

West Berkshire

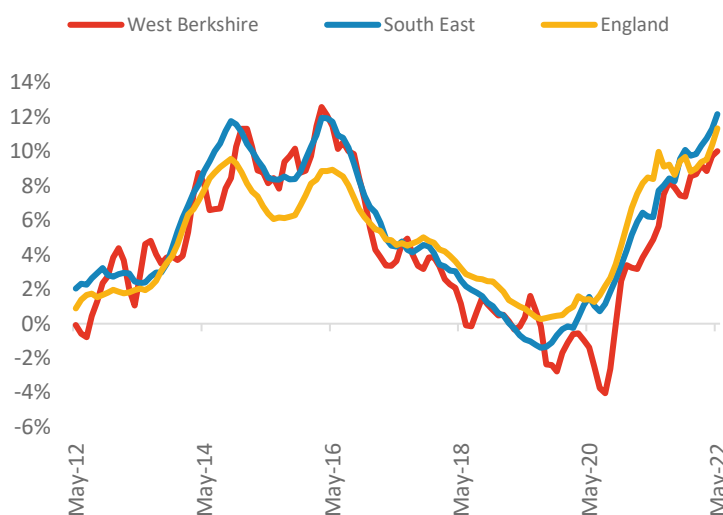
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	Current level	3 month	Annual	5 year	10 year
House prices	£394,538	0.7%	10.0%	15.5%	60.5%
Transactions	2,326	-17.6%	1.3%	2.8%	6.6%

House Prices (May 2022 data)

Annual Change in House Prices

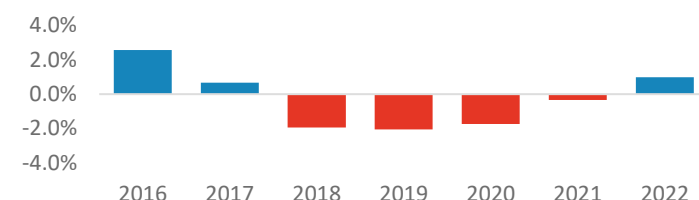


House prices in West Berkshire grew by 10.0% in the 12 months to May 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the South East grew by 12.2% over the same period.

West Berkshire house prices are now 49.9% above their previous peak in 2007, compared to +61.2% for the South East and +53.6% across England.

Local prices have grown by 1.0% in 2022 so far, compared to a fall of 0.3% over the same period last year.

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

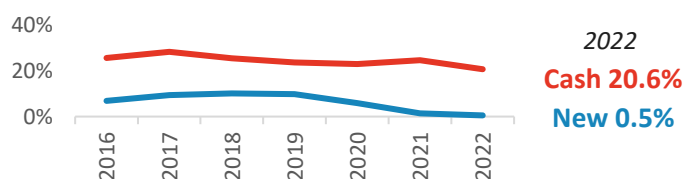


Transactions (March 2022 data)

There were 2,326 transactions in West Berkshire during the 12 months to March 2022. This is 66% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in West Berkshire have fallen by 21.5% since 2014, compared to changes of -17.1% for the South East and -13.6% for England.

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



* 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.

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

