Viability Study Addendum - Nov'23 and the updated viability results in this Addendum. These updated viability testing results include suitable allowances for meeting the recently adopted Local Plan policies relating to:
- Local Plan Policy H10 Affordable Housing, with an off-site financial contribution charge of £7,000 per student room;
 - Local Policy CC1, CC2 & CC3 seeking carbon reduction within new developments, which is costed at £2,250 per student room;
 - Local Policy G12 Biodiversity and Access to Nature, included as a cost allowance of £15,000 per ha, in addition to part of the development land being put aside for openspace.
25. The updated viability results show strong development viability in the off campus PBSA sector in the City of York, with a substantial maximum financial headroom for supporting wider infrastructure through CIL. In the current market covering the 2024/25 academic year, this headroom is significantly higher across all the tested sites than when they were previously tested in Nov'23.
26. Consequently, off campus PBSA developments should easily afford the currently proposed DCS CIL rate of £150 psm.

Table A7 Off campus PBSA development viability and the psm CIL liable floorspace headroom

Typology	Headroom per CIL liable sqm	
	Addendum Nov 2023	Addendum Jun'25
10a: Student accommodation - 25 beds	£494	£1,391
10b: Student accommodation - 100 beds	£437	£1,311
10c: Student accommodation - 200 beds	£325	£1,175
10d: Student accommodation - 350 beds	£284	£1,115
10e: Student accommodation - 600 beds	£169	£975

Revised Off Campus PBSA - Viability Conclusions

27. Based on the updated viability assessment headrooms shown in **Table A7**, the currently proposed DCS rate of £150 psm can be afforded by off campus PBSA developments in the City of York without threatening their risk of delivery. Therefore, based on the updated evidence in sales values and build costs, we would propose that the rate within the proposed DCS should still apply.

Proposed Revisions to the City of York CIL DCS

28. Following the updating of the sales values and development costs, from a viability perspective, we recommend revising the proposed Charing Schedule CIL rates for non-strategic residential dwellings from £200 psm to £150 psm. This is to avoid putting the bulk of residential development that is planned in the Adopted Local Plan at risk of not coming forward.
29. This will also further simplify the proposed DCS by having the same CIL rates for residential dwellings and off campus student accommodation developments within the City of York

Appendix A1

City of York Land Registry residential transactions, Jan 2020 to Oct2024

Address	Postcode	Sold date	Price	Indexed value*	Size (sqm)**	£psm	Current £psm
48 Stublowe Place	YO10 3FY	May'22	£279,965	£285,702	107	£2,616	£2,670
4 Connaught Square	YO10 4FQ	Nov'20	£775,000	£885,065	187	£4,144	£4,733
1 Connaught Gardens	YO10 4FR	Jun'21	£975,000	£1,051,746	230	£4,239	£4,573
2 Connaught Gardens	YO10 4FR	Mar'21	£966,750	£1,093,776	230	£4,203	£4,756
3 Connaught Gardens	YO10 4FR	Jun'20	£1,065,000	£1,260,639	225	£4,733	£5,603
4 Connaught Gardens	YO10 4FR	Feb'21	£980,000	£1,120,494	230	£4,261	£4,872
5 Connaught Gardens	YO10 4FR	Aug'20	£1,125,000	£1,353,059	225	£5,000	£6,014
6 Connaught Gardens	YO10 4FR	Apr'21	£925,000	£1,034,511	200	£4,625	£5,173
7 Connaught Gardens	YO10 4FR	Feb'21	£865,000	£989,007	200	£4,325	£4,945
8 Connaught Gardens	YO10 4FR	May'21	£885,000	£961,055	230	£3,848	£4,178
1 Thornton Road	YO19 4AB	Mar'22	£400,000	£433,803	118	£3,390	£3,676
5 Thornton Road	YO19 4AB	Aug'21	£290,000	£324,137	88	£3,295	£3,683
17 Thornton Road	YO19 4AB	Jun'21	£390,000	£420,698	100	£3,900	£4,207
19 Thornton Road	YO19 4AB	May'21	£425,000	£461,523	112	£3,795	£4,121
25 Thornton Road	YO19 4AB	May'21	£360,000	£390,938	112	£3,214	£3,491
27 Thornton Road	YO19 4AB	Nov'21	£425,000	£445,129	112	£3,795	£3,974
43 Thornton Road	YO19 4AB	Dec'21	£322,500	£341,330	100	£3,225	£3,413
45 Thornton Road	YO19 4AB	Dec'21	£327,500	£346,622	100	£3,275	£3,466
55 Thornton Road	YO19 4AB	Aug'23	£305,000	£299,002	89	£3,427	£3,360
57 Thornton Road	YO19 4AB	Jun'23	£300,000	£302,113	89	£3,371	£3,395
59 Thornton Road	YO19 4AB	Jun'23	£305,000	£307,148	82	£3,720	£3,746
61 Thornton Road	YO19 4AB	Jul'23	£270,000	£267,584	68	£3,971	£3,935
63 Thornton Road	YO19 4AB	Jul'23	£270,000	£267,584	68	£3,971	£3,935
65 Thornton Road	YO19 4AB	Dec'23	£325,000	£336,775	89	£3,652	£3,784
67 Thornton Road	YO19 4AB	Dec'23	£310,000	£321,232	89	£3,483	£3,609
73 Thornton Road	YO19 4AB	Mar'24	£265,000	£262,120	68	£3,897	£3,855
75 Thornton Road	YO19 4AB	Dec'23	£250,000	£259,058	68	£3,676	£3,810
77 Thornton Road	YO19 4AB	Dec'23	£285,000	£295,326	68	£4,191	£4,343
89 Thornton Road	YO19 4AB	Aug'24	£269,136	£260,008	68	£3,958	£3,824
93 Thornton Road	YO19 4AB	Jun'24	£275,000	£275,276	68	£4,044	£4,048
8 Thornton Road	YO19 4AD	Jan'21	£260,000	£303,687	68	£3,824	£4,466
10 Thornton Road	YO19 4AD	Sep'20	£240,000	£297,327	68	£3,529	£4,372
12 Thornton Road	YO19 4AD	Oct'20	£260,000	£317,004	68	£3,824	£4,662
14 Thornton Road	YO19 4AD	Apr'20	£240,000	£285,477	68	£3,529	£4,198
16 Thornton Road	YO19 4AD	Jul'20	£236,000	£292,734	68	£3,471	£4,305
18 Thornton Road	YO19 4AD	May'20	£236,000	£289,860	68	£3,471	£4,263
20 Thornton Road	YO19 4AD	Aug'20	£345,000	£428,468	90	£3,833	£4,761
22 Thornton Road	YO19 4AD	Nov'20	£380,000	£433,967	100	£3,800	£4,340
32 Thornton Road	YO19 4AD	Jun'20	£230,000	£282,838	68	£3,382	£4,159
34 Thornton Road	YO19 4AD	Jun'20	£236,000	£290,216	68	£3,471	£4,268
50 Thornton Road	YO19 4AD	Mar'22	£535,000	£558,535	140	£3,821	£3,990
52 Thornton Road	YO19 4AD	May'22	£525,000	£530,452	140	£3,750	£3,789
54 Thornton Road	YO19 4AD	Jun'22	£700,000	£692,175	199	£3,518	£3,478
60 Thornton Road	YO19 4AD	Mar'22	£240,000	£260,282	68	£3,529	£3,828
62 Thornton Road	YO19 4AD	Mar'22	£245,000	£265,704	68	£3,603	£3,907
66 Thornton Road	YO19 4AD	Dec'22	£332,500	£329,853	100	£3,325	£3,299
68 Thornton Road	YO19 4AD	Dec'22	£327,500	£325,872	100	£3,275	£3,259
70 Thornton Road	YO19 4AD	Dec'22	£332,500	£330,847	100	£3,325	£3,308
1 Bishopdale Way	YO19 4AE	Apr'20	£462,999	£550,731	139	£3,331	£3,962
3 Bishopdale Way	YO19 4AE	Mar'20	£559,999	£667,744	186	£3,011	£3,590
5 Bishopdale Way	YO19 4AE	May'20	£463,000	£546,059	139	£3,331	£3,928
7 Bishopdale Way	YO19 4AE	Mar'20	£384,999	£459,074	100	£3,850	£4,591
11 Bishopdale Way	YO19 4AE	Mar'20	£350,000	£429,213	118	£2,966	£3,637
25 Bishopdale Way	YO19 4AE	Apr'20	£529,999	£630,427	164	£3,232	£3,844
27 Bishopdale Way	YO19 4AE	Apr'20	£529,999	£630,427	164	£3,232	£3,844
29 Bishopdale Way	YO19 4AE	Jun'20	£467,999	£553,970	140	£3,343	£3,957
77 Bishopdale Way	YO19 4AE	Sep'22	£320,000	£305,255	58	£5,517	£5,263
79 Bishopdale Way	YO19 4AE	Jul'22	£330,000	£319,811	58	£5,690	£5,514
81 Bishopdale Way	YO19 4AE	Aug'22	£500,000	£484,080	98	£5,102	£4,940
83 Bishopdale Way	YO19 4AE	Aug'22	£400,000	£387,264	75	£5,333	£5,164
3 Whitting Close	YO19 4AF	Dec'22	£320,000	£309,503	58	£5,517	£5,336
11 Whitting Close	YO19 4AF	Oct'22	£400,000	£381,569	75	£5,333	£5,088

Address	Postcode	Sold date	Price	Indexed value*	Size (sqm)**	£psm	Current £psm
15 Whitting Close	YO19 4AF	Oct'22	£400,000	£381,569	75	£5,333	£5,088
2 Porter Avenue	YO19 4AG	Sep'21	£315,000	£356,691	100	£3,150	£3,567
4 Porter Avenue	YO19 4AG	Sep'21	£315,000	£356,691	100	£3,150	£3,567
6 Porter Avenue	YO19 4AG	Nov'21	£400,000	£436,166	118	£3,390	£3,696
8 Porter Avenue	YO19 4AG	Jun'21	£390,000	£420,698	100	£3,900	£4,207
10 Porter Avenue	YO19 4AG	Dec'20	£385,000	£434,577	100	£3,850	£4,346
16 Porter Avenue	YO19 4AG	Mar'21	£525,000	£593,983	171	£3,070	£3,474
18 Porter Avenue	YO19 4AG	Mar'21	£485,000	£548,727	140	£3,464	£3,919
20 Porter Avenue	YO19 4AG	Jan'21	£650,000	£733,701	199	£3,266	£3,687
22 Porter Avenue	YO19 4AG	Jan'21	£665,000	£750,632	199	£3,342	£3,772
24 Porter Avenue	YO19 4AG	Feb'21	£485,000	£554,530	140	£3,464	£3,961
26 Porter Avenue	YO19 4AG	Jun'21	£430,000	£463,847	132	£3,258	£3,514
30 Porter Avenue	YO19 4AG	May'21	£430,000	£466,953	115	£3,739	£4,060
32 Porter Avenue	YO19 4AG	Apr'21	£365,000	£408,213	90	£4,056	£4,536
1 Washburn Close	YO19 4AH	Dec'20	£355,000	£400,713	90	£3,944	£4,452
2 Washburn Close	YO19 4AH	Apr'21	£300,000	£340,863	88	£3,409	£3,873
4 Washburn Close	YO19 4AH	Apr'21	£285,000	£323,820	88	£3,239	£3,680
6 Washburn Close	YO19 4AH	Mar'21	£285,000	£327,162	88	£3,239	£3,718
8 Washburn Close	YO19 4AH	Apr'21	£290,000	£329,501	88	£3,295	£3,744
10 Washburn Close	YO19 4AH	May'21	£360,000	£390,938	92	£3,913	£4,249
12 Washburn Close	YO19 4AH	Apr'21	£435,000	£486,500	112	£3,884	£4,344
14 Washburn Close	YO19 4AH	Apr'21	£450,000	£503,276	126	£3,571	£3,994
4 Risedale Drive	YO19 4AJ	Mar'22	£365,000	£381,057	90	£4,056	£4,234
8 Risedale Drive	YO19 4AJ	Apr'22	£295,000	£313,222	91	£3,242	£3,442
9 Risedale Drive	YO19 4AJ	Dec'21	£245,000	£259,305	68	£3,603	£3,813
10 Risedale Drive	YO19 4AJ	Apr'22	£300,000	£318,530	91	£3,297	£3,500
11 Risedale Drive	YO19 4AJ	Dec'21	£245,000	£259,305	68	£3,603	£3,813
15 Risedale Drive	YO19 4AJ	Feb'22	£365,000	£375,418	90	£4,056	£4,171
17 Risedale Drive	YO19 4AJ	Sep'21	£240,000	£271,765	68	£3,529	£3,997
19 Risedale Drive	YO19 4AJ	Sep'21	£235,000	£266,103	68	£3,456	£3,913
21 Risedale Drive	YO19 4AJ	Sep'21	£240,000	£271,765	68	£3,529	£3,997
29 Risedale Drive	YO19 4AJ	Dec'21	£247,500	£261,951	69	£3,587	£3,796
31 Risedale Drive	YO19 4AJ	Jan'22	£245,000	£259,856	69	£3,551	£3,766
33 Risedale Drive	YO19 4AJ	Jan'22	£300,000	£318,191	89	£3,371	£3,575
35 Risedale Drive	YO19 4AJ	Dec'21	£300,000	£317,516	89	£3,371	£3,568
37 Risedale Drive	YO19 4AJ	Apr'24	£360,000	£353,818	87	£4,138	£4,067
41 Risedale Drive	YO19 4AJ	Jun'22	£430,000	£425,193	115	£3,739	£3,697
47 Risedale Drive	YO19 4AJ	Jun'22	£430,000	£425,193	115	£3,739	£3,697
63 Risedale Drive	YO19 4AJ	Mar'22	£365,000	£381,057	90	£4,056	£4,234
69 Risedale Drive	YO19 4AJ	Mar'22	£280,000	£300,172	68	£4,118	£4,414
71 Risedale Drive	YO19 4AJ	Mar'22	£277,500	£297,492	68	£4,081	£4,375
73 Risedale Drive	YO19 4AJ	Feb'22	£247,500	£261,951	68	£3,640	£3,852
75 Risedale Drive	YO19 4AJ	Mar'22	£245,000	£262,651	68	£3,603	£3,863
2 Eller Lane	YO19 4AN	Dec'23	£375,000	£377,327	88	£4,261	£4,288
4 Eller Lane	YO19 4AN	Dec'23	£375,000	£377,327	88	£4,261	£4,288
6 Eller Lane	YO19 4AN	Dec'23	£389,500	£391,917	90	£4,328	£4,355
9 Eller Lane	YO19 4AN	Dec'23	£385,000	£387,389	92	£4,185	£4,211
11 Eller Lane	YO19 4AN	Oct'23	£385,000	£378,389	90	£4,278	£4,204
15 Eller Lane	YO19 4AN	Dec'23	£270,000	£277,230	68	£3,971	£4,077
17 Eller Lane	YO19 4AN	Dec'23	£270,000	£277,230	68	£3,971	£4,077
19 Eller Lane	YO19 4AN	Dec'23	£270,000	£277,230	68	£3,971	£4,077
21 Eller Lane	YO19 4AN	Dec'23	£270,000	£277,230	68	£3,971	£4,077
22 Eller Lane	YO19 4AN	May'24	£290,000	£290,872	69	£4,203	£4,216
23 Eller Lane	YO19 4AN	Dec'23	£290,000	£297,765	68	£4,265	£4,379
24 Eller Lane	YO19 4AN	Apr'24	£270,750	£269,672	69	£3,924	£3,908
25 Eller Lane	YO19 4AN	Dec'23	£290,000	£297,765	68	£4,265	£4,379
26 Eller Lane	YO19 4AN	Apr'24	£290,000	£288,846	69	£4,203	£4,186
45 Eller Lane	YO19 4AN	Dec'23	£270,000	£277,230	68	£3,971	£4,077
47 Eller Lane	YO19 4AN	Dec'23	£270,000	£277,230	68	£3,971	£4,077
49 Eller Lane	YO19 4AN	Dec'23	£285,000	£295,326	68	£4,191	£4,343
51 Eller Lane	YO19 4AN	Dec'23	£265,000	£274,601	68	£3,897	£4,038
53 Eller Lane	YO19 4AN	Dec'23	£285,000	£295,326	68	£4,191	£4,343

Address	Postcode	Sold date	Price	Indexed value*	Size (sqm)**	£psm	Current £psm
55 Eller Lane	YO19 4AN	Jun'24	£425,000	£421,964	88	£4,830	£4,795
59 Eller Lane	YO19 4AN	May'24	£285,000	£285,857	68	£4,191	£4,204
61 Eller Lane	YO19 4AN	Jun'24	£275,000	£275,000	68	£4,044	£4,044
63 Eller Lane	YO19 4AN	Jun'24	£285,000	£285,000	68	£4,191	£4,191
2 Ewden Street	YO19 4AU	May'22	£250,000	£260,677	68	£3,676	£3,833
4 Ewden Street	YO19 4AU	May'22	£245,000	£255,464	68	£3,603	£3,757
6 Ewden Street	YO19 4AU	Jun'22	£250,000	£254,061	68	£3,676	£3,736
9 Ewden Street	YO19 4AU	Nov'22	£183,750	£182,113	68	£2,702	£2,678
10 Ewden Street	YO19 4AU	Jun'22	£245,000	£248,980	68	£3,603	£3,661
11 Ewden Street	YO19 4AU	Nov'22	£183,750	£182,113	68	£2,702	£2,678
12 Ewden Street	YO19 4AU	Jun'22	£245,000	£248,980	68	£3,603	£3,661
25 Ewden Street	YO19 4AU	Jun'22	£315,000	£318,838	88	£3,580	£3,623
27 Ewden Street	YO19 4AU	Aug'22	£635,000	£614,781	172	£3,692	£3,574
29 Ewden Street	YO19 4AU	Jun'22	£670,000	£662,510	186	£3,602	£3,562
31 Ewden Street	YO19 4AU	Jun'22	£315,000	£318,838	88	£3,580	£3,623
33 Ewden Street	YO19 4AU	Jun'22	£265,000	£268,228	68	£3,897	£3,945
37 Ewden Street	YO19 4AU	Jun'22	£695,000	£687,231	199	£3,492	£3,453
39 Ewden Street	YO19 4AU	Jun'22	£575,000	£568,572	164	£3,506	£3,467
41 Ewden Street	YO19 4AU	Jun'22	£575,000	£568,572	164	£3,506	£3,467
43 Ewden Street	YO19 4AU	Jun'22	£659,000	£651,633	186	£3,543	£3,503
1 Harden Way	YO19 4AW	Jun'20	£380,000	£462,589	118	£3,220	£3,920
3 Harden Way	YO19 4AW	Dec'20	£380,000	£444,671	118	£3,220	£3,768
4 Harden Way	YO19 4AW	Oct'20	£240,000	£292,619	68	£3,529	£4,303
5 Harden Way	YO19 4AW	Sep'20	£350,000	£418,366	90	£3,889	£4,649
6 Harden Way	YO19 4AW	Jul'20	£236,000	£292,734	68	£3,471	£4,305
7 Harden Way	YO19 4AW	Sep'20	£290,000	£356,510	82	£3,537	£4,348
8 Harden Way	YO19 4AW	Jun'20	£399,999	£473,478	118	£3,390	£4,013
9 Harden Way	YO19 4AW	Sep'20	£295,000	£362,657	82	£3,598	£4,423
10 Harden Way	YO19 4AW	Sep'20	£355,000	£424,343	90	£3,944	£4,715
11 Harden Way	YO19 4AW	Oct'20	£415,000	£486,500	115	£3,609	£4,230
17 Harden Way	YO19 4AW	Nov'20	£385,000	£439,677	100	£3,850	£4,397
18 Harden Way	YO19 4AW	Nov'20	£275,000	£325,237	68	£4,044	£4,783
20 Harden Way	YO19 4AW	Nov'20	£275,000	£325,237	68	£4,044	£4,783
22 Harden Way	YO19 4AW	Dec'20	£356,000	£401,842	92	£3,870	£4,368
23 Harden Way	YO19 4AW	Nov'20	£400,000	£456,808	118	£3,390	£3,871
24 Harden Way	YO19 4AW	Dec'20	£380,000	£444,671	118	£3,220	£3,768
26 Harden Way	YO19 4AW	Sep'20	£385,000	£473,298	118	£3,263	£4,011
30 Harden Way	YO19 4AW	Nov'20	£350,000	£399,707	88	£3,977	£4,542
29 Clock Tower Way	YO23 1PP	Jun'21	£510,000	£557,934	134	£3,806	£4,164
37 Clock Tower Way	YO23 1PP	Mar'22	£370,000	£396,656	83	£4,458	£4,779
39 Clock Tower Way	YO23 1PP	Sep'21	£510,000	£577,500	134	£3,806	£4,310
46 Clock Tower Way	YO23 1PP	Nov'21	£560,000	£610,632	137	£4,088	£4,457
22 Robert Street	YO23 1PS	Mar'21	£732,995	£829,307	188	£3,899	£4,411
30 Robert Street	YO23 1PS	Jun'21	£523,000	£572,156	134	£3,903	£4,270
34 Robert Street	YO23 1PS	Mar'21	£500,000	£573,968	134	£3,731	£4,283
38 Robert Street	YO23 1PS	Sep'21	£755,000	£832,897	188	£4,016	£4,430
1 Mount Vale Gardens	YO24 1AL	Mar'21	£885,000	£1,001,285	209	£4,234	£4,791
2 Mount Vale Gardens	YO24 1AL	Mar'21	£749,950	£862,399	176	£4,261	£4,900
3 Mount Vale Gardens	YO24 1AL	May'21	£736,850	£816,266	176	£4,187	£4,638
4 Mount Vale Gardens	YO24 1AL	Jun'21	£965,000	£1,040,959	213	£4,531	£4,887
5 Mount Vale Gardens	YO24 1AL	Dec'21	£831,500	£880,048	202	£4,116	£4,357
7 Mount Vale Gardens	YO24 1AL	Sep'21	£800,000	£905,882	202	£3,960	£4,485
8 Mount Vale Gardens	YO24 1AL	Oct'21	£785,000	£872,125	202	£3,886	£4,317
9 Mount Vale Gardens	YO24 1AL	Jul'21	£830,000	£915,011	202	£4,109	£4,530
10 Mount Vale Gardens	YO24 1AL	Jul'21	£824,950	£909,818	202	£4,084	£4,504
11 Mount Vale Gardens	YO24 1AL	Mar'21	£808,000	£929,153	202	£4,000	£4,600
12 Mount Vale Gardens	YO24 1AL	Mar'21	£899,950	£1,018,199	209	£4,306	£4,872
1 Dante Way	YO24 1HX	Jul'20	£370,000	£458,947	105	£3,524	£4,371
2 Dante Way	YO24 1HX	Sep'20	£360,000	£445,990	105	£3,429	£4,248
3 Dante Way	YO24 1HX	Apr'20	£362,000	£447,913	105	£3,448	£4,266
4 Dante Way	YO24 1HX	May'20	£375,000	£460,583	105	£3,571	£4,387
5 Dante Way	YO24 1HX	Jun'20	£365,000	£448,851	105	£3,476	£4,275

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6 Dante Way	YO24 1HX	Jan'20	£370,000	£462,385	105	£3,524	£4,404
8 Dante Way	YO24 1HX	Apr'20	£522,500	£621,507	148	£3,530	£4,199
9 Dante Way	YO24 1HX	Mar'20	£525,000	£626,011	148	£3,547	£4,230
10 Dante Way	YO24 1HX	Feb'20	£470,250	£563,489	121	£3,886	£4,657
11 Dante Way	YO24 1HX	Apr'20	£850,000	£1,011,064	221	£3,846	£4,575
6 Rosemary Road	YO24 3FN	Mar'24	£378,000	£367,060	88	£4,295	£4,171
7 Rosemary Road	YO24 3FN	Jun'24	£350,000	£350,351	88	£3,977	£3,981
9 Rosemary Road	YO24 3FN	Nov'23	£295,000	£298,594	72	£4,097	£4,147
10 Rosemary Road	YO24 3FN	Jul'24	£350,000	£345,153	94	£3,723	£3,672
12 Rosemary Road	YO24 3FN	Feb'24	£350,000	£352,119	94	£3,723	£3,746
14 Rosemary Road	YO24 3FN	May'22	£310,000	£320,945	94	£3,298	£3,414
15 Rosemary Road	YO24 3FN	Apr'23	£295,000	£298,594	72	£4,097	£4,147
16 Rosemary Road	YO24 3FN	May'22	£295,000	£305,415	94	£3,138	£3,249
17 Rosemary Road	YO24 3FN	Apr'23	£295,000	£298,594	72	£4,097	£4,147
18 Rosemary Road	YO24 3FN	Apr'22	£295,000	£313,222	94	£3,138	£3,332
20 Rosemary Road	YO24 3FN	May'22	£295,000	£305,415	94	£3,138	£3,249
38 Rosemary Road	YO24 3FN	Apr'22	£295,000	£305,032	88	£3,352	£3,466
40 Rosemary Road	YO24 3FN	Apr'22	£295,000	£305,032	88	£3,352	£3,466
43 Rosemary Road	YO24 3FN	Jan'23	£290,000	£289,130	72	£4,028	£4,016
44 Rosemary Road	YO24 3FN	Apr'24	£350,000	£348,950	88	£3,977	£3,965
45 Rosemary Road	YO24 3FN	Feb'23	£290,000	£287,692	72	£4,028	£3,996
50 Rosemary Road	YO24 3FN	Mar'23	£340,000	£343,793	89	£3,820	£3,863
51 Rosemary Road	YO24 3FN	Mar'23	£340,000	£343,793	82	£4,146	£4,193
53 Rosemary Road	YO24 3FN	Jun'24	£325,000	£325,326	82	£3,963	£3,967
59 Rosemary Road	YO24 3FN	Apr'22	£225,000	£238,898	63	£3,571	£3,792
60 Rosemary Road	YO24 3FN	Dec'23	£355,000	£364,506	88	£4,034	£4,142
62 Rosemary Road	YO24 3FN	Apr'22	£295,000	£305,032	88	£3,352	£3,466
64 Rosemary Road	YO24 3FN	Apr'22	£350,000	£361,902	88	£3,977	£4,113
67 Rosemary Road	YO24 3FN	Feb'22	£295,000	£303,420	88	£3,352	£3,448
69 Rosemary Road	YO24 3FN	Jun'22	£305,000	£301,590	88	£3,466	£3,427
2 Restharrow Road	YO24 3FS	Jun'22	£304,510	£308,220	73	£4,171	£4,222
4 Restharrow Road	YO24 3FS	Oct'22	£305,000	£297,539	73	£4,178	£4,076
5 Restharrow Road	YO24 3FS	Nov'21	£225,000	£242,776	72	£3,125	£3,372
7 Restharrow Road	YO24 3FS	Jul'21	£225,000	£248,147	72	£3,125	£3,446
15 Restharrow Road	YO24 3FS	May'21	£295,000	£320,352	88	£3,352	£3,640
17 Restharrow Road	YO24 3FS	May'21	£295,000	£326,794	94	£3,138	£3,477
19 Restharrow Road	YO24 3FS	Jun'21	£295,000	£324,272	94	£3,138	£3,450
21 Restharrow Road	YO24 3FS	Jun'21	£295,000	£324,272	94	£3,138	£3,450
25 Restharrow Road	YO24 3FS	May'21	£229,950	£254,734	63	£3,650	£4,043
27 Restharrow Road	YO24 3FS	May'21	£225,000	£249,250	63	£3,571	£3,956
33 Restharrow Road	YO24 3FS	Sep'21	£225,000	£252,903	62	£3,629	£4,079
35 Restharrow Road	YO24 3FS	Jul'21	£225,000	£248,147	63	£3,571	£3,939
43 Restharrow Road	YO24 3FS	Jun'21	£225,000	£247,326	62	£3,629	£3,989
49 Restharrow Road	YO24 3FS	Jun'21	£225,000	£247,326	63	£3,571	£3,926
51 Restharrow Road	YO24 3FS	Sep'21	£225,000	£252,903	63	£3,571	£4,014
53 Restharrow Road	YO24 3FS	Jul'21	£225,000	£248,147	63	£3,571	£3,939
55 Restharrow Road	YO24 3FS	Jun'21	£225,000	£247,326	63	£3,571	£3,926
57 Restharrow Road	YO24 3FS	Jul'21	£225,000	£248,147	63	£3,571	£3,939
59 Restharrow Road	YO24 3FS	Jul'21	£230,000	£253,662	63	£3,651	£4,026
1 Bowling Lane	YO24 3FW	Oct'20	£425,000	£498,223	124	£3,427	£4,018
2 Bowling Lane	YO24 3FW	Nov'20	£295,000	£348,891	91	£3,242	£3,834
3 Bowling Lane	YO24 3FW	Oct'20	£310,000	£374,630	91	£3,407	£4,117
4 Bowling Lane	YO24 3FW	Dec'20	£517,237	£583,842	154	£3,359	£3,791
5 Bowling Lane	YO24 3FW	Feb'21	£315,000	£368,609	91	£3,462	£4,051
6 Bowling Lane	YO24 3FW	Dec'20	£311,985	£365,081	91	£3,428	£4,012
7 Bowling Lane	YO24 3FW	Dec'20	£312,000	£365,099	91	£3,429	£4,012
8 Bowling Lane	YO24 3FW	Dec'20	£320,000	£374,460	91	£3,516	£4,115
9 Bowling Lane	YO24 3FW	Dec'20	£399,995	£468,069	124	£3,226	£3,775
10 Bowling Lane	YO24 3FW	Feb'21	£399,995	£468,069	124	£3,226	£3,775
1 Apple Tree Lane	YO26 5TL	Jul'20	£265,000	£325,376	82	£3,232	£3,968
4 Apple Tree Lane	YO26 5TL	Feb'20	£255,000	£317,877	82	£3,110	£3,877
5 Apple Tree Lane	YO26 5TL	Jul'20	£255,000	£316,301	82	£3,110	£3,857

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9 Apple Tree Lane	YO26 5TL	Jul'20	£225,000	£276,262	56	£4,018	£4,933
11 Apple Tree Lane	YO26 5TL	Feb'20	£375,000	£449,353	99	£3,788	£4,539
92 Millfield Lane	YO26 6PD	Dec'22	£179,995	£179,100	38	£4,737	£4,713
106 Millfield Lane	YO26 6PD	Sep'23	£339,995	£338,979	89	£3,820	£3,809
108 Millfield Lane	YO26 6PD	Dec'22	£359,995	£358,206	112	£3,214	£3,198
110 Millfield Lane	YO26 6PD	May'23	£354,995	£366,718	112	£3,170	£3,274
112 Millfield Lane	YO26 6PD	Dec'22	£366,995	£365,171	112	£3,277	£3,260
122 Millfield Lane	YO26 6PD	Jun'23	£189,995	£191,333	38	£5,000	£5,035
130 Millfield Lane	YO26 6PD	Oct'23	£299,995	£302,412	89	£3,371	£3,398
144 Millfield Lane	YO26 6PD	Aug'23	£349,995	£343,112	89	£3,933	£3,855
2 Midfield Way	YO26 6SA	May'24	£489,995	£486,495	121	£4,050	£4,021
3 Midfield Way	YO26 6SA	Oct'22	£399,995	£381,564	96	£4,167	£3,975
7 Midfield Way	YO26 6SA	Mar'23	£279,995	£274,909	55	£5,091	£4,998
2 Medley Road	YO26 6SD	Jan'23	£369,995	£360,005	86	£4,302	£4,186
3 Medley Road	YO26 6SD	Dec'23	£224,995	£230,550	60	£3,750	£3,843
4 Medley Road	YO26 6SD	Dec'22	£314,995	£313,429	76	£4,145	£4,124
5 Medley Road	YO26 6SD	Dec'23	£224,995	£230,550	60	£3,750	£3,843
6 Medley Road	YO26 6SD	Dec'22	£299,995	£298,504	76	£3,947	£3,928
7 Medley Road	YO26 6SD	Dec'23	£229,995	£235,674	62	£3,710	£3,801
8 Medley Road	YO26 6SD	Dec'22	£319,995	£318,405	76	£4,210	£4,190
9 Medley Road	YO26 6SD	Dec'23	£229,995	£235,674	62	£3,710	£3,801
11 Medley Road	YO26 6SD	Dec'23	£227,995	£233,625	62	£3,677	£3,768
13 Medley Road	YO26 6SD	Dec'23	£239,995	£245,921	62	£3,871	£3,966
14 Medley Road	YO26 6SD	Dec'22	£399,995	£386,874	95	£4,210	£4,072
16 Medley Road	YO26 6SD	Aug'23	£399,995	£383,443	86	£4,651	£4,459
21 Medley Road	YO26 6SD	Jul'23	£479,995	£465,638	115	£4,174	£4,049
23 Medley Road	YO26 6SD	Jul'23	£479,995	£465,638	121	£3,967	£3,848
25 Medley Road	YO26 6SD	Nov'23	£519,995	£514,705	130	£4,000	£3,959
12 Keepers Way	YO26 6SG	Oct'24	£634,995	£609,921	155	£4,097	£3,935
2 Ryder Close	YO26 6SH	Sep'23	£484,995	£471,429	121	£4,008	£3,896
4 Ryder Close	YO26 6SH	Sep'23	£552,995	£537,527	134	£4,127	£4,011
5 Ryder Close	YO26 6SH	Jul'23	£474,995	£460,788	119	£3,992	£3,872
7 Ryder Close	YO26 6SH	Dec'22	£404,995	£391,710	96	£4,219	£4,080
9 Ryder Close	YO26 6SH	Dec'22	£519,995	£502,938	129	£4,031	£3,899
11 Ryder Close	YO26 6SH	May'23	£529,995	£526,209	129	£4,108	£4,079
13 Ryder Close	YO26 6SH	May'23	£549,995	£546,066	136	£4,044	£4,015
15 Ryder Close	YO26 6SH	May'23	£519,995	£516,281	130	£4,000	£3,971
17 Ryder Close	YO26 6SH	May'23	£599,995	£595,709	155	£3,871	£3,843
19 Ryder Close	YO26 6SH	Jun'23	£519,995	£506,462	130	£4,000	£3,896
21 Ryder Close	YO26 6SH	Jul'23	£549,995	£533,545	136	£4,044	£3,923
23 Ryder Close	YO26 6SH	Jun'23	£484,995	£472,373	115	£4,217	£4,108
25 Ryder Close	YO26 6SH	Aug'23	£409,995	£393,030	95	£4,316	£4,137
2 Ousebank Drive	YO30 1ZB	Jul'21	£370,000	£408,064	106	£3,491	£3,850
16 Ousebank Drive	YO30 1ZB	Jan'21	£275,500	£321,792	77	£3,578	£4,179
26 Ousebank Drive	YO30 1ZB	Dec'20	£333,995	£390,837	111	£3,009	£3,521
32 Ousebank Drive	YO30 1ZB	Dec'20	£284,995	£333,498	77	£3,701	£4,331
34 Ousebank Drive	YO30 1ZB	Dec'20	£181,995	£214,074	43	£4,232	£4,978
35 Ousebank Drive	YO30 1ZB	Dec'20	£184,995	£217,603	60	£3,083	£3,627
36 Ousebank Drive	YO30 1ZB	Dec'20	£237,995	£279,945	60	£3,967	£4,666
37 Ousebank Drive	YO30 1ZB	Dec'20	£232,995	£274,063	43	£5,418	£6,374
38 Ousebank Drive	YO30 1ZB	Jan'21	£349,995	£408,804	111	£3,153	£3,683
39 Ousebank Drive	YO30 1ZB	Jan'21	£385,995	£435,700	139	£2,777	£3,135
40 Ousebank Drive	YO30 1ZB	Feb'21	£343,500	£402,627	111	£3,095	£3,627
41 Ousebank Drive	YO30 1ZB	Mar'21	£488,995	£553,247	137	£3,569	£4,038
42 Ousebank Drive	YO30 1ZB	Jan'21	£358,995	£419,316	111	£3,234	£3,778
43 Ousebank Drive	YO30 1ZB	Mar'21	£474,995	£537,407	143	£3,322	£3,758
44 Ousebank Drive	YO30 1ZB	Apr'21	£492,000	£550,248	137	£3,591	£4,016
45 Ousebank Drive	YO30 1ZB	Apr'21	£495,000	£553,603	137	£3,613	£4,041
46 Ousebank Drive	YO30 1ZB	Jun'21	£361,000	£396,821	111	£3,252	£3,575
47 Ousebank Drive	YO30 1ZB	Mar'21	£347,000	£399,030	111	£3,126	£3,595
48 Ousebank Drive	YO30 1ZB	May'21	£352,000	£389,938	111	£3,171	£3,513
49 Ousebank Drive	YO30 1ZB	Apr'21	£372,000	£423,384	111	£3,351	£3,814

Address	Postcode	Sold date	Price	Indexed value*	Size (sqm)**	£psm	Current £psm
50 Ousebank Drive	YO30 1ZB	Jun'21	£500,000	£539,357	137	£3,650	£3,937
51 Ousebank Drive	YO30 1ZB	Apr'21	£370,300	£421,449	111	£3,336	£3,797
52 Ousebank Drive	YO30 1ZB	Jun'21	£494,995	£533,958	135	£3,667	£3,955
53 Ousebank Drive	YO30 1ZB	May'21	£360,000	£398,800	111	£3,243	£3,593
54 Ousebank Drive	YO30 1ZB	Jun'21	£499,995	£539,352	143	£3,496	£3,772
55 Ousebank Drive	YO30 1ZB	May'21	£327,995	£363,346	106	£3,094	£3,428
57 Ousebank Drive	YO30 1ZB	Apr'21	£328,995	£374,438	139	£2,367	£2,694
61 Ousebank Drive	YO30 1ZB	Aug'21	£474,900	£521,532	137	£3,466	£3,807
63 Ousebank Drive	YO30 1ZB	Aug'21	£500,000	£549,097	143	£3,497	£3,840
65 Ousebank Drive	YO30 1ZB	Aug'21	£519,995	£571,055	143	£3,636	£3,993
1 Waterside Court	YO30 1ZD	Oct'20	£348,995	£421,755	111	£3,144	£3,800
3 Waterside Court	YO30 1ZD	Dec'20	£333,995	£390,837	111	£3,009	£3,521
5 Waterside Court	YO30 1ZD	Oct'20	£332,495	£401,815	111	£2,995	£3,620
27 Grosvenor Road	YO30 7EP	Apr'24	£525,000	£522,910	130	£4,038	£4,022
35 Grosvenor Road	YO30 7EP	Oct'24	£415,000	£404,100	100	£4,150	£4,041
44 Grosvenor Road	YO30 7EP	Dec'23	£275,000	£284,964	50	£5,500	£5,699
2 Alf Patrick Court	YO30 7EQ	Apr'24	£225,000	£221,136	48	£4,688	£4,607
3 Alf Patrick Court	YO30 7EQ	Mar'24	£225,000	£218,488	48	£4,688	£4,552
4 Alf Patrick Court	YO30 7EQ	Apr'24	£225,000	£221,136	48	£4,688	£4,607
2 David Longhurst Way	YO30 7ES	May'24	£340,000	£341,370	69	£4,928	£4,947
4 David Longhurst Way	YO30 7ES	May'24	£340,000	£341,370	69	£4,928	£4,947
8 David Longhurst Way	YO30 7ES	Jun'24	£335,000	£335,336	69	£4,855	£4,860
10 Cumbrian Avenue	YO32 5UU	Mar'23	£219,000	£223,921	78	£2,808	£2,871
12 Cumbrian Avenue	YO32 5UU	Mar'23	£219,000	£223,921	79.4	£2,758	£2,820
14 Cumbrian Avenue	YO32 5UU	Mar'23	£214,000	£218,809	79	£2,709	£2,770
16 Cumbrian Avenue	YO32 5UU	Jun'23	£224,000	£225,577	80	£2,800	£2,820
18 Cumbrian Avenue	YO32 5UU	May'23	£220,000	£227,265	79.4	£2,771	£2,862
23 Cumbrian Avenue	YO32 5UU	Mar'23	£249,000	£254,596	86	£2,895	£2,960
25 Cumbrian Avenue	YO32 5UU	Nov'23	£224,000	£228,334	86.4	£2,593	£2,643
27 Cumbrian Avenue	YO32 5UU	Oct'23	£224,500	£226,309	86	£2,610	£2,631
31 Cumbrian Avenue	YO32 5UU	Nov'23	£234,500	£239,037	87	£2,695	£2,748
33 Cumbrian Avenue	YO32 5UU	Nov'23	£234,000	£238,527	88	£2,659	£2,711
35 Cumbrian Avenue	YO32 5UU	Oct'23	£241,500	£243,446	86.4	£2,795	£2,818
37 Cumbrian Avenue	YO32 5UU	Jun'23	£242,500	£244,208	87	£2,787	£2,807
39 Cumbrian Avenue	YO32 5UU	Oct'23	£234,000	£235,885	86	£2,721	£2,743
41 Cumbrian Avenue	YO32 5UU	May'23	£242,500	£250,508	88	£2,756	£2,847
43 Cumbrian Avenue	YO32 5UU	Mar'23	£236,500	£241,815	86.4	£2,737	£2,799
45 Cumbrian Avenue	YO32 5UU	May'23	£249,000	£257,223	86.8	£2,869	£2,963
8 Humber Drive	YO32 5UY	Nov'22	£260,000	£257,683	87	£2,989	£2,962
9 Humber Drive	YO32 5UY	Jun'23	£245,000	£246,725	87	£2,816	£2,836
10 Humber Drive	YO32 5UY	Nov'22	£244,000	£241,826	84.3	£2,894	£2,869
11 Humber Drive	YO32 5UY	Jun'23	£234,500	£236,151	88	£2,665	£2,684
12 Humber Drive	YO32 5UY	Mar'23	£264,500	£270,444	86	£3,076	£3,145
14 Humber Drive	YO32 5UY	Nov'22	£235,000	£232,205	78.7	£2,986	£2,951
15 Humber Drive	YO32 5UY	Mar'23	£247,500	£253,062	86.4	£2,865	£2,929
16 Humber Drive	YO32 5UY	Oct'22	£234,000	£228,276	78	£3,000	£2,927
17 Humber Drive	YO32 5UY	Oct'23	£244,000	£245,966	87	£2,805	£2,827
18 Humber Drive	YO32 5UY	Nov'22	£254,000	£251,737	88	£2,886	£2,861
22 Humber Drive	YO32 5UY	Dec'22	£244,000	£242,787	87	£2,805	£2,791
24 Humber Drive	YO32 5UY	Jan'23	£252,500	£252,753	87	£2,902	£2,905
26 Humber Drive	YO32 5UY	Nov'22	£244,000	£241,826	77	£3,169	£3,141
28 Humber Drive	YO32 5UY	Nov'22	£229,000	£226,959	79	£2,899	£2,873
30 Humber Drive	YO32 5UY	Jan'23	£224,000	£224,224	79	£2,835	£2,838
Flat 1 Victoria Hudson Quarter Toft Green	YO1 6AB	Aug'21	£250,000	£267,167	48	£5,208	£5,566
Flat 11 Victoria Hudson Quarter Toft Green	YO1 6AB	Jun'21	£472,500	£488,692	81	£5,833	£6,033
Flat 12 Victoria Hudson Quarter Toft Green	YO1 6AB	Sep'21	£265,000	£286,891	48	£5,521	£5,977
Flat 13 Victoria Hudson Quarter Toft Green	YO1 6AB	Nov'22	£407,500	£402,649	75	£5,433	£5,369
Flat 14 Victoria Hudson Quarter Toft Green	YO1 6AB	Feb'22	£438,000	£453,952	81	£5,407	£5,604
Flat 15 Victoria Hudson Quarter Toft Green	YO1 6AB	May'22	£425,000	£433,709	73	£5,822	£5,941
Flat 16 Victoria Hudson Quarter Toft Green	YO1 6AB	May'21	£195,000	£202,947	39	£5,000	£5,204
Flat 17 Victoria Hudson Quarter Toft Green	YO1 6AB	Nov'21	£302,500	£317,147	48	£6,302	£6,607
Flat 18 Victoria Hudson Quarter Toft Green	YO1 6AB	Sep'21	£420,000	£454,696	73	£5,753	£6,229

Address	Postcode	Sold date	Price	Indexed value*	Size (sqm)**	£psm	Current £psm
Flat 19 Victoria Hudson Quarter Toft Green	YO1 6AB	Jun'21	£502,500	£519,720	81	£6,204	£6,416
Flat 2 Victoria Hudson Quarter Toft Green	YO1 6AB	Sep'21	£355,000	£384,326	73	£4,863	£5,265
Flat 20 Victoria Hudson Quarter Toft Green	YO1 6AB	May'21	£280,000	£291,411	48	£5,833	£6,071
Flat 22 Victoria Hudson Quarter Toft Green	YO1 6AB	Oct'22	£475,000	£463,369	81	£5,864	£5,721
Flat 24 Victoria Hudson Quarter Toft Green	YO1 6AB	May'21	£220,000	£228,966	39	£5,641	£5,871
Flat 26 Victoria Hudson Quarter Toft Green	YO1 6AB	Jan'23	£710,000	£707,160	97	£7,320	£7,290
Flat 28 Victoria Hudson Quarter Toft Green	YO1 6AB	Feb'24	£615,000	£618,727	98	£6,276	£6,314
Flat 3 Victoria Hudson Quarter Toft Green	YO1 6AB	Oct'22	£450,000	£438,981	81	£5,556	£5,420
Flat 4 Victoria Hudson Quarter Toft Green	YO1 6AB	Jul'21	£250,000	£261,006	48	£5,208	£5,438
Flat 6 Victoria Hudson Quarter Toft Green	YO1 6AB	Jun'22	£430,000	£428,709	81	£5,309	£5,293
Flat 7 Victoria Hudson Quarter Toft Green	YO1 6AB	Jun'21	£397,500	£411,121	73	£5,445	£5,632
Flat 8 Victoria Hudson Quarter Toft Green	YO1 6AB	May'21	£190,000	£197,743	39	£4,872	£5,070
Flat 11 Waverley Hudson Quarter Toft Green	YO1 6AD	Dec'22	£428,500	£424,241	76	£5,638	£5,582
Flat 14 Waverley Hudson Quarter Toft Green	YO1 6AD	Mar'23	£510,000	£514,130	88	£5,795	£5,842
Flat 15 Waverley Hudson Quarter Toft Green	YO1 6AD	Dec'21	£267,500	£276,667	48	£5,573	£5,764
Flat 16 Waverley Hudson Quarter Toft Green	YO1 6AD	Dec'21	£297,500	£307,695	48	£6,198	£6,410
Flat 2 Waverley Hudson Quarter Toft Green	YO1 6AD	Oct'22	£415,000	£404,838	93	£4,462	£4,353
Flat 21 Waverley Hudson Quarter Toft Green	YO1 6AD	May'23	£525,000	£532,485	88	£5,966	£6,051
Flat 22 Waverley Hudson Quarter Toft Green	YO1 6AD	Feb'23	£290,500	£287,042	48	£6,052	£5,980
Flat 23 Waverley Hudson Quarter Toft Green	YO1 6AD	Apr'21	£302,500	£322,580	48	£6,302	£6,720
Flat 27 Waverley Hudson Quarter Toft Green	YO1 6AD	Aug'21	£575,000	£614,485	94	£6,117	£6,537
Flat 28 Waverley Hudson Quarter Toft Green	YO1 6AD	Sep'21	£570,000	£617,087	88	£6,477	£7,012
Flat 3 Waverley Hudson Quarter Toft Green	YO1 6AD	Feb'22	£532,500	£551,894	101	£5,272	£5,464
Flat 32 Waverley Hudson Quarter Toft Green	YO1 6AD	Apr'23	£440,000	£443,114	76	£5,789	£5,830
Flat 33 Waverley Hudson Quarter Toft Green	YO1 6AD	May'21	£300,000	£312,226	47	£6,383	£6,643
Flat 34 Waverley Hudson Quarter Toft Green	YO1 6AD	Jun'21	£1,200,000	£1,241,121	140	£8,571	£8,865
Flat 5 Waverley Hudson Quarter Toft Green	YO1 6AD	May'22	£425,000	£433,709	83	£5,120	£5,225
Flat 7 Waverley Hudson Quarter Toft Green	YO1 6AD	Dec'21	£497,500	£514,548	88	£5,653	£5,847
Flat 8 Waverley Hudson Quarter Toft Green	YO1 6AD	Jun'21	£270,000	£279,252	48	£5,625	£5,818
Flat 9 Waverley Hudson Quarter Toft Green	YO1 6AD	May'21	£240,000	£249,781	48	£5,000	£5,204
Flat 1 Kings Hudson Quarter Toft Green	YO1 6AE	May'21	£175,000	£182,132	36	£4,861	£5,059
Flat 10 Kings Hudson Quarter Toft Green	YO1 6AE	Nov'21	£380,000	£398,400	79	£4,810	£5,043
Flat 11 Kings Hudson Quarter Toft Green	YO1 6AE	Jul'22	£450,000	£440,708	88	£5,114	£5,008
Flat 15 Kings Hudson Quarter Toft Green	YO1 6AE	Apr'21	£492,500	£525,193	97	£5,077	£5,414
Flat 2 Kings Hudson Quarter Toft Green	YO1 6AE	May'21	£230,000	£239,373	48	£4,792	£4,987
Flat 20 Kings Hudson Quarter Toft Green	YO1 6AE	Mar'22	£430,000	£452,727	74	£5,811	£6,118
Flat 22 Kings Hudson Quarter Toft Green	YO1 6AE	Jun'21	£247,500	£255,981	48	£5,156	£5,333
Flat 24 Kings Hudson Quarter Toft Green	YO1 6AE	Jun'21	£250,000	£258,567	48	£5,208	£5,387
Flat 25 Kings Hudson Quarter Toft Green	YO1 6AE	May'21	£190,000	£197,743	37	£5,135	£5,344
Flat 27 Kings Hudson Quarter Toft Green	YO1 6AE	Aug'21	£305,000	£325,944	51	£5,980	£6,391
Flat 28 Kings Hudson Quarter Toft Green	YO1 6AE	Jun'21	£195,000	£201,682	39	£5,000	£5,171
Flat 3 Kings Hudson Quarter Toft Green	YO1 6AE	May'21	£355,000	£369,467	74	£4,797	£4,993
Flat 33 Kings Hudson Quarter Toft Green	YO1 6AE	May'22	£415,000	£423,504	73	£5,685	£5,801
Flat 34 Kings Hudson Quarter Toft Green	YO1 6AE	May'21	£260,000	£270,596	48	£5,417	£5,637
Flat 35 Kings Hudson Quarter Toft Green	YO1 6AE	Mar'22	£460,000	£484,313	75	£6,133	£6,458
Flat 36 Kings Hudson Quarter Toft Green	YO1 6AE	Sep'22	£500,500	£486,340	91	£5,500	£5,344
Flat 39 Kings Hudson Quarter Toft Green	YO1 6AE	Apr'21	£267,500	£285,257	48	£5,573	£5,943
Flat 40 Kings Hudson Quarter Toft Green	YO1 6AE	May'22	£425,000	£433,709	74	£5,743	£5,861
Flat 42 Kings Hudson Quarter Toft Green	YO1 6AE	Aug'23	£395,000	£387,224	73	£5,411	£5,304
Flat 48 Kings Hudson Quarter Toft Green	YO1 6AE	May'21	£312,500	£325,235	47	£6,649	£6,920
Flat 49 Kings Hudson Quarter Toft Green	YO1 6AE	Apr'23	£425,000	£428,008	72	£5,903	£5,945
Flat 5 Kings Hudson Quarter Toft Green	YO1 6AE	Jun'21	£180,000	£186,168	39	£4,615	£4,774
Flat 50 Kings Hudson Quarter Toft Green	YO1 6AE	May'21	£532,500	£554,201	74	£7,196	£7,489
Flat 52 Kings Hudson Quarter Toft Green	YO1 6AE	Jun'21	£285,000	£294,766	47	£6,064	£6,272
Flat 55 Kings Hudson Quarter Toft Green	YO1 6AE	May'21	£215,000	£223,762	39	£5,513	£5,737
Flat 56 Kings Hudson Quarter Toft Green	YO1 6AE	May'21	£352,500	£366,865	54	£6,528	£6,794
Flat 57 Kings Hudson Quarter Toft Green	YO1 6AE	May'21	£692,500	£720,721	91	£7,610	£7,920
Flat 6 Kings Hudson Quarter Toft Green	YO1 6AE	Apr'21	£180,000	£191,949	36	£5,000	£5,332
Flat 60 Kings Hudson Quarter Toft Green	YO1 6AE	Nov'21	£1,050,000	£1,100,842	120	£8,750	£9,174
Flat 61 Kings Hudson Quarter Toft Green	YO1 6AE	Jun'21	£380,500	£393,539	53	£7,179	£7,425
Flat 8 Kings Hudson Quarter Toft Green	YO1 6AE	May'21	£372,000	£387,160	74	£5,027	£5,232
Flat 2b Stonebow House The Stonebow	YO1 7NP	Aug'20	£370,000	£441,341	96	£3,854	£4,597

Address	Postcode	Sold date	Price	Indexed value*	Size (sqm)**	£psm	Current £psm
12a Cocoa Suites Navigation Road	YO1 9AE	Jan'20	£145,000	£170,911	31	£4,677	£5,513
17 Cocoa Suites Navigation Road	YO1 9AE	Jan'20	£185,000	£218,059	32	£5,781	£6,814
Flat 5 Piccadilly Riverside Flats Piccadilly	YO1 9AG	Jun'21	£550,000	£568,847	82	£6,707	£6,937
Flat 6 Piccadilly Riverside Flats Piccadilly	YO1 9AG	Sep'21	£540,000	£584,609	82	£6,585	£7,129
Flat 7 Piccadilly Riverside Flats Piccadilly	YO1 9AG	Jun'21	£1,150,000	£1,189,408	168	£6,845	£7,080
Flat 503 Ryedale Building 60 Piccadilly	YO1 9NX	Jun'21	£470,000	£486,106	80	£5,875	£6,076
Flat 106 Ryedale House 60 Piccadilly	YO1 9NX	Aug'21	£400,000	£427,468	88	£4,545	£4,858
Flat 201 Ryedale House 60 Piccadilly	YO1 9NX	Jul'21	£250,000	£261,006	47	£5,319	£5,553
Flat 601 Ryedale House 60 Piccadilly	YO1 9NX	Mar'21	£550,000	£594,143	95	£5,789	£6,254
Flat 112 Ryedale House 58-60 Piccadilly	YO1 9NX	Jan'23	£405,000	£403,380	95	£4,263	£4,246
Flat 209 Ryedale House 58-60 Piccadilly	YO1 9NX	Jul'23	£525,000	£517,211	106	£4,953	£4,879
Flat 302 Ryedale House 58-60 Piccadilly	YO1 9NX	Dec'22	£465,000	£460,378	77	£6,039	£5,979
Flat 311 Ryedale House 58-60 Piccadilly	YO1 9NX	Nov'22	£410,000	£405,119	92	£4,457	£4,403
Flat 409 Ryedale House 58-60 Piccadilly	YO1 9NX	May'22	£465,000	£474,529	90	£5,167	£5,273
Flat 502 Ryedale House 58-60 Piccadilly	YO1 9NX	Mar'22	£480,000	£505,370	77	£6,234	£6,563
Flat 505 Ryedale House 58-60 Piccadilly	YO1 9NX	Aug'23	£440,000	£431,339	88	£5,000	£4,902
Flat 511 Ryedale House 58-60 Piccadilly	YO1 9NX	Jan'23	£455,000	£453,180	92	£4,946	£4,926
Flat 701 Ryedale House 58-60 Piccadilly	YO1 9NX	Sep'21	£975,000	£1,055,543	134	£7,276	£7,877
Flat 202 Ryedale House, 60 Piccadilly	YO1 9NX	Jan'21	£265,000	£296,895	50	£5,300	£5,938
Flat 504 Ryedale House, 60 Piccadilly	YO1 9NX	Mar'21	£675,000	£729,176	119	£5,672	£6,128
Flat 508 Ryedale House, 60 Piccadilly	YO1 9NX	Mar'21	£413,000	£446,148	78	£5,295	£5,720
Flat 604 Ryedale House, 60 Piccadilly	YO1 9NX	Mar'21	£685,000	£739,978	119	£5,756	£6,218
Flat 704 Ryedale House, 60 Piccadilly	YO1 9NX	Mar'21	£980,000	£1,058,655	165	£5,939	£6,416
Flat 104 Ryedale House, 58 - 60 Piccadilly	YO1 9NX	Mar'22	£385,000	£405,349	80	£4,813	£5,067
Flat 110 Ryedale House, 58 - 60 Piccadilly	YO1 9NX	Mar'21	£265,000	£286,269	53	£5,000	£5,401
Flat 204 Ryedale House, 58 - 60 Piccadilly	YO1 9NX	Nov'21	£400,000	£419,368	80	£5,000	£5,242
Flat 205 Ryedale House, 58 - 60 Piccadilly	YO1 9NX	Feb'22	£620,000	£642,581	119	£5,210	£5,400
Flat 208 Ryedale House, 58 - 60 Piccadilly	YO1 9NX	Mar'22	£550,000	£579,070	111	£4,955	£5,217
Flat 211 Ryedale House, 58 - 60 Piccadilly	YO1 9NX	Jan'22	£650,000	£676,489	123	£5,285	£5,500
Flat 304 Ryedale House, 58 - 60 Piccadilly	YO1 9NX	Nov'21	£650,000	£681,474	119	£5,462	£5,727
Flat 309 Ryedale House, 58 - 60 Piccadilly	YO1 9NX	Aug'23	£415,000	£406,831	90	£4,611	£4,520
Flat 406 Ryedale House, 58 - 60 Piccadilly	YO1 9NX	Dec'21	£450,000	£465,421	97	£4,639	£4,798
Flat 408 Ryedale House, 58 - 60 Piccadilly	YO1 9NX	Mar'22	£425,000	£447,463	78	£5,449	£5,737
Flat 501 Ryedale House, 58 - 60 Piccadilly	YO1 9NX	Mar'21	£540,000	£583,341	95	£5,684	£6,140
Flat 506 Ryedale House, 58 - 60 Piccadilly	YO1 9NX	Aug'21	£505,000	£539,678	97	£5,206	£5,564
Flat 507 Ryedale House, 58 - 60 Piccadilly	YO1 9NX	Jun'21	£500,000	£517,134	87	£5,747	£5,944
Flat 509 Ryedale House, 58 - 60 Piccadilly	YO1 9NX	Jun'21	£460,000	£475,763	90	£5,111	£5,286
Flat 602 Ryedale House, 58 - 60 Piccadilly	YO1 9NX	Dec'20	£535,000	£608,983	77	£6,948	£7,909
Flat 603 Ryedale House, 58 - 60 Piccadilly	YO1 9NX	Mar'21	£500,000	£540,130	80	£6,250	£6,752
Flat 606 Ryedale House, 58 - 60 Piccadilly	YO1 9NX	Jul'21	£550,000	£574,214	97	£5,670	£5,920
Flat 609 Ryedale House, 58 - 60 Piccadilly	YO1 9NX	Mar'21	£475,000	£513,124	90	£5,278	£5,701
Flat 610 Ryedale House, 58 - 60 Piccadilly	YO1 9NX	Apr'21	£465,000	£495,867	81	£5,741	£6,122
Flat 702 Ryedale House, 58 - 60 Piccadilly	YO1 9NX	May'21	£900,000	£936,677	121	£7,438	£7,741
Flat 4 Rowntree House, 10 Pavement	YO1 9UP	Mar'20	£165,000	£193,569	30	£5,500	£6,452
Flat 3 Rowntree House, 10 Pavement	YO1 9UT	Mar'20	£225,000	£263,958	52	£4,327	£5,076
Flat 6 Rowntree House, 10 Pavement	YO1 9UT	Feb'20	£215,000	£253,420	45	£4,778	£5,632
64 Thornton Road	YO19 4AD	Dec'22	£405,000	£401,776	100	£4,050	£4,018
65 Risedale Drive	YO19 4AJ	Mar'22	£365,000	£381,057	89	£4,101	£4,282
17 Ewden Street	YO19 4AU	Sep'22	£183,750	£178,905	68	£2,702	£2,631
19 Ewden Street	YO19 4AU	Oct'22	£183,750	£179,255	68	£2,702	£2,636
Flat 1 The Clock Tower Bishopthorpe Road	YO23 1DE	May'22	£494,950	£505,092	88	£5,624	£5,740
Flat 10 The Clock Tower Bishopthorpe Road	YO23 1DE	May'22	£264,950	£270,379	56	£4,731	£4,828
Flat 11 The Clock Tower Bishopthorpe Road	YO23 1DE	May'22	£274,950	£280,584	61	£4,507	£4,600
Flat 12 The Clock Tower Bishopthorpe Road	YO23 1DE	Aug'22	£399,950	£392,077	84	£4,761	£4,668
Flat 14 The Clock Tower Bishopthorpe Road	YO23 1DE	Jun'22	£649,950	£647,998	119	£5,462	£5,445
Flat 15 The Clock Tower Bishopthorpe Road	YO23 1DE	Aug'22	£694,950	£681,270	119	£5,840	£5,725
Flat 16 The Clock Tower Bishopthorpe Road	YO23 1DE	Jun'22	£274,950	£274,124	55	£4,999	£4,984
Flat 19 The Clock Tower Bishopthorpe Road	YO23 1DE	Dec'22	£740,000	£732,644	166	£4,458	£4,414
Flat 2 The Clock Tower Bishopthorpe Road	YO23 1DE	Sep'22	£400,000	£388,683	81	£4,938	£4,799
Flat 21 The Clock Tower Bishopthorpe Road	YO23 1DE	Aug'22	£674,950	£661,664	115	£5,869	£5,754
Flat 9 The Clock Tower Bishopthorpe Road	YO23 1DE	Apr'22	£494,950	£515,120	96	£5,156	£5,366
1 Medallion House Joseph Terry Grove	YO23 1FL	Apr'21	£282,000	£300,719	74	£3,811	£4,064

Address	Postcode	Sold date	Price	Indexed value*	Size (sqm)**	£psm	Current £psm
11 Medallion House Joseph Terry Grove	YO23 1FL	Feb'21	£295,000	£328,658	74	£3,986	£4,441
19 Medallion House Joseph Terry Grove	YO23 1FL	Oct'20	£312,995	£368,927	74	£4,230	£4,985
23 Medallion House Joseph Terry Grove	YO23 1FL	Dec'20	£305,000	£347,177	73	£4,178	£4,756
37 Medallion House Joseph Terry Grove	YO23 1FL	Dec'20	£322,995	£367,661	74	£4,365	£4,968
39 Medallion House Joseph Terry Grove	YO23 1FL	Oct'20	£324,995	£383,071	73	£4,452	£5,248
41 Medallion House Joseph Terry Grove	YO23 1FL	Jan'21	£309,995	£347,306	73	£4,247	£4,758
47 Medallion House Joseph Terry Grove	YO23 1FL	Dec'20	£309,995	£352,863	74	£4,189	£4,768
5 Medallion House Joseph Terry Grove	YO23 1FL	Apr'21	£290,000	£309,251	73	£3,973	£4,236
55 Medallion House Joseph Terry Grove	YO23 1FL	Oct'20	£324,995	£383,071	74	£4,392	£5,177
59 Medallion House Joseph Terry Grove	YO23 1FL	Nov'20	£319,995	£368,031	73	£4,383	£5,042
61 Medallion House Joseph Terry Grove	YO23 1FL	May'21	£265,000	£275,799	64	£4,141	£4,309
1 Thistle House Joseph Terry Grove	YO23 1FP	Dec'21	£345,000	£356,822	105	£3,286	£3,398
11 Thistle House Joseph Terry Grove	YO23 1FP	Apr'22	£320,000	£333,041	82	£3,902	£4,061
15 Thistle House Joseph Terry Grove	YO23 1FP	Apr'22	£330,000	£343,448	79	£4,177	£4,347
17 Thistle House Joseph Terry Grove	YO23 1FP	Dec'21	£310,000	£320,623	75	£4,133	£4,275
19 Thistle House Joseph Terry Grove	YO23 1FP	Dec'21	£260,000	£268,910	51	£5,098	£5,273
21 Thistle House Joseph Terry Grove	YO23 1FP	Jun'22	£340,000	£338,979	71	£4,789	£4,774
23 Thistle House Joseph Terry Grove	YO23 1FP	Feb'22	£330,000	£342,019	82	£4,024	£4,171
27 Thistle House Joseph Terry Grove	YO23 1FP	Dec'21	£330,000	£341,308	75	£4,400	£4,551
29 Thistle House Joseph Terry Grove	YO23 1FP	Dec'21	£270,000	£279,252	51	£5,294	£5,476
3 Thistle House Joseph Terry Grove	YO23 1FP	Dec'21	£310,000	£320,623	82	£3,780	£3,910
31 Thistle House Joseph Terry Grove	YO23 1FP	Dec'21	£350,000	£361,994	71	£4,930	£5,099
35 Thistle House Joseph Terry Grove	YO23 1FP	Dec'21	£355,000	£367,165	79	£4,494	£4,648
37 Thistle House Joseph Terry Grove	YO23 1FP	Dec'21	£355,000	£367,165	75	£4,733	£4,896
5 Thistle House Joseph Terry Grove	YO23 1FP	Dec'21	£300,000	£310,280	79	£3,797	£3,928
7 Thistle House Joseph Terry Grove	YO23 1FP	Dec'21	£250,000	£258,567	51	£4,902	£5,070
9 Thistle House Joseph Terry Grove	YO23 1FP	Dec'21	£330,000	£341,308	71	£4,648	£4,807
1 Cocoa House Clock Tower Way	YO23 1FQ	Dec'20	£299,995	£341,480	91	£3,297	£3,753
10 Cocoa House Clock Tower Way	YO23 1FQ	Sep'20	£366,995	£437,233	78	£4,705	£5,606
11 Cocoa House Clock Tower Way	YO23 1FQ	Oct'20	£366,995	£432,576	80	£4,587	£5,407
12 Cocoa House Clock Tower Way	YO23 1FQ	Oct'20	£331,995	£391,322	71	£4,676	£5,512
14 Cocoa House Clock Tower Way	YO23 1FQ	Jan'21	£249,995	£280,084	71	£3,521	£3,945
15 Cocoa House Clock Tower Way	YO23 1FQ	Aug'20	£329,995	£393,623	73	£4,520	£5,392
16 Cocoa House Clock Tower Way	YO23 1FQ	Dec'20	£355,000	£404,091	78	£4,551	£5,181
17 Cocoa House Clock Tower Way	YO23 1FQ	Jul'20	£359,995	£425,332	80	£4,500	£5,317
18 Cocoa House Clock Tower Way	YO23 1FQ	Oct'20	£334,995	£394,858	71	£4,718	£5,561
19 Cocoa House Clock Tower Way	YO23 1FQ	Jul'20	£249,995	£295,368	51	£4,902	£5,792
2 Cocoa House Clock Tower Way	YO23 1FQ	Dec'20	£315,000	£358,560	100	£3,150	£3,586
3 Cocoa House Clock Tower Way	YO23 1FQ	Mar'22	£330,000	£347,442	89	£3,708	£3,904
4 Cocoa House Clock Tower Way	YO23 1FQ	Nov'20	£299,995	£345,029	73	£4,110	£4,726
5 Cocoa House Clock Tower Way	YO23 1FQ	Feb'21	£340,000	£378,792	78	£4,359	£4,856
6 Cocoa House Clock Tower Way	YO23 1FQ	Feb'21	£340,000	£378,792	80	£4,250	£4,735
7 Cocoa House Clock Tower Way	YO23 1FQ	Sep'20	£309,995	£369,324	71	£4,366	£5,202
8 Cocoa House Clock Tower Way	YO23 1FQ	Oct'20	£241,995	£285,239	51	£4,745	£5,593
9 Cocoa House Clock Tower Way	YO23 1FQ	Oct'20	£344,995	£406,645	73	£4,726	£5,570
25 Clock Tower Way	YO23 1PP	Jun'21	£735,000	£792,855	188	£3,910	£4,217
27 Clock Tower Way	YO23 1PP	Jun'21	£525,000	£577,095	134	£3,918	£4,307
31 Clock Tower Way	YO23 1PP	Jun'21	£370,000	£404,776	83	£4,458	£4,877
33 Clock Tower Way	YO23 1PP	Dec'21	£520,000	£556,706	134	£3,881	£4,155
35 Clock Tower Way	YO23 1PP	Nov'21	£530,000	£577,919	134	£3,955	£4,313
41 Clock Tower Way	YO23 1PP	Sep'21	£545,000	£617,132	134	£4,067	£4,605
43 Clock Tower Way	YO23 1PP	May'22	£750,000	£757,788	188	£3,989	£4,031
48 Clock Tower Way	YO23 1PP	Dec'21	£540,000	£578,118	137	£3,942	£4,220
50 Clock Tower Way	YO23 1PP	Dec'21	£528,000	£565,271	137	£3,854	£4,126
52 Clock Tower Way	YO23 1PP	Dec'21	£550,000	£588,824	124	£4,435	£4,749
54 Clock Tower Way	YO23 1PP	Apr'22	£535,000	£572,765	137	£3,905	£4,181
56 Clock Tower Way	YO23 1PP	Apr'22	£535,000	£572,765	137	£3,905	£4,181
58 Clock Tower Way	YO23 1PP	May'22	£532,000	£554,721	137	£3,883	£4,049
60 Clock Tower Way	YO23 1PP	Apr'22	£530,000	£567,412	137	£3,869	£4,142
62 Clock Tower Way	YO23 1PP	May'22	£375,000	£382,684	83	£4,518	£4,611
66 Clock Tower Way	YO23 1PP	May'22	£557,000	£576,666	137	£4,066	£4,209
24 Robert Street	YO23 1PS	Mar'21	£535,000	£614,146	134	£3,993	£4,583

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32 Robert Street	YO23 1PS	Mar'21	£519,995	£596,921	134	£3,881	£4,455
2 Roebuck Barracks Green Lane	YO23 2TW	Sep'23	£785,000	£763,042	178	£4,410	£4,287
4 Roebuck Barracks Green Lane	YO23 2TW	May'24	£495,000	£491,464	100	£4,950	£4,915
Flat 1 Kirk House Mill Mount	YO24 1AG	Jun'21	£455,000	£470,592	115	£3,957	£4,092
Flat 10 Kirk House Mill Mount	YO24 1AG	Dec'20	£475,000	£540,686	117	£4,060	£4,621
Flat 11 Kirk House Mill Mount	YO24 1AG	Dec'20	£525,000	£597,600	125	£4,200	£4,781
Flat 12 Kirk House Mill Mount	YO24 1AG	Oct'20	£405,000	£477,373	98	£4,133	£4,871
Flat 14 Kirk House Mill Mount	YO24 1AG	Oct'20	£445,000	£524,521	119	£3,739	£4,408
Flat 15 Kirk House Mill Mount	YO24 1AG	Nov'20	£485,000	£557,806	127	£3,819	£4,392
Flat 17 Kirk House Mill Mount	YO24 1AG	Oct'20	£375,000	£442,012	88	£4,261	£5,023
Flat 18 Kirk House Mill Mount	YO24 1AG	Oct'20	£450,000	£530,414	96	£4,688	£5,525
Flat 19 Kirk House Mill Mount	YO24 1AG	Dec'21	£425,000	£439,564	106	£4,009	£4,147
Flat 2 Kirk House Mill Mount	YO24 1AG	Nov'21	£550,000	£576,632	142	£3,873	£4,061
Flat 21 Kirk House Mill Mount	YO24 1AG	Nov'21	£365,000	£382,674	100	£3,650	£3,827
Flat 22 Kirk House Mill Mount	YO24 1AG	Dec'20	£372,500	£424,011	114	£3,268	£3,719
Flat 3 Kirk House Mill Mount	YO24 1AG	May'21	£530,000	£551,599	141	£3,759	£3,912
Flat 4 Kirk House Mill Mount	YO24 1AG	Jan'21	£310,000	£347,312	81	£3,827	£4,288
Flat 5 Kirk House Mill Mount	YO24 1AG	Mar'22	£360,000	£379,027	87	£4,138	£4,357
Flat 6 Kirk House Mill Mount	YO24 1AG	Jan'22	£410,000	£426,708	105	£3,905	£4,064
Flat 7 Kirk House Mill Mount	YO24 1AG	Oct'21	£375,000	£400,322	85	£4,412	£4,710
Flat 8 Kirk House Mill Mount	YO24 1AG	Feb'21	£375,000	£417,785	85	£4,412	£4,915
Flat 9 Kirk House Mill Mount	YO24 1AG	Feb'21	£450,000	£501,342	116	£3,879	£4,322
3 Aster Court Rosemary Road	YO24 3FP	Oct'23	£340,000	£341,714	89	£3,820	£3,839
7 Aster Court Rosemary Road	YO24 3FP	Jul'24	£350,000	£345,153	94	£3,723	£3,672
1 Blossom Court Rosemary Road	YO24 3FQ	Apr'22	£285,000	£302,604	89	£3,202	£3,400
11 Blossom Court Rosemary Road	YO24 3FQ	Oct'23	£340,000	£341,714	89	£3,820	£3,839
3 Blossom Court Rosemary Road	YO24 3FQ	May'22	£285,000	£295,062	89	£3,202	£3,315
4 Blossom Court Rosemary Road	YO24 3FQ	Apr'22	£295,000	£313,222	94	£3,138	£3,332
6 Blossom Court Rosemary Road	YO24 3FQ	Mar'22	£310,000	£332,333	94	£3,298	£3,535
8 Blossom Court Rosemary Road	YO24 3FQ	Aug'22	£350,000	£345,153	94	£3,723	£3,672
1 Moss Bank Court Rosemary Road	YO24 3FR	Mar'22	£380,000	£396,717	132	£2,879	£3,005
15 Moss Bank Court Rosemary Road	YO24 3FR	Feb'22	£375,000	£400,187	131	£2,863	£3,055
17 Moss Bank Court Rosemary Road	YO24 3FR	Feb'22	£375,000	£400,187	131	£2,863	£3,055
19 Moss Bank Court Rosemary Road	YO24 3FR	Oct'22	£350,000	£342,139	117	£2,991	£2,924
5 Moss Bank Court Rosemary Road	YO24 3FR	Mar'22	£375,000	£406,690	131	£2,863	£3,105
7 Moss Bank Court Rosemary Road	YO24 3FR	May'22	£375,000	£391,016	131	£2,863	£2,985
9 Moss Bank Court Rosemary Road	YO24 3FR	Mar'22	£375,000	£391,497	131	£2,863	£2,989
Flat 10 Magnolia Court Restharrow Road	YO24 3FT	Nov'21	£175,000	£183,474	67	£2,612	£2,738
Flat 15 Magnolia Court Restharrow Road	YO24 3FT	Dec'21	£175,000	£180,997	67	£2,612	£2,701
Flat 16 Magnolia Court Restharrow Road	YO24 3FT	Nov'21	£175,000	£183,474	67	£2,612	£2,738
Flat 17 Magnolia Court Restharrow Road	YO24 3FT	Oct'21	£175,000	£186,817	67	£2,612	£2,788
Flat 3 Magnolia Court Restharrow Road	YO24 3FT	Nov'21	£175,000	£183,474	67	£2,612	£2,738
Flat 4 Magnolia Court Restharrow Road	YO24 3FT	Nov'21	£175,000	£183,474	67	£2,612	£2,738
Flat 7 Magnolia Court Restharrow Road	YO24 3FT	Nov'21	£145,000	£152,021	55	£2,636	£2,764
Flat 8 Magnolia Court Restharrow Road	YO24 3FT	Nov'21	£175,000	£183,474	67	£2,612	£2,738
Flat 1 St. Anthony's Court Gale Lane	YO24 3FU	Nov'21	£200,000	£209,684	56	£3,571	£3,744
Flat 2 St. Anthony's Court Gale Lane	YO24 3FU	Nov'21	£165,000	£172,989	45	£3,667	£3,844
Flat 3 St. Anthony's Court Gale Lane	YO24 3FU	Oct'21	£158,500	£169,203	46	£3,446	£3,678
Flat 4 St. Anthony's Court Gale Lane	YO24 3FU	Nov'21	£162,000	£169,844	47	£3,447	£3,614
Flat 5 St. Anthony's Court Gale Lane	YO24 3FU	Dec'21	£168,500	£174,274	49	£3,439	£3,557
Flat 6 St. Anthony's Court Gale Lane	YO24 3FU	Nov'21	£158,500	£166,175	46	£3,446	£3,612
Flat 7 St. Anthony's Court Gale Lane	YO24 3FU	Feb'22	£167,500	£173,600	47	£3,564	£3,694
Flat 8 St. Anthony's Court Gale Lane	YO24 3FU	Feb'22	£170,000	£176,191	49	£3,469	£3,596
Flat 2 126 Acomb Road	YO24 4EY	Jan'20	£155,000	£182,698	45	£3,444	£4,060
Flat 3 126 Acomb Road	YO24 4EY	Feb'20	£120,000	£141,444	34	£3,529	£4,160
Flat 4 126 Acomb Road	YO24 4EY	Jan'20	£155,000	£182,698	35	£4,429	£5,220
Flat 5 126 Acomb Road	YO24 4EY	Jan'20	£115,000	£135,550	31	£3,710	£4,373
Flat 6 126 Acomb Road	YO24 4EY	Jan'20	£149,500	£176,215	49	£3,051	£3,596
Flat 15 Gateway 2 Holgate Park Drive	YO26 4AE	Aug'24	£200,000	£194,531	36	£5,556	£5,404
Flat 26 Gateway 2 Holgate Park Drive	YO26 4AE	Aug'24	£202,500	£196,963	36	£5,625	£5,471
Flat 28 Gateway 2 Holgate Park Drive	YO26 4AE	Aug'24	£205,000	£199,395	36	£5,694	£5,539
Flat 29 Gateway 2 Holgate Park Drive	YO26 4AE	Aug'24	£200,000	£194,531	36	£5,556	£5,404

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Flat 3 Gateway 2 Holgate Park Drive	YO26 4AE	Oct'24	£190,000	£186,811	36	£5,278	£5,189
Flat 33 Gateway 2 Holgate Park Drive	YO26 4AE	Sep'24	£175,000	£169,223	38	£4,605	£4,453
Flat 4 Gateway 2 Holgate Park Drive	YO26 4AE	Aug'24	£184,000	£178,969	36	£5,111	£4,971
94 Millfield Lane	YO26 6PD	Nov'22	£334,995	£332,010	89	£3,764	£3,730
98 Millfield Lane	YO26 6PD	Nov'22	£339,995	£336,965	89	£3,820	£3,786
1 Midfield Way	YO26 6SA	Nov'22	£449,995	£433,510	117	£3,846	£3,705
20 Midfield Way	YO26 6SA	Nov'23	£529,995	£524,603	130	£4,077	£4,035
1 Ousebank Drive	YO30 1ZB	Mar'21	£520,000	£588,326	143	£3,636	£4,114
3 Ousebank Drive	YO30 1ZB	Mar'20	£459,995	£548,499	143	£3,217	£3,836
5 Ousebank Drive	YO30 1ZB	Feb'20	£474,995	£569,175	143	£3,322	£3,980
8 Ousebank Drive	YO30 1ZB	Aug'20	£451,245	£542,721	137	£3,294	£3,961
9 Ousebank Drive	YO30 1ZB	Aug'20	£381,995	£459,433	101	£3,782	£4,549
10 Ousebank Drive	YO30 1ZB	Jul'20	£369,995	£443,356	101	£3,663	£4,390
11 Ousebank Drive	YO30 1ZB	Mar'20	£224,995	£275,916	58	£3,879	£4,757
12 Ousebank Drive	YO30 1ZB	Nov'20	£332,995	£393,827	93	£3,581	£4,235
14 Ousebank Drive	YO30 1ZB	Nov'20	£297,995	£355,111	77	£3,870	£4,612
15 Ousebank Drive	YO30 1ZB	Mar'20	£339,995	£416,943	93	£3,656	£4,483
17 Ousebank Drive	YO30 1ZB	Aug'20	£473,995	£570,083	137	£3,460	£4,161
18 Ousebank Drive	YO30 1ZB	Dec'20	£292,495	£344,051	77	£3,799	£4,468
19 Ousebank Drive	YO30 1ZB	Jun'20	£459,995	£544,495	135	£3,407	£4,033
21 Ousebank Drive	YO30 1ZB	Mar'20	£480,995	£573,539	137	£3,511	£4,186
23 Ousebank Drive	YO30 1ZB	Mar'20	£382,995	£456,684	139	£2,755	£3,285
25 Ousebank Drive	YO30 1ZB	Aug'20	£332,496	£399,899	93	£3,575	£4,300
4 Waterside Court	YO30 1ZD	Sep'20	£323,995	£398,302	106	£3,057	£3,758
6 Waterside Court	YO30 1ZD	Aug'20	£322,995	£398,547	106	£3,047	£3,760
7 Waterside Court	YO30 1ZD	Aug'20	£344,995	£425,693	111	£3,108	£3,835
8 Waterside Court	YO30 1ZD	Aug'20	£359,995	£432,973	93	£3,871	£4,656
9 Waterside Court	YO30 1ZD	Sep'20	£226,995	£281,215	58	£3,914	£4,849
17 Waterside Court	YO30 1ZD	Sep'20	£232,995	£288,649	60	£3,883	£4,811
19 Waterside Court	YO30 1ZD	Sep'20	£179,995	£222,989	43	£4,186	£5,186
Flat 1 North Lodge Clifton Park Avenue	YO30 5AB	Aug'21	£150,000	£160,300	58	£2,586	£2,764
Flat 11 North Lodge Clifton Park Avenue	YO30 5AB	Mar'21	£335,000	£361,887	103	£3,252	£3,513
Flat 12 North Lodge Clifton Park Avenue	YO30 5AB	Mar'22	£305,000	£321,121	69	£4,420	£4,654
Flat 14 North Lodge Clifton Park Avenue	YO30 5AB	Feb'22	£332,500	£344,610	83	£4,006	£4,152
Flat 4 North Lodge Clifton Park Avenue	YO30 5AB	Jan'21	£200,000	£224,072	43	£4,651	£5,211
Flat 1 Bootham House Bootham	YO30 7BZ	Jun'21	£690,000	£713,645	128	£5,391	£5,575
Flat 10 Bootham House Bootham	YO30 7BZ	May'21	£337,500	£351,254	59	£5,720	£5,953
Flat 12 Bootham House Bootham	YO30 7BZ	May'21	£412,500	£429,310	96	£4,297	£4,472
Flat 2 Bootham House Bootham	YO30 7BZ	Jun'21	£650,000	£672,274	121	£5,372	£5,556
Flat 3 Bootham House Bootham	YO30 7BZ	May'21	£350,000	£364,263	61	£5,738	£5,972
Flat 4 Bootham House Bootham	YO30 7BZ	May'21	£285,000	£296,614	51	£5,588	£5,816
Flat 5 Bootham House Bootham	YO30 7BZ	May'21	£300,000	£312,226	60	£5,000	£5,204
Flat 6 Bootham House Bootham	YO30 7BZ	May'21	£365,000	£379,875	60	£6,083	£6,331
Flat 7 Bootham House Bootham	YO30 7BZ	May'21	£325,000	£338,245	54	£6,019	£6,264
Flat 8 Bootham House Bootham	YO30 7BZ	May'21	£240,000	£249,781	51	£4,706	£4,898
14 St Aelreds Mews	YO31 0RW	Mar'20	£319,000	£395,197	129	£2,473	£3,064
18 St Aelreds Mews	YO31 0RW	Dec'20	£274,995	£310,406	109	£2,523	£2,848
2 Woodville Court Greenfield Park Drive	YO31 1AD	Jan'21	£925,000	£1,044,113	288	£3,212	£3,625
5 Woodville Court Greenfield Park Drive	YO31 1AD	Sep'20	£925,000	£1,105,682	288	£3,212	£3,839
6 Woodville Court Greenfield Park Drive	YO31 1AD	Jan'20	£850,000	£1,018,534	258	£3,295	£3,948
7 Woodville Court Greenfield Park Drive	YO31 1AD	Feb'20	£625,000	£748,922	170	£3,676	£4,405
Flat 1 St Johns Mews Penleys Grove Street	YO31 7AH	Jun'20	£145,000	£170,911	27	£5,370	£6,330
Flat 10 St Johns Mews Penleys Grove Street	YO31 7AH	Apr'22	£245,000	£254,984	60	£4,083	£4,250
Flat 11 St Johns Mews Penleys Grove Street	YO31 7AH	Oct'21	£250,000	£266,881	57	£4,386	£4,682
Flat 18 St Johns Mews Penleys Grove Street	YO31 7AH	Jun'21	£345,000	£356,822	78	£4,423	£4,575
Flat 2 St Johns Mews Penleys Grove Street	YO31 7AH	Jul'21	£269,950	£281,835	64	£4,218	£4,404
Flat 20 St Johns Mews Penleys Grove Street	YO31 7AH	Jul'20	£150,000	£177,224	33	£4,545	£5,370
Flat 22 St Johns Mews Penleys Grove Street	YO31 7AH	May'20	£248,000	£290,598	55	£4,509	£5,284
Flat 24 St Johns Mews Penleys Grove Street	YO31 7AH	Jan'20	£260,000	£306,462	54	£4,815	£5,675
Flat 26 St Johns Mews Penleys Grove Street	YO31 7AH	May'21	£260,000	£270,596	85	£3,059	£3,183
Flat 27 St Johns Mews Penleys Grove Street	YO31 7AH	Sep'21	£415,000	£449,283	104	£3,990	£4,320
Flat 28 St Johns Mews Penleys Grove Street	YO31 7AH	Nov'21	£305,000	£319,768	64	£4,766	£4,996

Address	Postcode	Sold date	Price	Indexed value*	Size (sqm)**	£psm	Current £psm
Flat 29 St Johns Mews Penleys Grove Street	YO31 7AH	May'22	£305,000	£311,250	74	£4,122	£4,206
Flat 3 St Johns Mews Penleys Grove Street	YO31 7AH	Jun'22	£332,500	£331,502	81	£4,105	£4,093
Flat 30 St Johns Mews Penleys Grove Street	YO31 7AH	Feb'22	£404,250	£418,973	102	£3,963	£4,108
Flat 5 St Johns Mews Penleys Grove Street	YO31 7AH	Feb'21	£193,500	£215,577	40	£4,838	£5,389
Flat 6 St Johns Mews Penleys Grove Street	YO31 7AH	Jan'22	£202,000	£210,232	50	£4,040	£4,205
Flat 7 St Johns Mews Penleys Grove Street	YO31 7AH	May'21	£240,000	£249,781	48	£5,000	£5,204
Flat 8 St Johns Mews Penleys Grove Street	YO31 7AH	Nov'21	£197,500	£207,063	50	£3,950	£4,141
Flat 10 City Gate Icona 2 Eboracum Way	YO31 7AN	Feb'24	£263,571	£265,168	45	£5,857	£5,893
Flat 13 City Gate Icona 2 Eboracum Way	YO31 7AN	Mar'24	£321,597	£316,200	53	£6,068	£5,966
Flat 23 City Gate Icona 2 Eboracum Way	YO31 7AN	Feb'24	£385,250	£387,585	63	£6,115	£6,152
Flat 31 City Gate Icona 2 Eboracum Way	YO31 7AN	May'24	£390,316	£387,206	63	£6,195	£6,146
Flat 34 City Gate Icona 2 Eboracum Way	YO31 7AN	Apr'24	£390,242	£385,214	63	£6,194	£6,115
Flat 38 City Gate Icona 2 Eboracum Way	YO31 7AN	Dec'23	£428,000	£438,568	64	£6,688	£6,853
Flat 43 City Gate Icona 2 Eboracum Way	YO31 7AN	Feb'24	£283,009	£284,724	47	£6,021	£6,058
Flat 45 City Gate Icona 2 Eboracum Way	YO31 7AN	Jan'24	£279,974	£282,813	48	£5,833	£5,892
Flat 54 City Gate Icona 2 Eboracum Way	YO31 7AN	Mar'24	£394,929	£388,301	63	£6,269	£6,164
Flat 56 City Gate Icona 2 Eboracum Way	YO31 7AN	Jan'24	£408,260	£412,401	66	£6,186	£6,248
Flat 59 City Gate Icona 2 Eboracum Way	YO31 7AN	Apr'24	£422,017	£416,580	63	£6,699	£6,612
Flat 29 Icona Redeness Street	YO31 7UU	Mar'21	£275,000	£297,072	47	£5,851	£6,321
Flat 31 Icona Redeness Street	YO31 7UU	May'21	£475,000	£494,357	71	£6,690	£6,963
Flat C Aura Hallfield Road	YO31 7XQ	Sep'20	£140,000	£166,794	35	£4,000	£4,766
Flat D Aura Hallfield Road	YO31 7XQ	Sep'20	£145,000	£172,751	35	£4,143	£4,936
Flat E Aura Hallfield Road	YO31 7XQ	Sep'20	£132,500	£157,859	35	£3,786	£4,510
Flat F Aura Hallfield Road	YO31 7XQ	Jul'20	£185,000	£218,577	52	£3,558	£4,203
Flat G Aura Hallfield Road	YO31 7XQ	Feb'22	£135,000	£139,917	38	£3,553	£3,682
Flat H Aura Hallfield Road	YO31 7XQ	Aug'20	£140,000	£166,994	35	£4,000	£4,771
Flat J Aura Hallfield Road	YO31 7XQ	Aug'20	£145,000	£172,958	35	£4,143	£4,942
Flat K Aura Hallfield Road	YO31 7XQ	Nov'20	£150,000	£172,517	43	£3,488	£4,012
Flat N Aura Hallfield Road	YO31 7XQ	Sep'20	£192,500	£229,342	53	£3,632	£4,327
102 Almond The Cocoa Works Haxby Road	YO31 8AD	Jul'24	£224,000	£221,114	54	£4,148	£4,095
113 Almond The Cocoa Works Haxby Road	YO31 8AD	Jul'24	£250,000	£246,779	63	£3,968	£3,917
114 Almond The Cocoa Works Haxby Road	YO31 8AD	Jul'24	£304,500	£300,577	64	£4,758	£4,697
202 Almond The Cocoa Works Haxby Road	YO31 8AD	Jul'24	£235,000	£231,972	54	£4,352	£4,296
216 Almond The Cocoa Works Haxby Road	YO31 8AD	Jul'24	£323,500	£319,332	73	£4,432	£4,374
312 Almond The Cocoa Works Haxby Road	YO31 8AD	Jul'24	£350,000	£345,491	81	£4,321	£4,265
313 Almond The Cocoa Works Haxby Road	YO31 8AD	Jul'24	£250,000	£246,779	63	£3,968	£3,917
317 Almond The Cocoa Works Haxby Road	YO31 8AD	Jul'24	£320,000	£315,877	73	£4,384	£4,327
403 Almond The Cocoa Works Haxby Road	YO31 8AD	Jul'24	£249,999	£246,778	55	£4,545	£4,487
408 Almond The Cocoa Works Haxby Road	YO31 8AD	Jul'24	£375,000	£370,168	73	£5,137	£5,071
411 Almond The Cocoa Works Haxby Road	YO31 8AD	Jul'24	£410,000	£404,718	84	£4,881	£4,818
510 Almond The Cocoa Works Haxby Road	YO31 8AD	Jul'24	£187,000	£184,591	41	£4,561	£4,502
516 Almond The Cocoa Works Haxby Road	YO31 8AD	Jul'24	£355,000	£350,426	73	£4,863	£4,800
303 Mint The Cocoa Works Haxby Road	YO31 8AE	Mar'24	£236,500	£232,531	49	£4,827	£4,746
318 Mint The Cocoa Works Haxby Road	YO31 8AE	May'24	£344,000	£341,259	75	£4,587	£4,550
205 Mint The Cocoa Works Haxby Road	YO31 8AE	Jul'24	£229,500	£226,543	49	£4,684	£4,623
210 Mint The Cocoa Works Haxby Road	YO31 8AE	Jun'24	£267,000	£265,666	52	£5,135	£5,109
219 Mint The Cocoa Works Haxby Road	YO31 8AE	Jun'24	£419,000	£416,907	87	£4,816	£4,792
304 Mint The Cocoa Works Haxby Road	YO31 8AE	Mar'24	£275,000	£270,385	49	£5,612	£5,518
305 Mint The Cocoa Works Haxby Road	YO31 8AE	Mar'24	£255,000	£250,721	49	£5,204	£5,117
308 Mint The Cocoa Works Haxby Road	YO31 8AE	Mar'24	£213,000	£209,425	49	£4,347	£4,274
309 Mint The Cocoa Works Haxby Road	YO31 8AE	Mar'24	£234,000	£230,073	51	£4,588	£4,511
310 Mint The Cocoa Works Haxby Road	YO31 8AE	Mar'24	£227,500	£223,682	52	£4,375	£4,302
315 Mint The Cocoa Works Haxby Road	YO31 8AE	Jun'24	£344,950	£343,227	77	£4,480	£4,457
316 Mint The Cocoa Works Haxby Road	YO31 8AE	Mar'24	£231,000	£227,123	54	£4,278	£4,206
317 Mint The Cocoa Works Haxby Road	YO31 8AE	Mar'24	£230,000	£226,140	54	£4,259	£4,188
404 Mint The Cocoa Works Haxby Road	YO31 8AE	Mar'24	£277,500	£272,843	49	£5,663	£5,568
405 Mint The Cocoa Works Haxby Road	YO31 8AE	Mar'24	£218,500	£214,833	49	£4,459	£4,384
408 Mint The Cocoa Works Haxby Road	YO31 8AE	Mar'24	£238,500	£234,498	49	£4,867	£4,786
409 Mint The Cocoa Works Haxby Road	YO31 8AE	Mar'24	£234,500	£230,565	51	£4,598	£4,521
410 Mint The Cocoa Works Haxby Road	YO31 8AE	Mar'24	£277,500	£272,843	52	£5,337	£5,247
412 Mint The Cocoa Works Haxby Road	YO31 8AE	Mar'24	£239,500	£235,481	53	£4,519	£4,443
501 Mint The Cocoa Works Haxby Road	YO31 8AE	Mar'24	£425,500	£418,359	96	£4,432	£4,358

Address	Postcode	Sold date	Price	Indexed value*	Size (sqm)**	£psm	Current £psm
502 Mint The Cocoa Works Haxby Road	YO31 8AE	Mar'24	£331,000	£325,445	71	£4,662	£4,584
503 Mint The Cocoa Works Haxby Road	YO31 8AE	Jul'24	£254,950	£251,665	49	£5,203	£5,136
504 Mint The Cocoa Works Haxby Road	YO31 8AE	Jun'24	£245,000	£243,776	49	£5,000	£4,975
511 Mint The Cocoa Works Haxby Road	YO31 8AE	Mar'24	£389,000	£382,472	88	£4,420	£4,346
512 Mint The Cocoa Works Haxby Road	YO31 8AE	Mar'24	£227,000	£223,191	53	£4,283	£4,211
514 Mint The Cocoa Works Haxby Road	YO31 8AE	Mar'24	£239,500	£235,481	53	£4,519	£4,443
515 Mint The Cocoa Works Haxby Road	YO31 8AE	Mar'24	£390,000	£383,455	77	£5,065	£4,980
517 Mint The Cocoa Works Haxby Road	YO31 8AE	Mar'24	£239,000	£234,989	54	£4,426	£4,352
518 Mint The Cocoa Works Haxby Road	YO31 8AE	Mar'24	£340,000	£334,294	75	£4,533	£4,457
519 Mint The Cocoa Works Haxby Road	YO31 8AE	Mar'24	£394,000	£387,388	87	£4,529	£4,453
601 Mint The Cocoa Works Haxby Road	YO31 8AE	Mar'24	£655,000	£644,008	110	£5,955	£5,855
602 Mint The Cocoa Works Haxby Road	YO31 8AE	Mar'24	£506,500	£498,000	78	£6,494	£6,385
603 Mint The Cocoa Works Haxby Road	YO31 8AE	Mar'24	£537,000	£527,988	97	£5,536	£5,443
604 Mint The Cocoa Works Haxby Road	YO31 8AE	Mar'24	£493,000	£484,727	70	£7,043	£6,925
610 Mint The Cocoa Works Haxby Road	YO31 8AE	Mar'24	£562,000	£552,569	96	£5,854	£5,756
613 Mint The Cocoa Works Haxby Road	YO31 8AE	Mar'24	£560,000	£550,602	80	£7,000	£6,883
614 Mint The Cocoa Works Haxby Road	YO31 8AE	Mar'24	£472,000	£464,079	77	£6,130	£6,027
202 Cream The Cocoa Works Haxby Road	YO31 8AF	Nov'23	£237,000	£239,890	58	£4,086	£4,136
302 Cream The Cocoa Works Haxby Road	YO31 8AF	Nov'23	£239,500	£242,421	58	£4,129	£4,180
402 Cream The Cocoa Works Haxby Road	YO31 8AF	Nov'23	£245,000	£247,988	58	£4,224	£4,276
501 Cream The Cocoa Works Haxby Road	YO31 8AF	Nov'23	£358,000	£362,366	78	£4,590	£4,646
502 Cream The Cocoa Works Haxby Road	YO31 8AF	Nov'23	£244,000	£246,976	58	£4,207	£4,258
503 Cream The Cocoa Works Haxby Road	YO31 8AF	Nov'23	£361,000	£365,402	79	£4,570	£4,625
504 Cream The Cocoa Works Haxby Road	YO31 8AF	Nov'23	£227,000	£229,768	50	£4,540	£4,595
505 Cream The Cocoa Works Haxby Road	YO31 8AF	Nov'23	£336,000	£340,098	73	£4,603	£4,659
506 Cream The Cocoa Works Haxby Road	YO31 8AF	Nov'23	£229,500	£232,299	49	£4,684	£4,741
1 Brecks Court New Lane	YO32 9AH	Nov'20	£570,000	£650,951	165	£3,455	£3,945
2 Brecks Court New Lane	YO32 9AH	Dec'20	£560,000	£632,111	165	£3,394	£3,831
3 Brecks Court New Lane	YO32 9AH	Jun'21	£440,000	£483,660	142	£3,099	£3,406
4 Brecks Court New Lane	YO32 9AH	Jan'21	£450,000	£523,512	142	£3,169	£3,687
5 Brecks Court New Lane	YO32 9AH	Dec'20	£330,000	£388,167	103	£3,204	£3,769
6 Brecks Court New Lane	YO32 9AH	Feb'21	£315,000	£369,221	103	£3,058	£3,585
7 Brecks Court New Lane	YO32 9AH	Feb'21	£334,000	£391,492	103	£3,243	£3,801

*Indexed to Mar'25 using the House Price index

** Taken from EPC records

Appendix A2

BCIS Residential build cost data rebased to City of York at 1Q 2025

£/M2 STUDY

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 03-May-2025 07:58

Rebased to 1Q 2025 (399) and York (97; sample 20)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
New build								
810. Housing, mixed developments (15)	1,521	810	1,318	1,468	1,667	3,795	1245	
810.1 Estate housing								
Generally (15)	1,504	774	1,274	1,441	1,646	5,172	1313	
Single storey (15)	1,730	1,001	1,441	1,667	1,890	5,172	208	
2-storey (15)	1,449	774	1,250	1,403	1,591	3,138	1033	
3-storey (15)	1,535	932	1,278	1,486	1,709	3,069	67	
4-storey or above (15)	3,129	1,530	2,504	2,796	4,161	4,652	5	
810.11 Estate housing detached (15)	2,020	1,100	1,483	1,687	2,282	5,172	18	
810.12 Estate housing semi detached								
Generally (15)	1,525	886	1,289	1,474	1,672	3,310	338	
Single storey (15)	1,712	1,091	1,485	1,679	1,838	3,310	78	
2-storey (15)	1,469	886	1,273	1,417	1,611	2,541	250	
3-storey (15)	1,477	1,098	1,170	1,422	1,689	2,141	10	
810.13 Estate housing terraced								
Generally (15)	1,509	882	1,244	1,416	1,634	4,652	206	
Single storey (15)	1,682	1,102	1,424	1,637	2,003	2,384	14	

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
2-storey (15)	1,454	882	1,237	1,398	1,572	3,138	161	
3-storey (15)	1,530	932	1,296	1,469	1,686	3,069	29	
4-storey or above (15)	4,407	4,161	-	-	-	4,652	2	
816. Flats (apartments)								
Generally (15)	1,783	926	1,466	1,669	2,021	6,048	746	
1-2 storey (15)	1,705	1,023	1,425	1,601	1,956	3,372	157	
3-5 storey (15)	1,756	926	1,460	1,660	1,984	3,662	500	
6 storey or above (15)	2,081	1,276	1,647	1,973	2,260	6,048	87	
820.1 'One-off' housing detached (3 units or less)								
Generally (15)	2,772	1,108	1,870	2,483	3,241	7,156	111	
Single storey (15)	2,282	1,342	1,645	2,170	2,876	4,115	26	
2-storey (15)	2,712	1,108	1,838	2,399	3,132	6,922	60	
3-storey (15)	3,192	1,475	2,432	3,195	3,590	5,805	20	
4-storey or above (20)	5,200	2,774	3,546	6,165	6,359	7,156	5	
820.2 'One-off' housing semi-detached (3 units or less) (15)								
	1,977	1,189	1,592	1,842	2,270	6,030	49	
820.3 'One-off' housing terraced (3 units or less) (15)								
	1,762	1,035	1,403	1,631	1,813	3,597	11	
843. Supported housing								
Generally (15)	1,888	976	1,570	1,772	2,078	3,812	119	
Single storey (15)	2,136	1,355	1,714	2,014	2,278	3,812	10	
2-storey (15)	1,921	988	1,570	1,770	2,266	3,317	42	
3-storey (15)	1,743	976	1,572	1,682	1,932	2,582	39	
4-storey or above (15)	1,943	1,187	1,551	1,813	1,983	3,682	25	

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
843.1 Supported housing with shops, restaurants or the like (15)	1,984	1,141	1,567	1,799	2,482	3,118	38	

Appendix A3

Off-campus PBSA rents for 2024/25 academic year

Privately Managed Student Accommodation Letting Details

Application Address	Accommodation Provider	Rental price (£ per week)		Number of Weeks Tenure available
		Cluster Flat	Studio Units	
6 - 18 Hull Road	Student Roost	229-255	287-337	44 & 51
Former Citroen Garage 32 Lawrence Street	Hello Student	N/A	260-280	51
Yorkshire Evening Press 76-86 Walmgate	Student Castle	220	Details not yet provided	51
Propose Student Accommodation Hallfield Road	IQ Student Accommodation	190	316-345	51
2-14 George Hudson Street	Primo Property Management	N/A	175-230	46
St Joseph's Convent of Poor Clare Collentines Lawrence Street	Vita Student	243	341-414	45 & 52
Rathmell Hall George Hudson Street	Primo Property Management	N/A	175-230	46
St Lawrence WMC 29-33 Lawrence Street	Hello Student	230	300	51
Herbert Todd & Son Percy's Lane	Hello Student	230	301	51
The Fleeting Arms 54 Gillygate ⁹	N/A	Details not available	Details not available	Details not available
Coal Yard 11 Mansfield Street	Prestige Student Living	234	299-380	Details not yet provided
York Dance Works 11 Redeness Street	IQ Student Accommodation	190	316-345	51
Flat 212-214 Fulford Road ¹⁰	N/A	Details not available	Details not available	Details not available
Frederick House Fulford Road	Student Roost	215-232	259-279	44 & 51
Aubrey House Foss Islands Road	Urbanite Living/ IQ Student Accommodation	234	299-380	Details not yet provided

Source: City of York Council data derived from information available from publicly available webpages

⁹ 54 Gillygate is privately let, however, contact could not be made to letting agency for details.

¹⁰ 212-214 Fulford Road is privately let – not a large site so further investigation not sought.

Appendix A4

BCIS student accommodation build cost rebased to City of York at 1Q 2025

£/M2 STUDY

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 03-May-2025 07:58

Rebased to 1Q 2025 (399) and York (97; sample 20)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
New build								
856.2 Students' residences, halls of residence, etc (15)	2,202	1,292	1,906	2,253	2,433	3,657	46	

