

# September 2022 Housing Market Report

## Gateshead

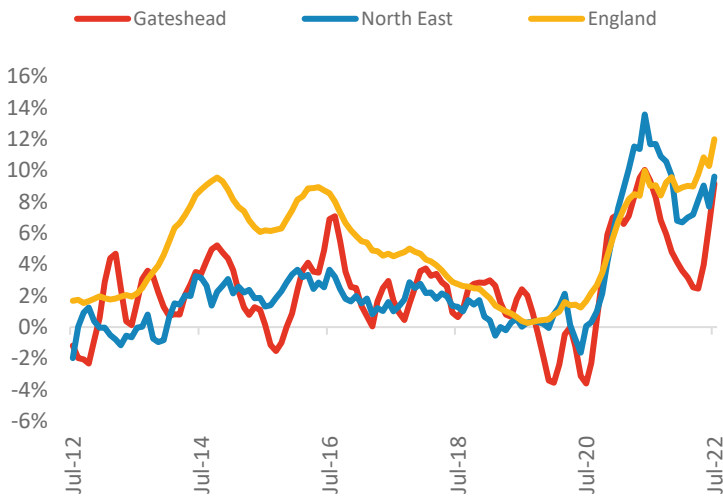
Powered by: **BuiltPlace**



	Current level	3 month	Annual	5 year	10 year
House prices	£156,362	6.9%	9.2%	18.6%	35.6%
Transactions	2,591	-6.7%	-2.4%	-4.1%	33.5%

### House Prices (July 2022 data)

#### Annual Change in House Prices



House prices in Gateshead grew by 9.2% in the 12 months to July 2022 (based on 3-month smoothed data). By comparison national house prices grew by 12.0% and prices in the North East grew by 9.6% over the same period.

Gateshead house prices are now 9.6% above their previous peak in 2007, compared to +14.2% for the North East and +57.1% across England.

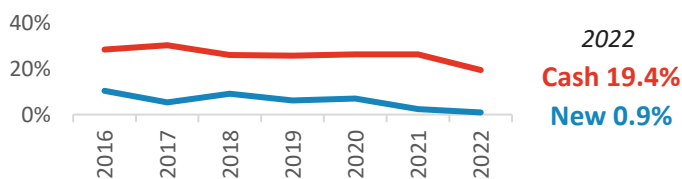
Local prices have grown by 6.1% in 2022 so far, compared to growth of 1.3% over the same period last year.

### Transactions (May 2022 data)

There were 2,591 transactions in Gateshead during the 12 months to May 2022. This is 60% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Gateshead have fallen by 5.9% since 2014, compared to changes of +0.7% for the North East and -14.9% for England.

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

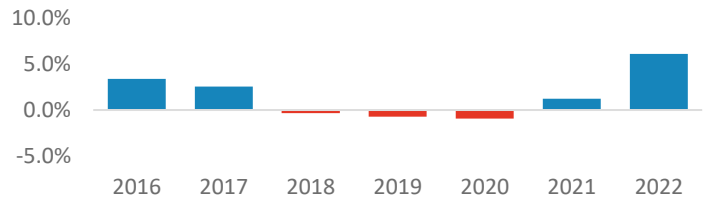


\* The latest data here is subject to the 'Land Registry Lag'. For more details:

<https://builtplace.com/digging-deeper-land-reg-lag-coronavirus/>

Note: These transaction counts do not include those 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.

#### Year-To-Date Change in House Prices, December to July



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

