

Lettings Market

Thatcham

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As part of our customer service promise, we invest time and energy into helping our clients make informed decisions. Our market reports take an analytical approach in presenting latest insight on the UK property market, with a more detailed focus on the Thatcham market. Talk to us to learn more.



BROOKE HAMERSTON-SHEPHERD | LETTINGS MANAGER

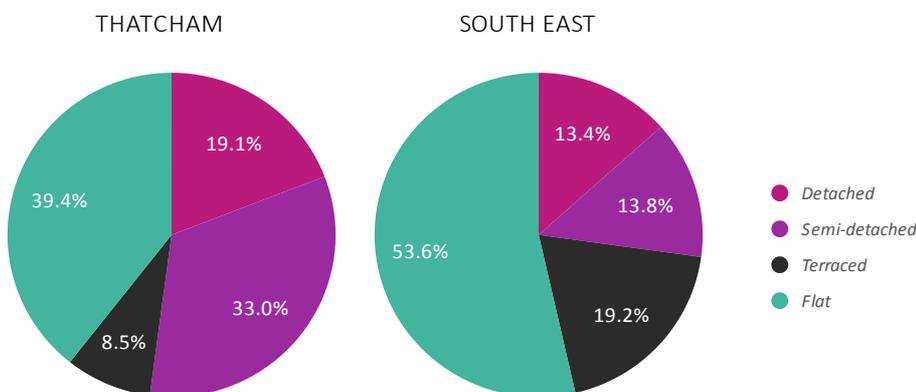
Thatcham | Lettings Prices

LETS BY PROPERTY TYPE

	Detached	Semi-detached	Terraced	Flat/Apartment
Proportion of lets last 12 months	19.1%	33%	8.5%	39.4%
Average price achieved last 12 months	£1,854	£1,552	£1,327	£1,080
Average price change per square foot				
1 year	15%	0.2%	11.4%	2.3%
3 years	7.8%	27.8%	30%	17.3%
6 years	45.8%	41%	54%	32.8%

Source: Dataloft Rental Market Analytics by PriceHubble

PROFILE OF HOMES LET OVER THE LAST 12 MONTHS



Source: Dataloft Rental Market Analytics by PriceHubble

Local Summary

Over the last 12 months the average rent achieved for homes let in Thatcham was £1,374 per month. This is a 4% change on the previous 12 month period.

39% of homes let in the past 12 months were flats, achieving an average rental value of £1,080 per month. Houses achieved an average rent of £1,606 per month.

15% of renters are aged between 40 and 49.

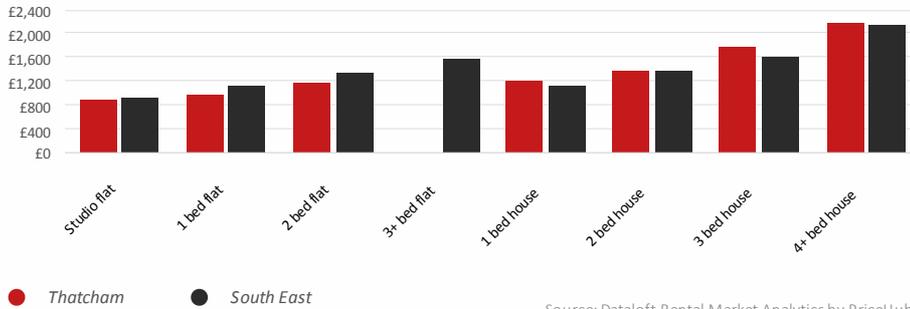
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AVERAGE MONTHLY RENT BY BEDROOM OVER THE LAST 12 MONTHS



National Market

Rental market

The average void period dropped from 24 days in November to 23 days in December (Goodlord).

Rents are forecast to increase by 3-4% over 2025 as slower growth in large cities is offset by faster growth in more affordable markets (Zoopla).

The average rent in December was £1,317, up 2.6% year on year (HomeLet).

Economy

The Bank of England has cut interest rates from 4% to 3.75% - the lowest level since February 2023.

Monthly GDP fell by 0.1% in the three months to October, following growth of 0.1% in September 2025 (ONS).

The Consumer Prices Index (CPI) rose by 3.2% in the 12 months to November 2025, down from 3.6% in October (ONS).

THATCHAM GROSS YIELDS

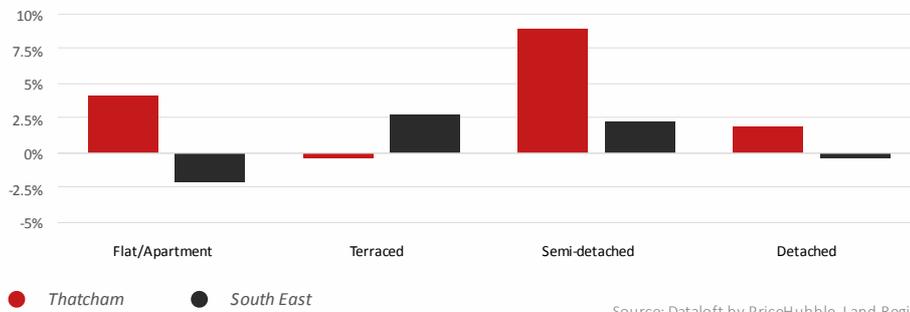
OVER THE LAST 12 MONTHS AVERAGE



Thatcham | Sales and Prices

ANNUAL CHANGE IN AVERAGE PRICE BY PROPERTY TYPE OVER THE LAST 12 MONTHS

Price per square foot



Want to Know More?



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We'd love to hear from you at our branch. Get in touch!

