

Newcastle upon Tyne

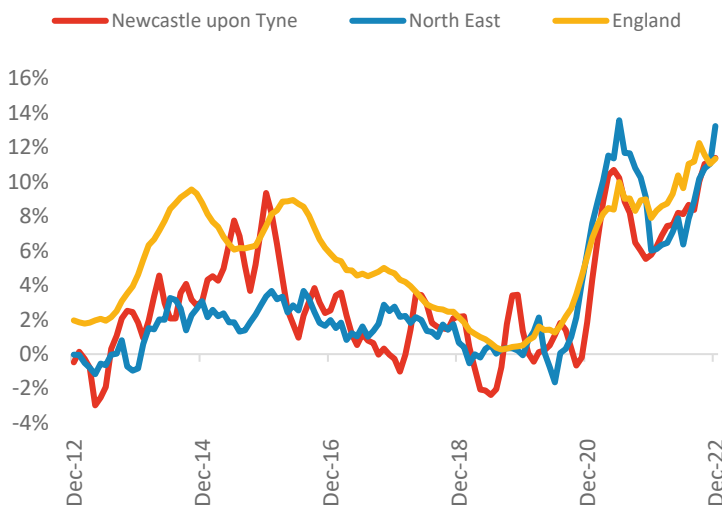


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	Current level	3 month	Annual	5 year	10 year
House prices	£198,347	2.2%	11.4%	24.2%	45.8%
Transactions	3,326	-12.0%	-25.7%	-18.0%	30.3%

House Prices (December 2022 data)

Annual Change in House Prices

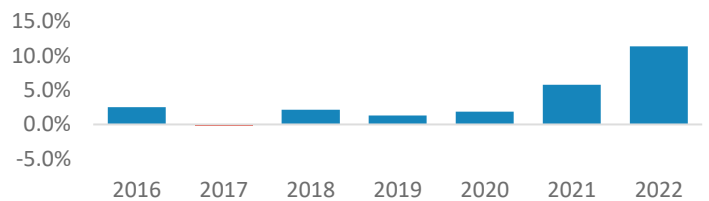


House prices in Newcastle upon Tyne grew by 11.4% in the 12 months to December 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the North East grew by 13.2% over the same period.

Newcastle upon Tyne house prices are now 19.6% above their previous peak in 2007, compared to +18.5% for the North East and +61.9% across England.

Local prices have grown by 11.4% in 2022 so far, compared to growth of 5.8% over the same period last year.

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

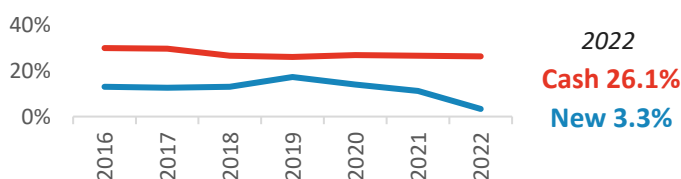


Transactions (October 2022 data)

There were 3,326 transactions in Newcastle upon Tyne during the 12 months to October 2022. This is 57% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Newcastle upon Tyne have fallen by 15.2% since 2014, compared to changes of -5.9% for the North East and -22.8% 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)

