

## West Berkshire

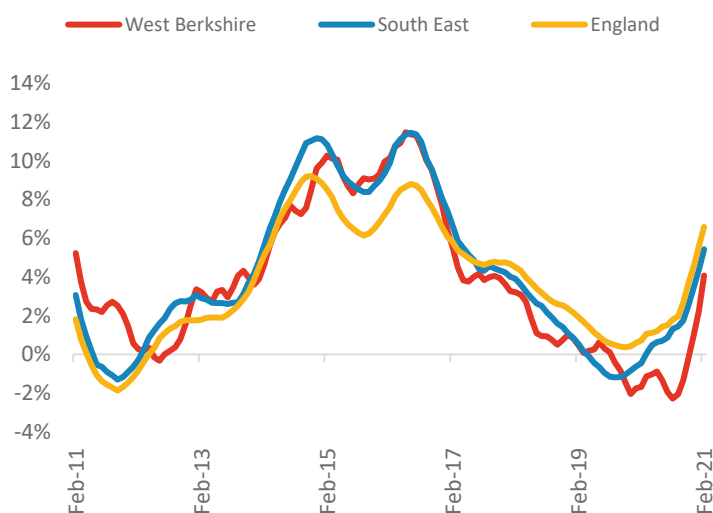
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	Current level	3 month	Annual	5 year	10 year
House prices	£372,063	3.7%	4.1%	11.9%	47.1%
Transactions	1,839	1.2%	-13.3%	-33.6%	-9.9%

### House Prices (February 2021 data)

#### Annual Change in House Prices

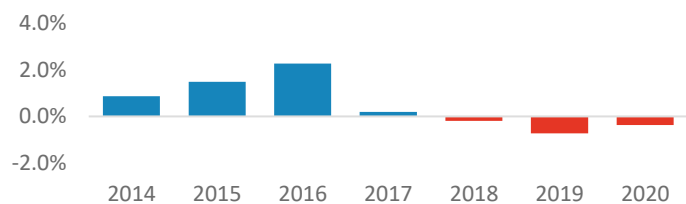


House prices in West Berkshire grew by 4.1% in the 12 months to February 2021 (based on 6-month smoothed data). By comparison national house prices grew by 6.6% and prices in the South East grew by 5.4% over the same period.

West Berkshire house prices are now 39.1% above their previous peak in 2007, compared to +42.8% for the South East and +36.1% across England.

Local prices have fallen by 0.4% in 2021 so far, compared to a fall of 0.7% over the same period last year.

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

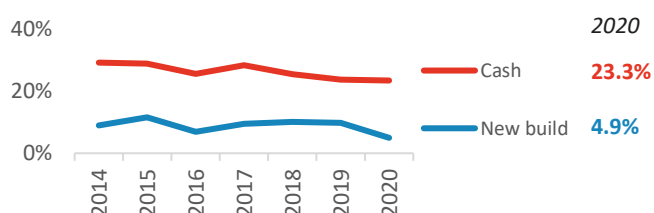


### Transactions (December 2020 data)

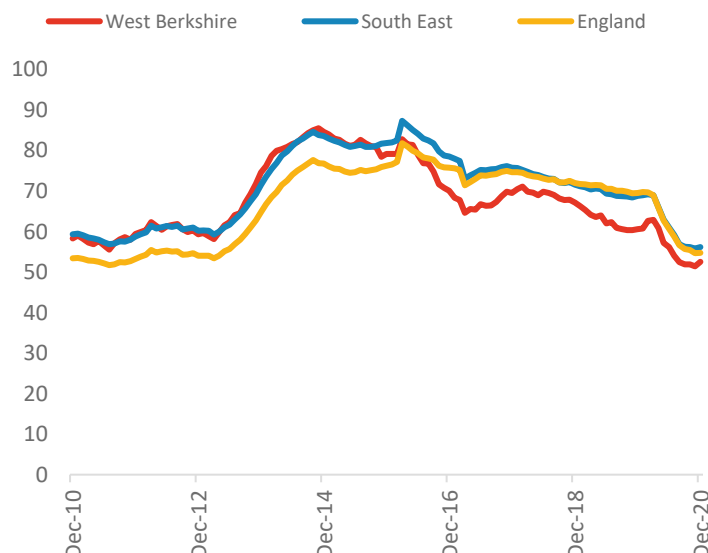
There were 1,839 transactions in West Berkshire during the 12 months to December 2020. This is 53% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in West Berkshire have fallen by 37.9% 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