

November 2022 Housing Market Report

County Durham

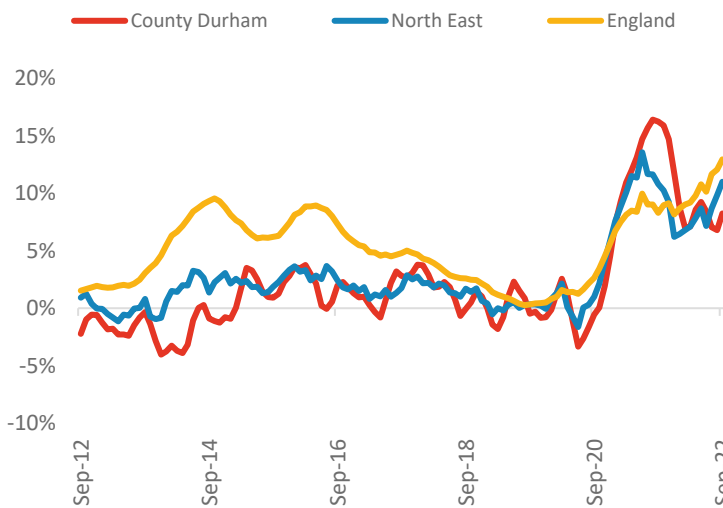
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	Current level	3 month	Annual	5 year	10 year
House prices	£133,418	5.1%	8.3%	24.5%	30.1%
Transactions	7,581	-9.9%	-13.0%	-5.6%	46.0%

House Prices (September 2022 data)

Annual Change in House Prices

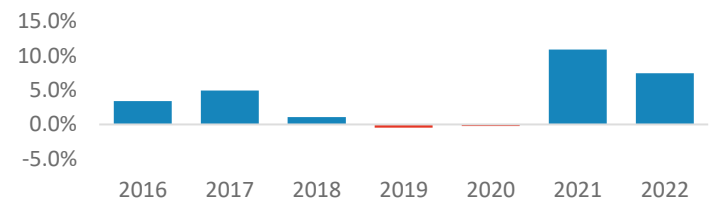


House prices in County Durham grew by 8.3% in the 12 months to September 2022 (based on 3-month smoothed data). By comparison national house prices grew by 13.0% and prices in the North East grew by 11.0% over the same period.

County Durham house prices are now 6.4% above their previous peak in 2007, compared to +17.4% for the North East and +60.8% across England.

Local prices have grown by 7.4% in 2022 so far, compared to growth of 10.9% over the same period last year.

Year-To-Date Change in House Prices, December to September

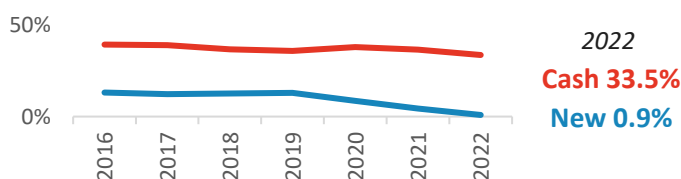


Transactions (July 2022 data)

There were 7,581 transactions in County Durham during the 12 months to July 2022. This is 67% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in County Durham have grown by 3.7% since 2014, compared to changes of -4.0% for the North East and -21.9% 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.

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

