

# January 2024 Housing Market Report

## West Berkshire

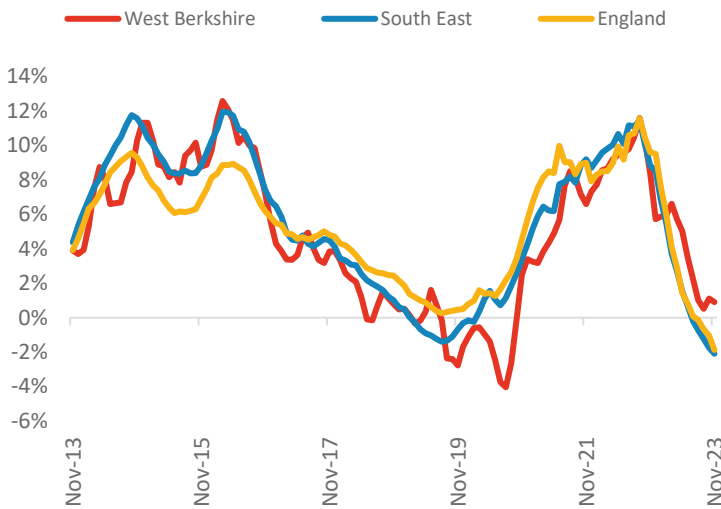


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	Current level	3 month	Annual	5 year	10 year
House prices	£406,023	1.3%	0.9%	16.2%	56.4%
Transactions	1,849	-11.0%	-13.8%	-22.5%	-21.4%

### House Prices (November 2023 data)

#### Annual Change in House Prices

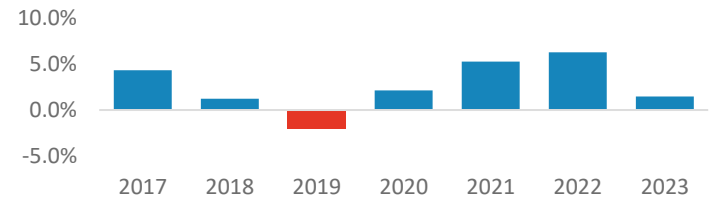


House prices in West Berkshire grew by 0.9% in the 12 months to November 2023 (based on 3-month smoothed data). By comparison national house prices fell by 1.9% and prices in the South East fell by 2.1% over the same period.

West Berkshire house prices are now 57.4% above their previous peak in 2007, compared to +62.7% for the South East and +56.6% across England.

Local prices have grown by 1.5% in 2023 so far, compared to growth of 6.3% over the same period in 2022.

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

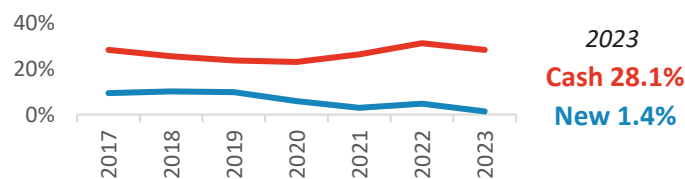


### Transactions (September 2023 data)

There were 1,849 transactions in West Berkshire during the 12 months to September 2023. 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 37.6% since 2014, compared to changes of -39.7% for the South East and -35.3% 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)

