

February 2023 Housing Market Report

Darlington

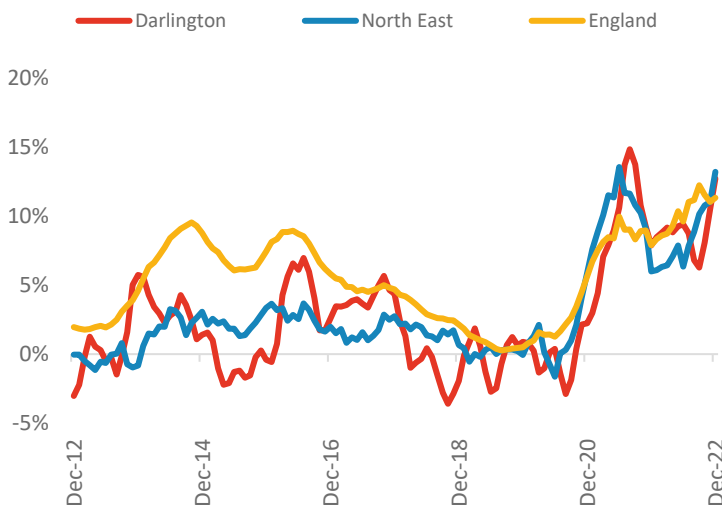
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	Current level	3 month	Annual	5 year	10 year
House prices	£165,635	4.4%	12.8%	23.0%	40.7%
Transactions	1,618	-9.1%	-26.5%	-4.9%	36.7%

House Prices (December 2022 data)

Annual Change in House Prices

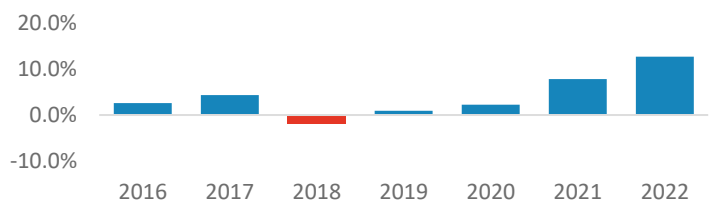


House prices in Darlington grew by 12.8% in the 12 months to December 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the North East grew by 13.2% over the same period.

Darlington house prices are now 15.8% above their previous peak in 2007, compared to +18.5% for the North East and +61.9% across England.

Local prices have grown by 12.8% in 2022 so far, compared to growth of 7.9% over the same period last year.

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

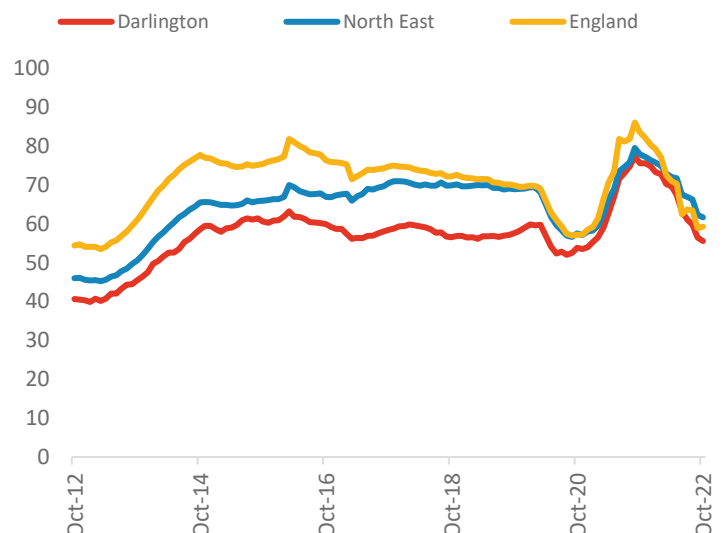


Transactions (October 2022 data)

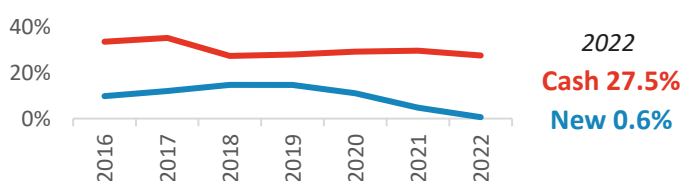
There were 1,618 transactions in Darlington during the 12 months to October 2022. This is 56% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Darlington have fallen by 6.6% since 2014, compared to changes of -5.9% for the North East and -22.8% for England.

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



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.