

November 2022 Housing Market Report

West Berkshire

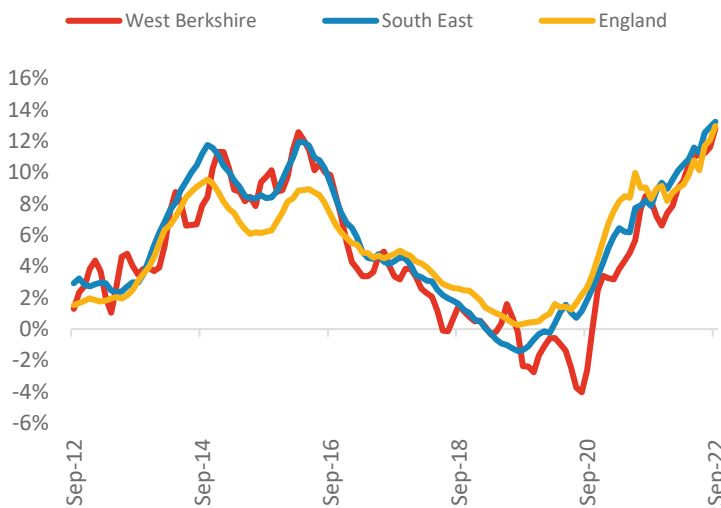
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	Current level	3 month	Annual	5 year	10 year
House prices	£420,200	3.6%	12.8%	17.8%	63.8%
Transactions	2,016	-15.5%	-29.5%	-13.3%	-6.5%

House Prices (September 2022 data)

Annual Change in House Prices

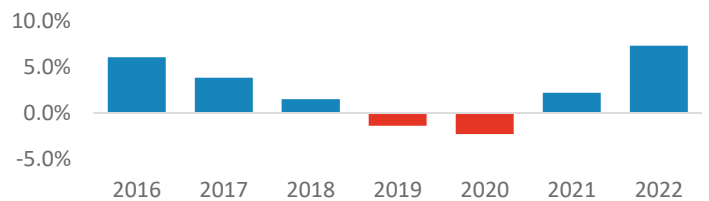


House prices in West Berkshire grew by 12.8% in the 12 months to September 2022 (based on 3-month smoothed data). By comparison national house prices grew by 13.0% and prices in the South East grew by 13.2% over the same period.

West Berkshire house prices are now 57.6% above their previous peak in 2007, compared to +68.4% for the South East and +60.8% across England.

Local prices have grown by 7.4% in 2022 so far, compared to growth of 2.2% over the same period last year.

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

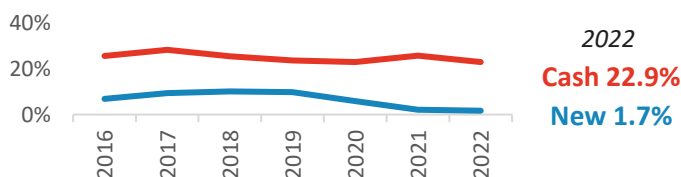


Transactions (July 2022 data)

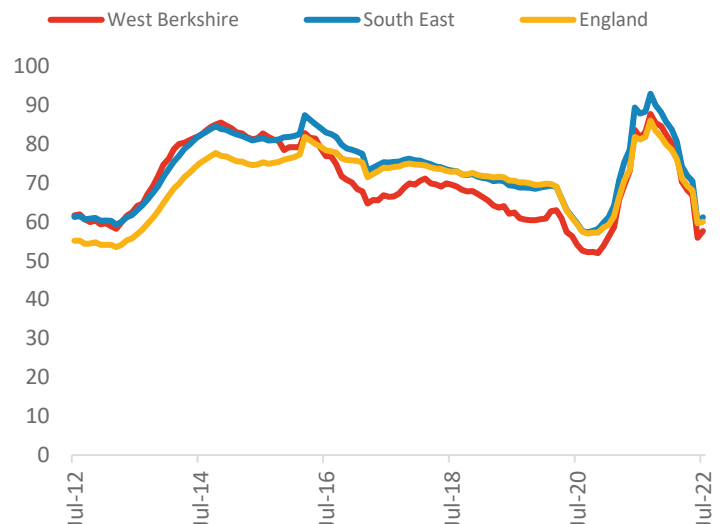
There were 2,016 transactions in West Berkshire during the 12 months to July 2022. This is 58% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in West Berkshire have fallen by 31.9% since 2014, compared to changes of -26.9% for the South East and -21.9% for England.

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



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



* 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.