

Reading

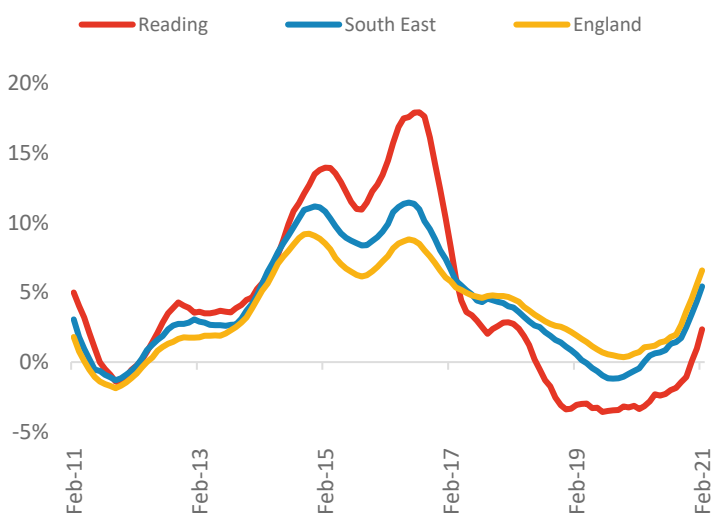
Powered by: **BuiltPlace**



	Current level	3 month	Annual	5 year	10 year
House prices	£305,754	2.6%	2.3%	6.6%	51.9%
Transactions	1,581	-3.8%	-28.2%	-48.2%	-22.8%

House Prices (February 2021 data)

Annual Change in House Prices

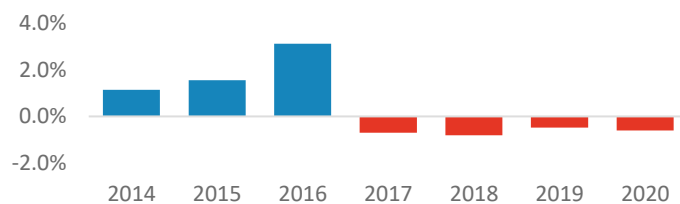


House prices in Reading grew by 2.3% in the 12 months to February 2021 (based on 6-month smoothed data). By comparison national house prices grew by 6.6% and prices in the South East grew by 5.4% over the same period.

Reading house prices are now 38.6% above their previous peak in 2007, compared to +42.8% for the South East and +36.1% across England.

Local prices have fallen by 0.6% in 2021 so far, compared to a fall of 0.5% over the same period last year.

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

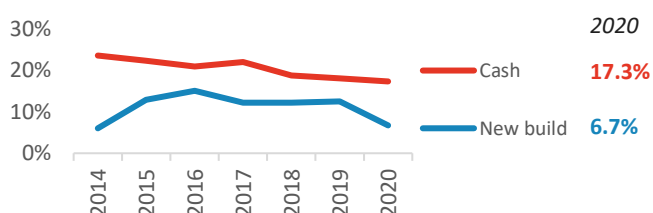


Transactions (December 2020 data)

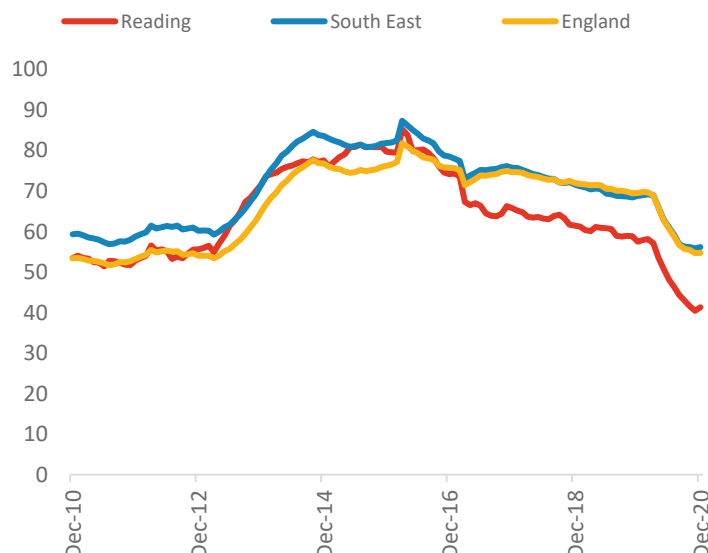
There were 1,581 transactions in Reading during the 12 months to December 2020. This is 41% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Reading have fallen by 46.8% since 2014, compared to changes of -32.8% for the South East and -28.7% for England.

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



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



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