

August 2023 Housing Market Report

County Durham

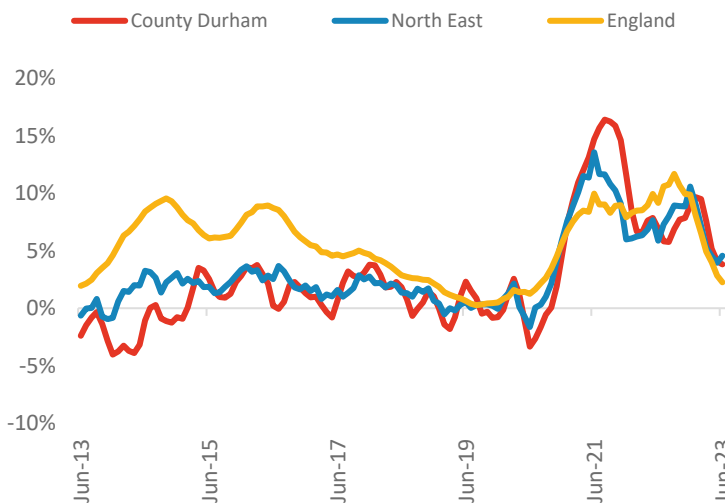
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	Current level	3 month	Annual	5 year	10 year
House prices	£127,801	-1.5%	3.8%	26.0%	31.4%
Transactions	7,381	-6.9%	-15.2%	-9.7%	45.4%

House Prices (June 2023 data)

Annual Change in House Prices



House prices in County Durham grew by 3.8% in the 12 months to June 2023 (based on 3-month smoothed data). By comparison national house prices grew by 2.2% and prices in the North East grew by 4.6% over the same period.

County Durham house prices are now 3.6% above their previous peak in 2007, compared to +15.1% for the North East and +56.6% across England.

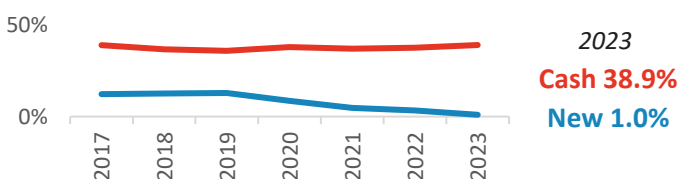
Local prices have fallen by 3.8% in 2023 so far, compared to growth of 0.9% over the same period last year.

Transactions (April 2023 data)

There were 7,381 transactions in County Durham during the 12 months to April 2023. This is 65% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in County Durham have grown by 0.9% since 2014, compared to changes of -9.2% for the North East and -26.4% for England.

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

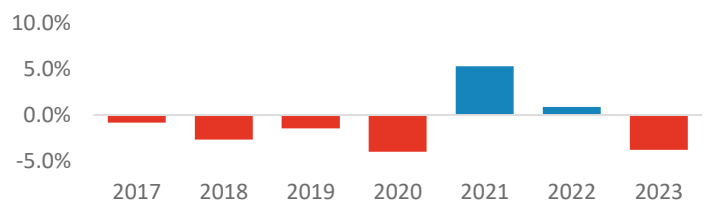


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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 June



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

