October 2026 Housing Market Report

Newcastle upon Tyne

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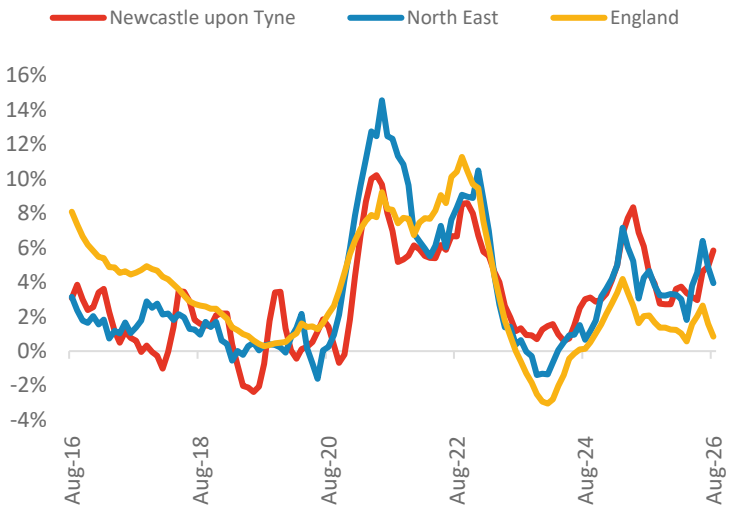
	Current level	3 month	Annual	5 year	10 year
House prices	£211,255	1.7%	5.9%	23.2%	35.6%
Transactions	3,273	-3.7%	-16.0%	-26.6%	-18.0%

House Prices (August 2026 data)

Annual Change in House Prices

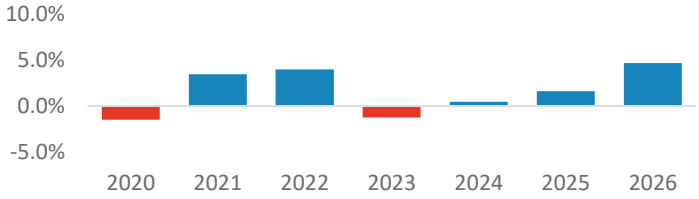


House prices in Newcastle upon Tyne grew by 5.9% in the 12 months to August 2026 (based on 3-month smoothed data). By comparison national house prices grew by 0.9% and prices in the North East grew by 3.9% over the same period.

Newcastle upon Tyne house prices are now 29.4% above their previous peak in 2007, compared to +26.2% for the North East and +59.3% across England.

Local prices have grown by 4.7% in 2026 so far, compared to growth of 1.6% over the same period in 2025.

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

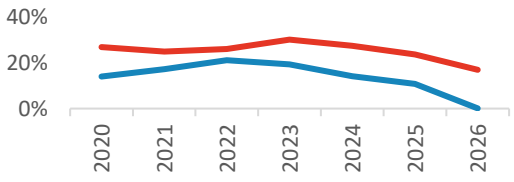


Transactions (June 2026 data)

There were 3,273 transactions in Newcastle upon Tyne 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.

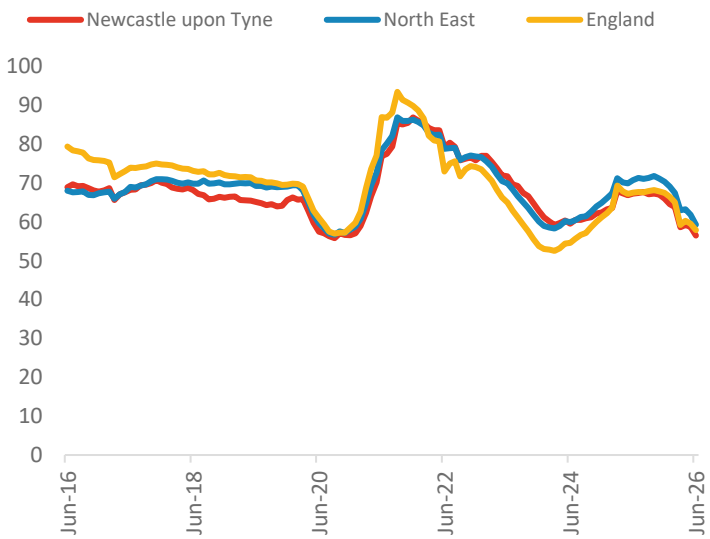
Transactions in Newcastle upon Tyne have fallen by 16.5% since 2014, compared to changes of -9.7% for the North East and -24.7% for England.

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



2026
Cash 16.9%
New 0.1%

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