October 2026 Housing Market Report

Gateshead

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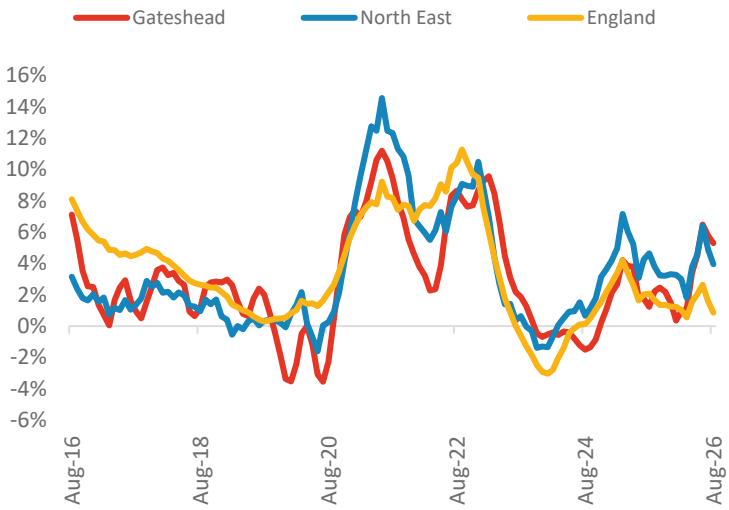
	Current level	3 month	Annual	5 year	10 year
House prices	£156,036	-0.1%	5.3%	16.2%	29.5%
Transactions	2,420	-5.9%	-14.7%	-18.2%	-11.1%

House Prices (August 2026 data)

Annual Change in House Prices

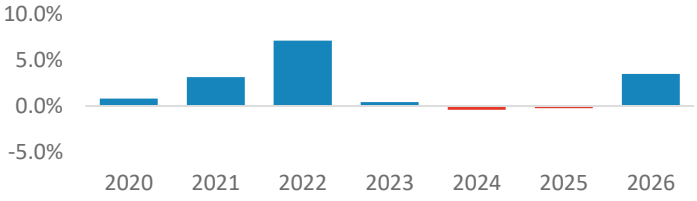


House prices in Gateshead grew by 5.3% in the 12 months to August 2026 (based on 3-month smoothed data). By comparison national house prices grew by 0.9% and prices in the North East grew by 3.9% over the same period.

Gateshead house prices are now 18.9% above their previous peak in 2007, compared to +26.2% for the North East and +59.3% across England.

Local prices have grown by 3.5% in 2026 so far, compared to a fall of 0.2% over the same period in 2025.

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

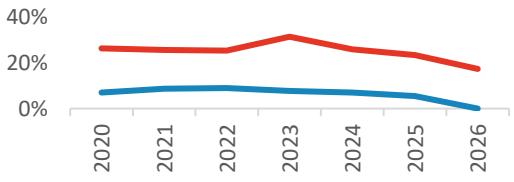


Transactions (June 2026 data)

There were 2,420 transactions in Gateshead during the 12 months to June 2026. This is 56% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

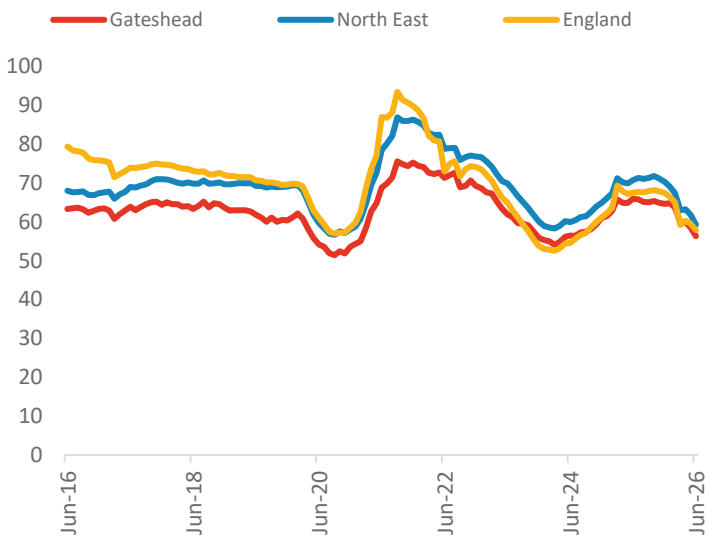
Transactions in Gateshead have fallen by 12.1% since 2014, compared to changes of -9.7% for the North East and -24.7% for England.

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



2026
Cash 17.3%
New 0.0%

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



** 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.

Source: UK House Price Index, Contains HM Land Registry data © Crown copyright