

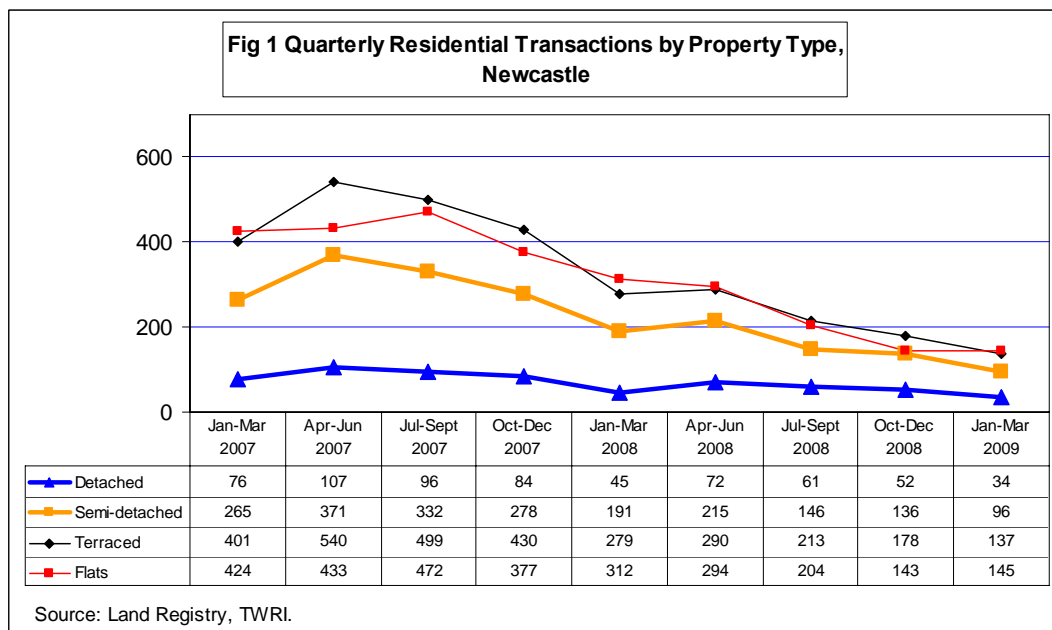
This bulletin provides a summary of Land Registry house price and transaction data¹ for Newcastle both before and during the credit crunch and subsequent recession.

The UK experienced two consecutive quarters of negative economic growth in the second half of 2008, meeting the widely accepted definition of a recession. This followed the UK housing market suffering from late 2007 as global concerns about the value of bank assets caused a sharp restriction of funding for the banks. In the UK, this credit crunch became apparent in September 2007 when the Bank of England gave emergency financial support to Northern Rock.

Comparing Q1 2007 to Q1 2009, in Newcastle:

Sale volumes for all four house types were substantially lower in Q1 2009. The largest absolute fall was for flats (-279), closely followed by terraced houses (-264); this represented falls of just under two-thirds for each type. The overall number of transactions was 65% lower. In comparison, the overall average sale price fell by 7.9%. By type, the largest fall was for detached houses (down 30.4%), terraced fell by 7.7% and flats and semis both fell by 4.3%.

Transactions by Type - Time Series



Comparing Q1 2007 to Q1 2009, in the North East:

Sale volumes for terraced houses and for flats were each down by three-quarters. The falls for detached and semi-detached houses were each about 72%. Overall, transactions in the North East were down by 74%. The average sale price fell by 4.7%, overall. By type, the largest fall was for detached houses (down 8.2%) and the smallest fall was for terraced (-3.2%). Regionally, average sale prices for detached and for terraced houses fell less steeply than in Newcastle. The regional fall for semis (-6.2%) was steeper, the fall for flats was the same (-4.3%); overall the regional fall was not as steep as Newcastle's.

Newcastle's Share of Tyne & Wear Sales by Type, January to March Quarter

**Table 1 Newcastle Share of Tyne and Wear Sales
(in January-March Quarter)**

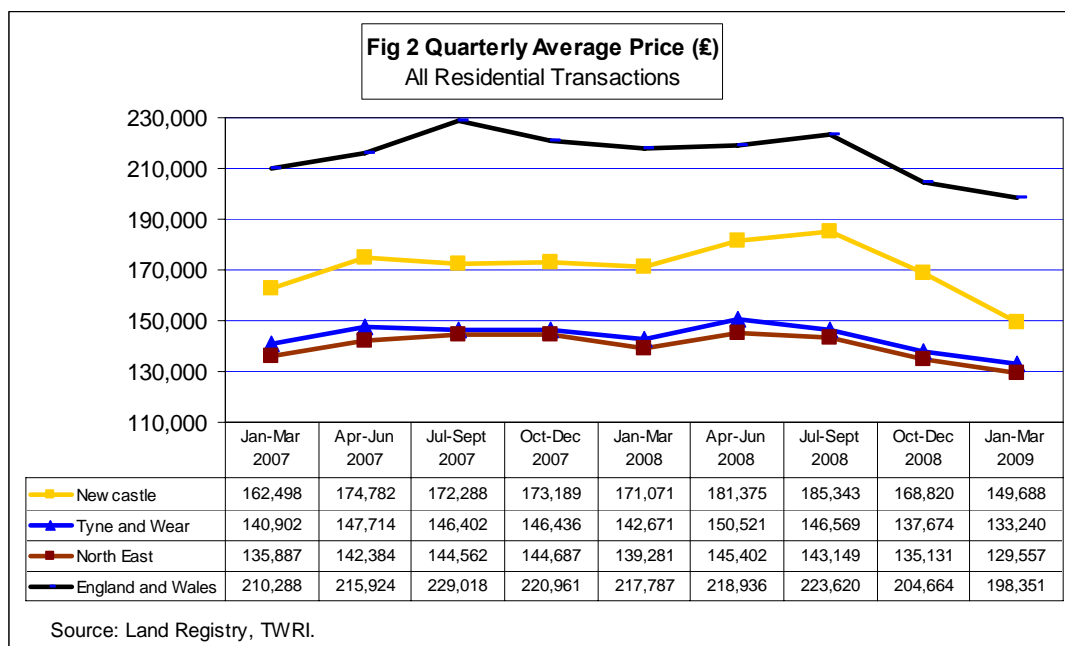
	2007	2008	2009
Detached	16.7%	19.8%	25.0%
Semi-Detached	18.9%	21.5%	22.2%
Terraced	22.2%	22.9%	25.7%
Flat/Maisonette	32.0%	30.1%	47.2%
All	23.4%	24.5%	29.2%

Source: Land Registry, TWRI.

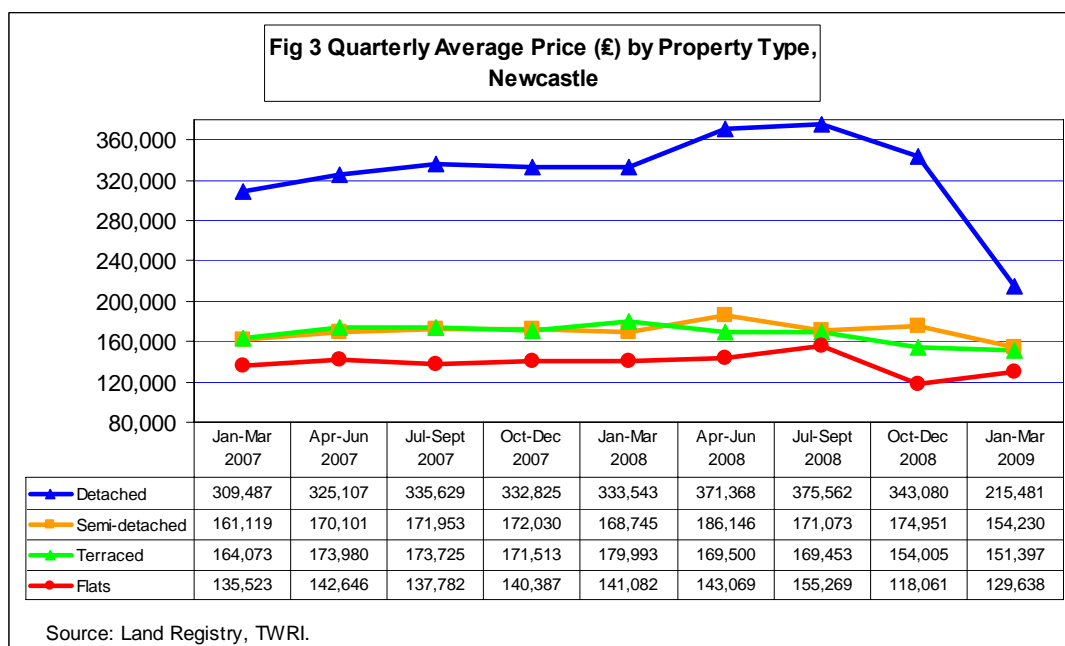
¹ Land Registry data are subject to revision and recent quarters should be considered provisional.

Overall House Prices Quarter 1 2009

- The average (mean) house price in Newcastle was £149,700, (Q1 2009; Land Registry data), £20,100, higher than in the North East (£129,600).²
- The average (mean) house price in Newcastle was 7.9% lower (-£12,800) in Q1 2009, compared with Q1 2007. The Tyne and Wear fall was 5.4% (-£7,700). The North East fall was 4.7% (-£6,300).



House Prices by Type, January to March Quarter



TWRI will be releasing a set of Annual House Price reports in July; a Tyne & Wear report and five District reports. The reports give an overview of the housing market³ in Tyne & Wear and its constituent Districts in 2007 and 2008. Comparisons are made with Tyne & Wear, the North East and, where possible, England & Wales. The Tyne and Wear report includes data on mortgage lending and information on house price to earnings ratios.

² Figures may not sum due to rounding.

³ For owner-occupiers.