

# November 2022 Housing Market Report

## Sunderland

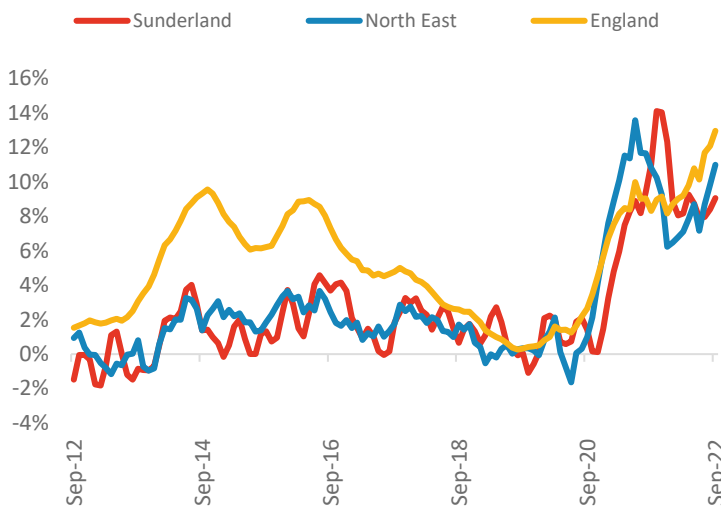
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	Current level	3 month	Annual	5 year	10 year
House prices	£144,318	3.5%	9.1%	23.7%	33.0%
Transactions	3,359	-8.4%	-13.5%	-6.5%	39.8%

### House Prices (September 2022 data)

#### Annual Change in House Prices



House prices in Sunderland grew by 9.1% 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.

Sunderland house prices are now 12.1% above their previous peak in 2007, compared to +17.4% for the North East and +60.8% across England.

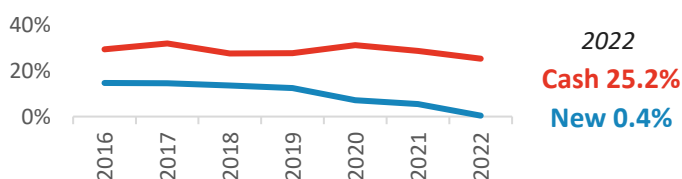
Local prices have grown by 6.7% in 2022 so far, compared to growth of 9.8% over the same period last year.

### Transactions (July 2022 data)

There were 3,359 transactions in Sunderland during the 12 months to July 2022. This is 61% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Sunderland have fallen by 0.4% 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\*

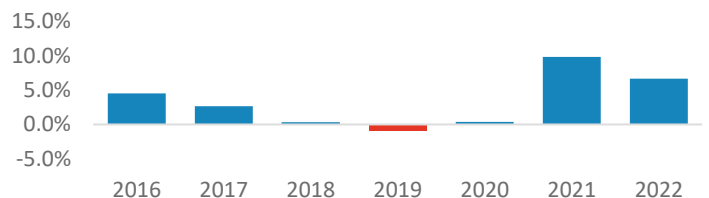


\* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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.

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



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

