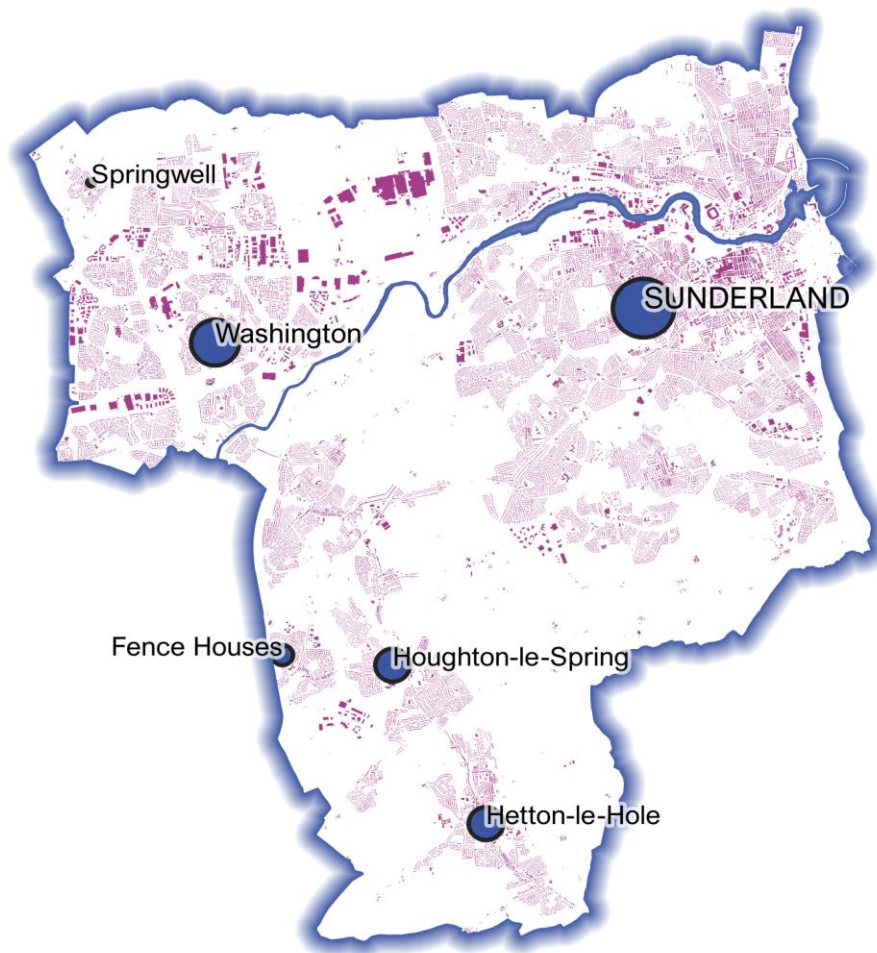


# Detailed Price Paid Report:

# Sunderland



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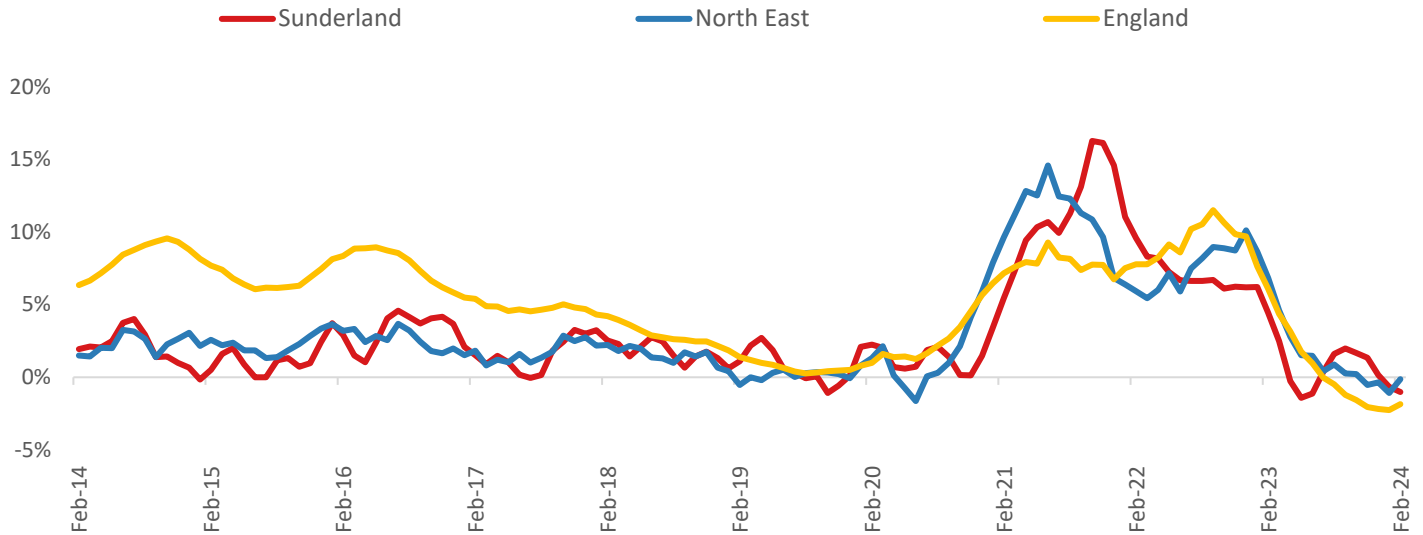


**Headline Data**

|              | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £139,218      | -4.3%   | -1.0%  | 22.1%  | 32.9%   |
| Transactions | 2,500         | -17.1%  | -38.8% | -29.3% | -9.6%   |

**House Price Growth (February 2024 data)**

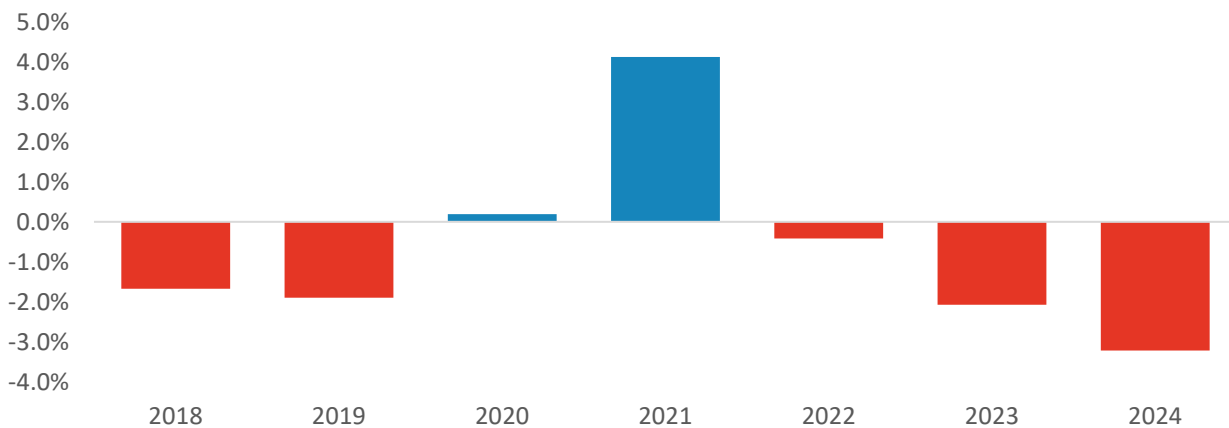
*Annual Change in House Prices*



House prices in Sunderland fell by 1.0% in the 12 months to February 2024 (based on 3-month smoothed data). By comparison national house prices fell by 1.9% and prices in the North East fell by 0.1% over the same period.

Sunderland house prices are now 10.7% above their previous peak in 2007, compared to +14.3% for the North East and +53.2% across England.

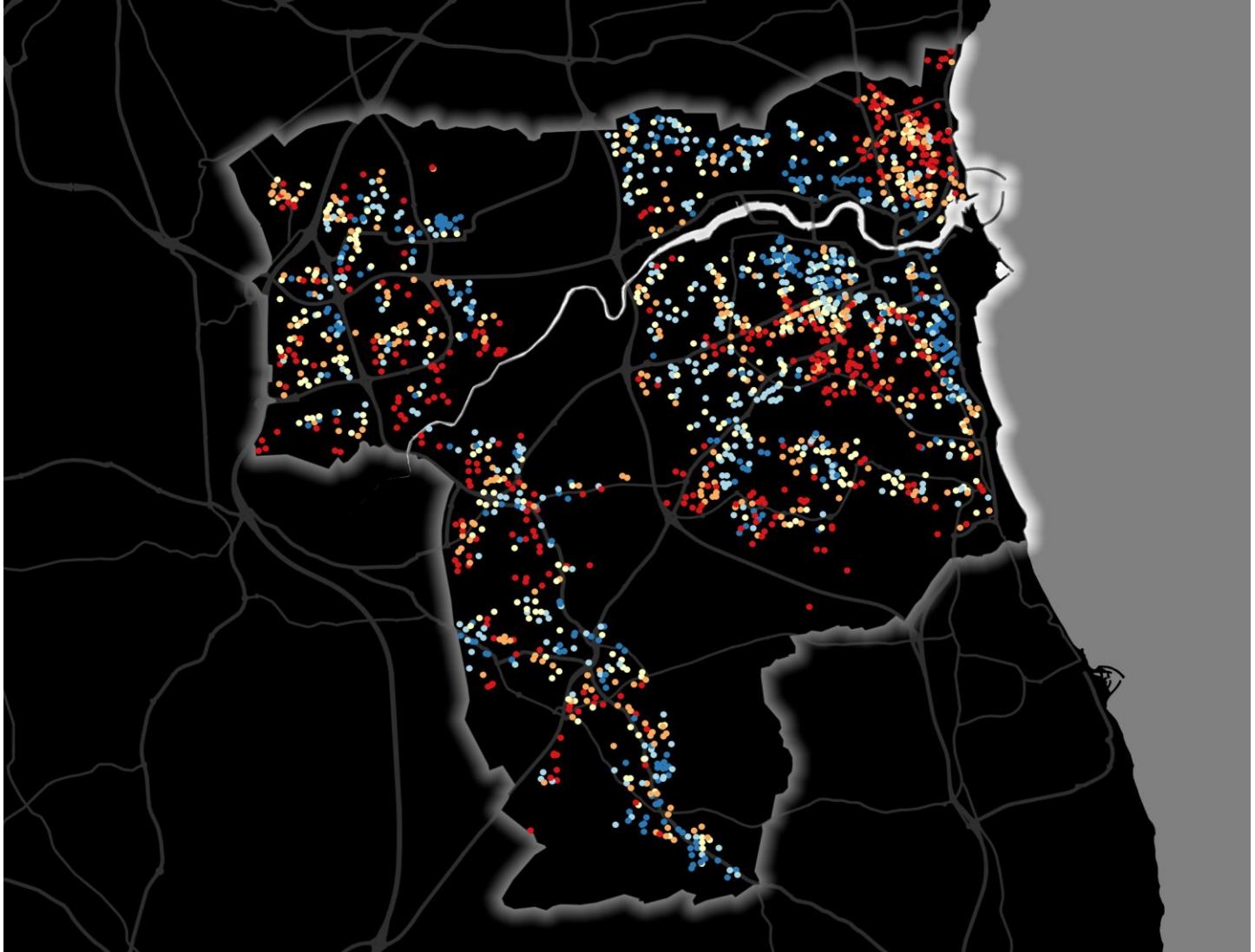
*Year-To-Date Change in House Prices, December to February*



Local prices have fallen by 3.2% in 2024 so far, compared to a fall of 2.1% over the same period in 2023.

## House Price Map

12 months to February 2024



Each point is one postcode, coloured by the average value relative to all sales in this local authority (price bands are LA-specific quintiles).

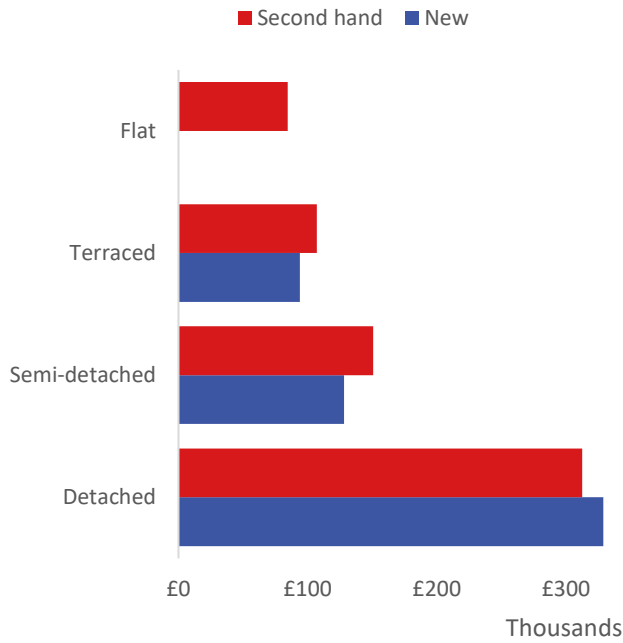
### Map Key



|          | Min | Max      |                            |
|----------|-----|----------|----------------------------|
| Up to    |     | £73,000  | 1st quintile / lowest 20%  |
| £73,000  |     | £100,000 | 2nd quintile               |
| £100,000 |     | £134,000 | 3rd quintile               |
| £134,000 |     | £191,000 | 4th quintile               |
| £191,000 |     | and over | 5th quintile / highest 20% |

### Average House Price by Property Type

12 months to February 2024



|               | New               | Second hand |
|---------------|-------------------|-------------|
| Flat          | No recorded sales | £84,455     |
| Terraced      | £93,998           | £107,004    |
| Semi-detached | £128,225          | £150,778    |
| Detached      | £328,975          | £312,606    |

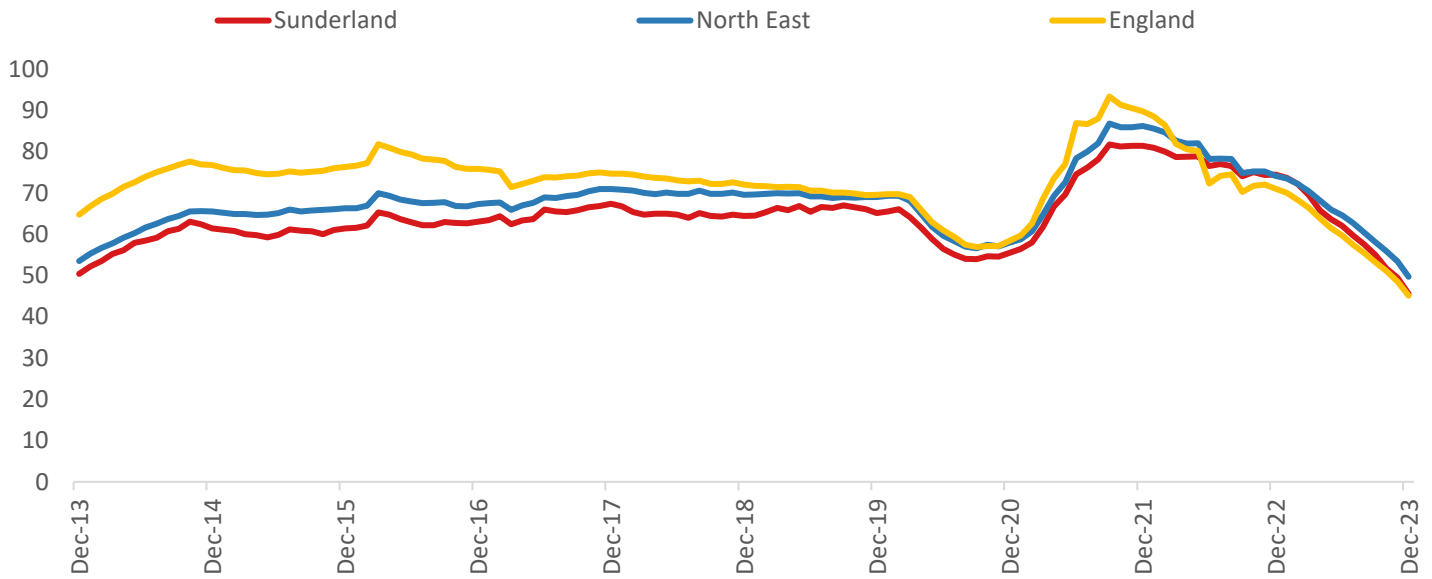
### House Price Distribution by Year

All properties, by price band and calendar year

|             | 1997 | 2002 | 2007 | 2012 | 2017 | 2022 | 2023 |
|-------------|------|------|------|------|------|------|------|
| Under £100k | 96%  | 81%  | 42%  | 45%  | 41%  | 35%  | 40%  |
| £100-200k   | 4%   | 17%  | 46%  | 43%  | 43%  | 41%  | 42%  |
| £200-300k   | 0%   | 2%   | 9%   | 9%   | 12%  | 16%  | 13%  |
| £300-400k   | 0%   | 1%   | 2%   | 1%   | 2%   | 5%   | 4%   |
| £400-500k   | 0%   | 0%   | 0%   | 1%   | 1%   | 2%   | 1%   |
| £500k-1m    | 0%   | 0%   | 0%   | 0%   | 0%   | 1%   | 1%   |
| £1-2m       | 0%   | 0%   | 0%   | 0%   | 0%   | 0%   | 0%   |
| Over £2m    | 0%   | 0%   | 0%   | 0%   | 0%   | 0%   | 0%   |

### Transactions (December 2023 data)

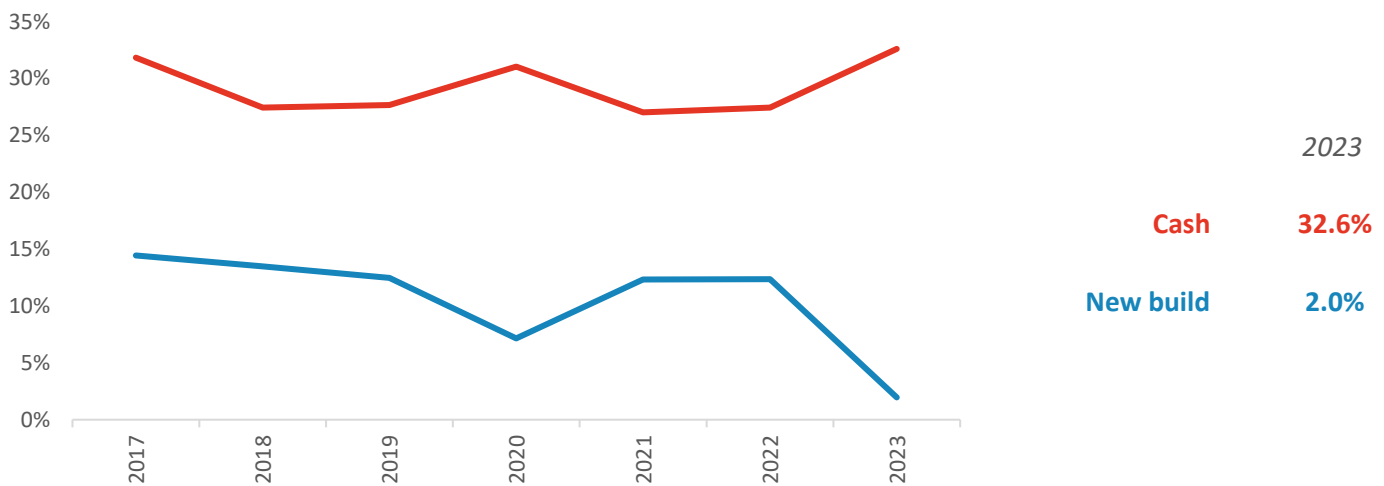
Annual Transactions, Indexed (2001-05 average = 100)



There were 2,500 transactions in Sunderland during the 12 months to December 2023. This is 46% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Sunderland have fallen by 25.8% since 2014, compared to changes of -24.2% for North East and -41.2% for England.

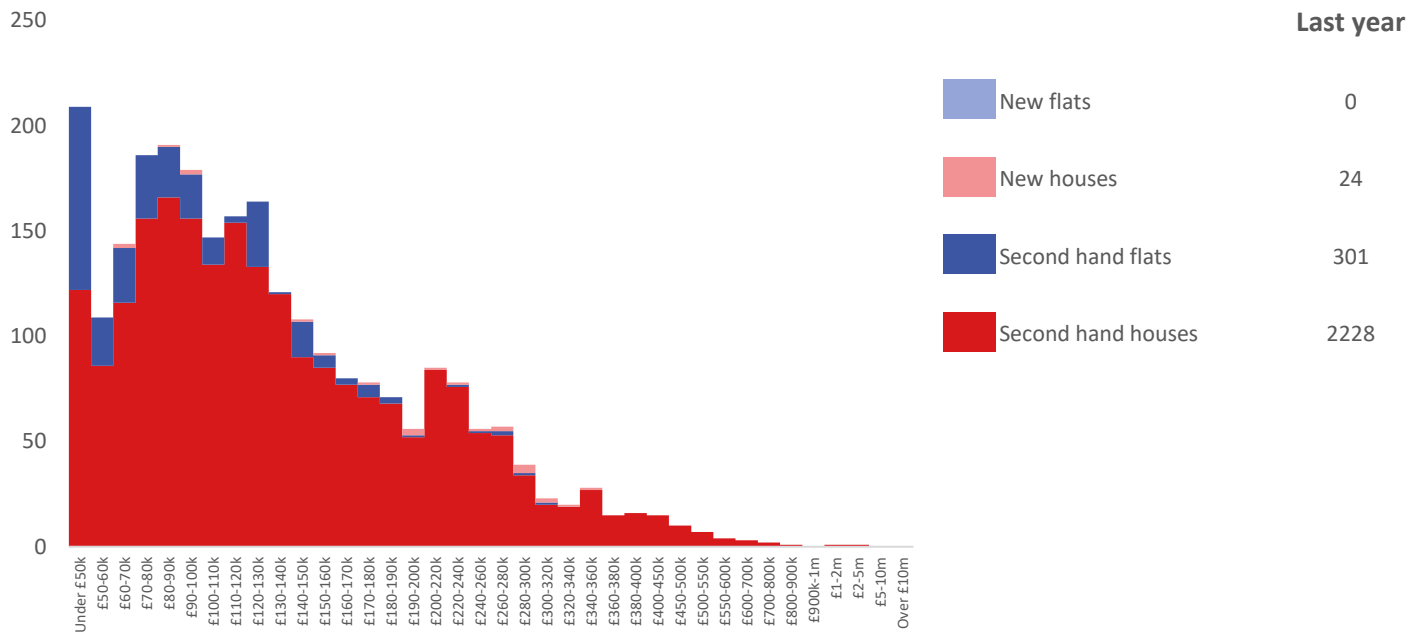
### Cash and New Build Sales as % of Total, by Year



Note: The data on this page EXCLUDES transactions identified as transfers under a power of sale/repossessions, buy-to-lets (where they can be identified by a mortgage), and transfers to non-private individuals - i.e. it comprises only Land Registry 'A' data.

## Depth of Market by Property Type

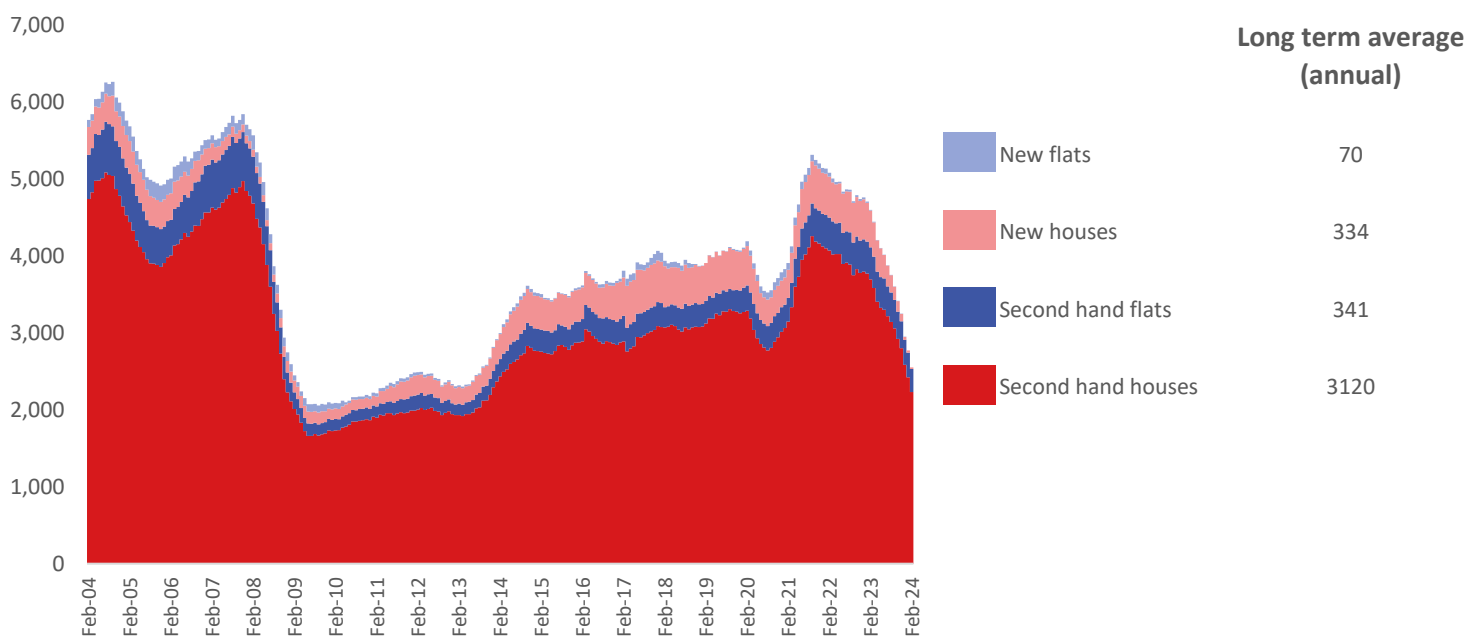
12 months to February 2024



The most common property type transacted over the past 12 months in Sunderland was 'second hand houses' with 2,228 sales, 87% of all sales over the same period. The annual total of 2,553 transactions is equivalent to 66% of the long term average level of activity.

## Timeline of Transactions by Type

Rolling 12 months, past 20 years



The most common property type transacted over the past 20 years was 'second hand houses' with the equivalent of 3,120 sales per year on average, making up 81% of the typical annual total over that period.