

## Windsor and Maidenhead

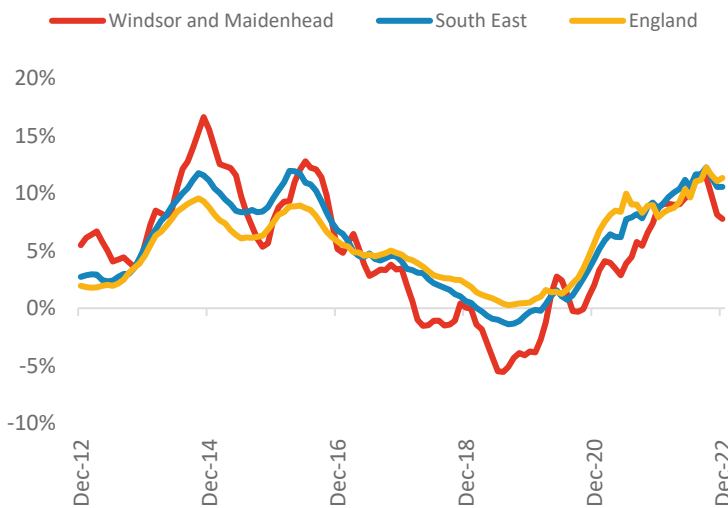


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|              | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £578,550      | 2.7%    | 7.8%   | 15.1%  | 64.6%   |
| Transactions | 1,971         | -4.9%   | -28.7% | -6.3%  | 4.8%    |

### House Prices (December 2022 data)

#### Annual Change in House Prices

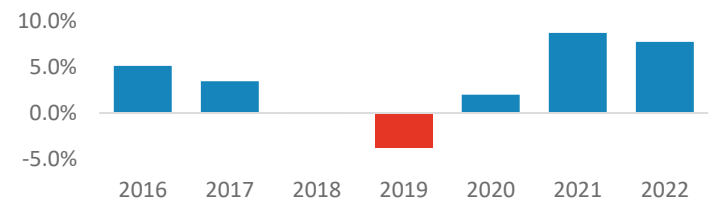


House prices in Windsor and Maidenhead grew by 7.8% in the 12 months to December 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the South East grew by 10.6% over the same period.

Windsor and Maidenhead house prices are now 61.4% above their previous peak in 2007, compared to +69.1% for the South East and +61.9% across England.

Local prices have grown by 7.8% in 2022 so far, compared to growth of 8.8% over the same period last year.

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

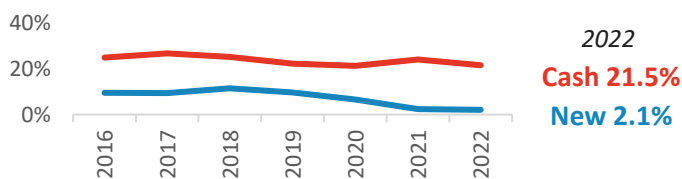


### Transactions (October 2022 data)

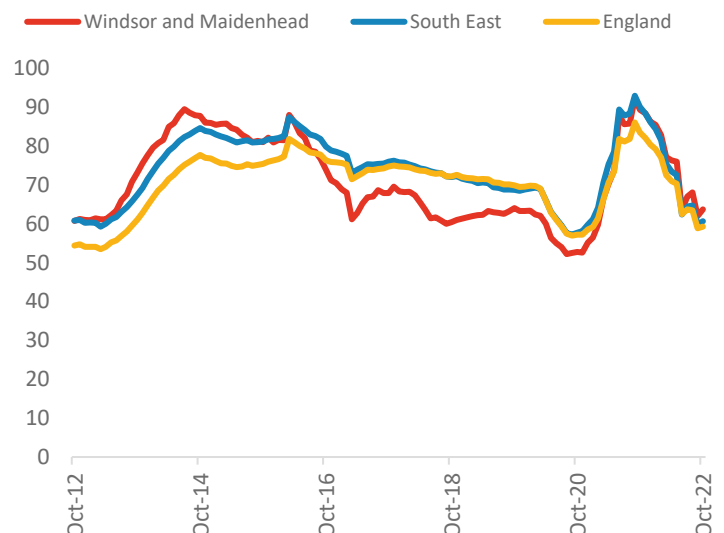
There were 1,971 transactions in Windsor and Maidenhead during the 12 months to October 2022. This is 64% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Windsor and Maidenhead have fallen by 25.9% since 2014, compared to changes of -27.5% for the South East and -22.8% 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.