

# September 2022 Housing Market Report

## Sunderland

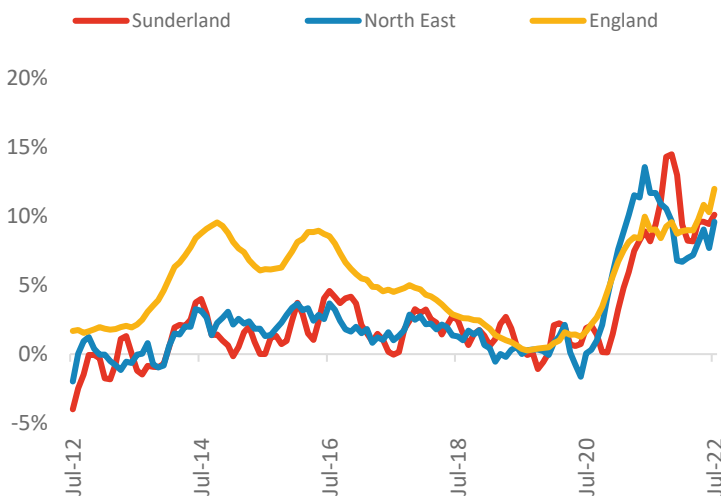
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	Current level	3 month	Annual	5 year	10 year
House prices	£144,505	3.6%	10.1%	24.8%	34.0%
Transactions	3,441	-7.8%	-4.7%	-1.5%	40.3%

### House Prices (July 2022 data)

#### Annual Change in House Prices

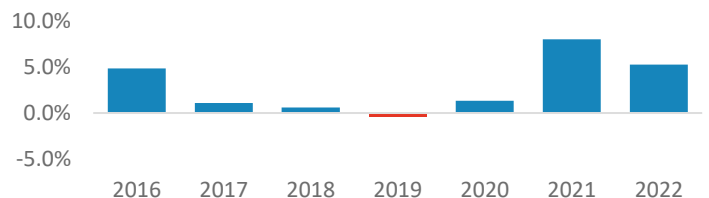


House prices in Sunderland grew by 10.1% in the 12 months to July 2022 (based on 3-month smoothed data). By comparison national house prices grew by 12.0% and prices in the North East grew by 9.6% over the same period.

Sunderland house prices are now 11.4% above their previous peak in 2007, compared to +14.2% for the North East and +57.1% across England.

Local prices have grown by 5.3% in 2022 so far, compared to growth of 8.1% over the same period last year.

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

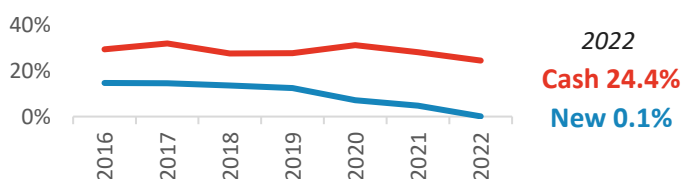


### Transactions (May 2022 data)

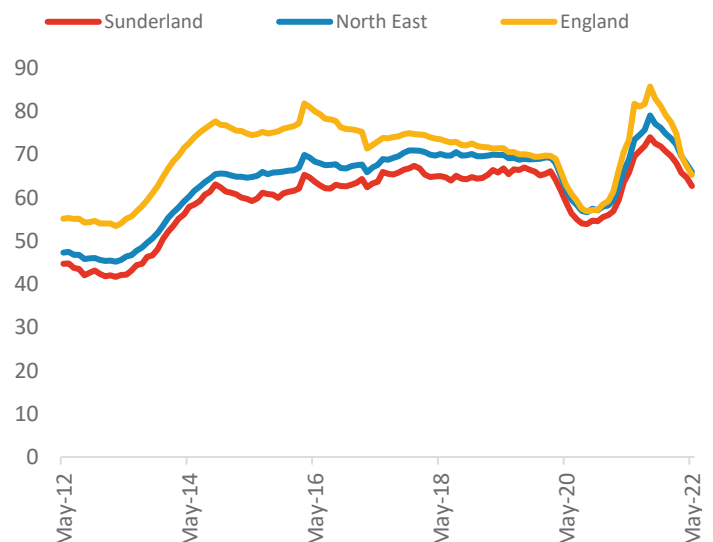
There were 3,441 transactions in Sunderland during the 12 months to May 2022. This is 63% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Sunderland have grown by 2.1% 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\*



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



\* 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.