# October 2026 Housing Market Report

# Sutton

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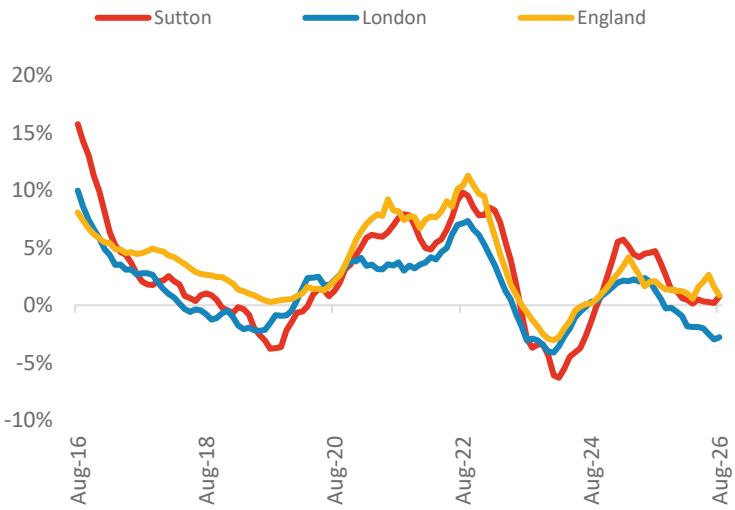
| | Current level | 3 month | Annual | 5 year | 10 year |
|---|---|---|---|---|---|
| **House prices** | £458,954 | 1.4% | 0.8% | 10.9% | 19.9% |
| **Transactions** | 2,111 | 1.1% | -16.5% | -41.1% | -37.9% |

## House Prices (August 2026 data)

### *Annual Change in House Prices*

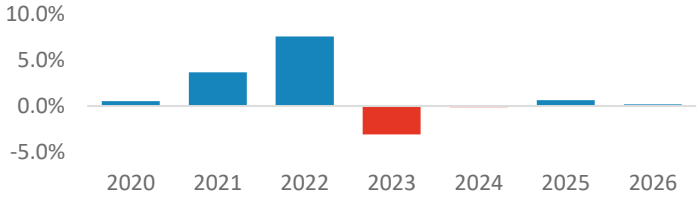



House prices in Sutton grew by 0.8% in the 12 months to August 2026 (based on 3-month smoothed data). By comparison national house prices grew by 0.9% and prices in London fell by 2.8% over the same period.

Sutton house prices are now 73.5% above their previous peak in 2007, compared to +72.9% for London and +59.3% across England.

Local prices have grown by 0.2% in 2026 so far, compared to growth of 0.6% over the same period in 2025.

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

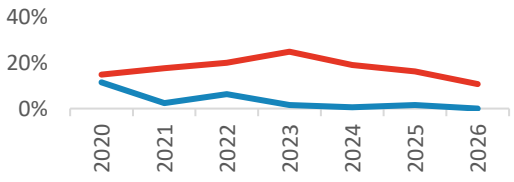



## Transactions (June 2026 data)

There were 2,111 transactions in Sutton during the 12 months to June 2026. This is 46% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

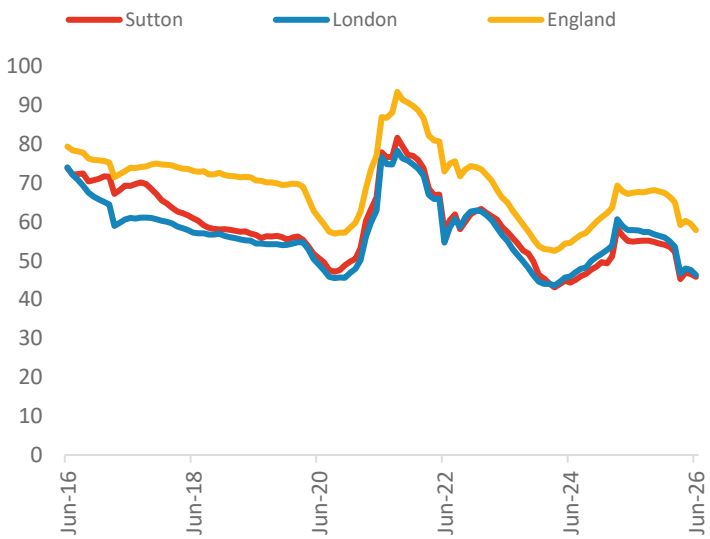
Transactions in Sutton have fallen by 38.8% since 2014, compared to changes of -39.5% for London and -24.7% for England.

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




*2026*
**Cash 10.7%**
**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*