

January 2023 Housing Market Report

Hartlepool

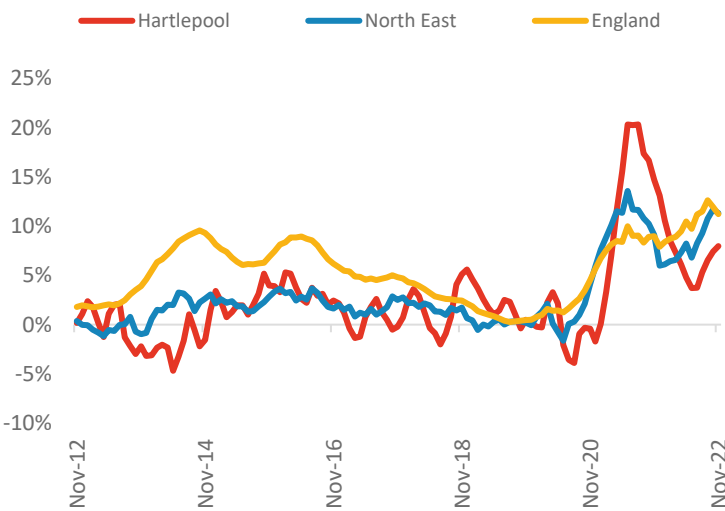


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	Current level	3 month	Annual	5 year	10 year
House prices	£137,754	3.0%	8.0%	30.3%	33.4%
Transactions	1,316	-8.0%	-20.6%	3.4%	50.7%

House Prices (November 2022 data)

Annual Change in House Prices



House prices in Hartlepool grew by 8.0% in the 12 months to November 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.2% and prices in the North East grew by 11.3% over the same period.

Hartlepool house prices are now 4.7% above their previous peak in 2007, compared to +18.7% for the North East and +61.9% across England.

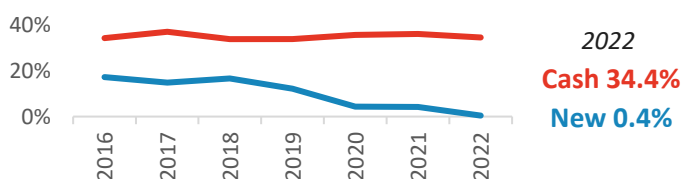
Local prices have grown by 9.5% in 2022 so far, compared to growth of 14.7% over the same period last year.

Transactions (September 2022 data)

There were 1,316 transactions in Hartlepool during the 12 months to September 2022. This is 57% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Hartlepool have grown by 1.8% since 2014, compared to changes of -7.3% for the North East and -25.4% for England.

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

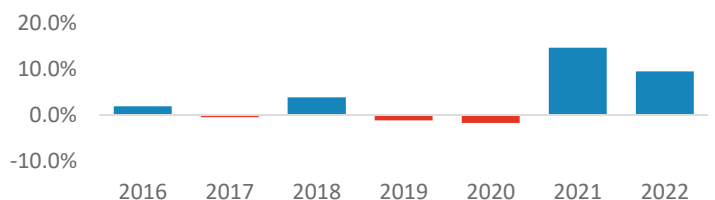


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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 November



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

