

## Wokingham

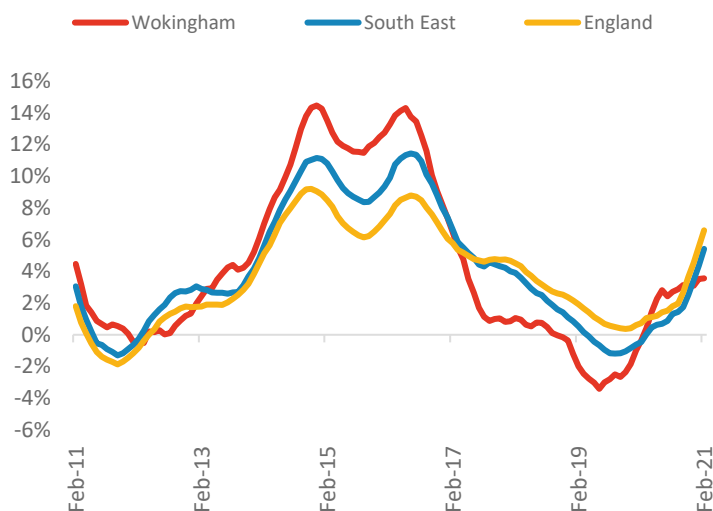
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	Current level	3 month	Annual	5 year	10 year
House prices	£416,164	1.3%	3.6%	8.8%	52.5%
Transactions	2,156	-5.8%	-26.9%	-29.5%	-2.0%

### House Prices (February 2021 data)

#### Annual Change in House Prices



House prices in Wokingham grew by 3.6% 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.

Wokingham house prices are now 43.4% above their previous peak in 2007, compared to +42.8% for the South East and +36.1% across England.

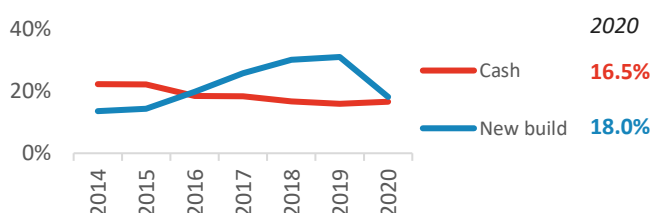
Local prices have grown by 0.3% in 2021 so far, compared to a fall of 1.2% over the same period last year.

### Transactions (December 2020 data)

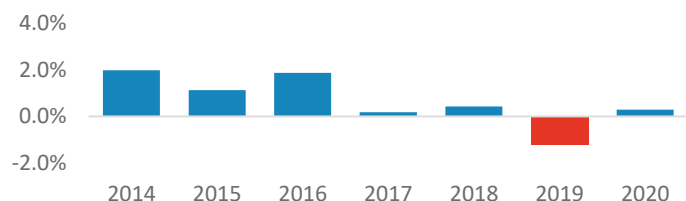
There were 2,156 transactions in Wokingham during the 12 months to December 2020. This is 59% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Wokingham have fallen by 31.8% since 2014, compared to changes of -32.8% for the South East and -28.7% for England.

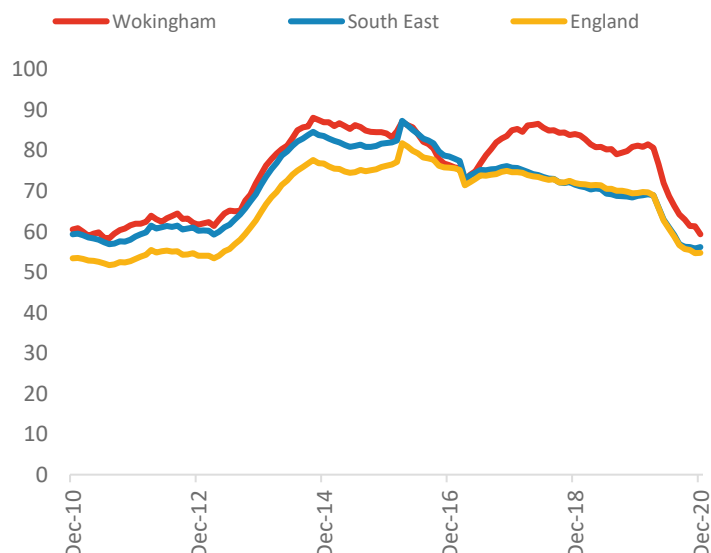
#### Cash and New Build Sales as % of Total, by Year



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



#### 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