

# Sales Market

Reading

Chancellors





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 Reading market. Talk to us to learn more.



ROBERT PENFORD | SENIOR SALES MANAGER

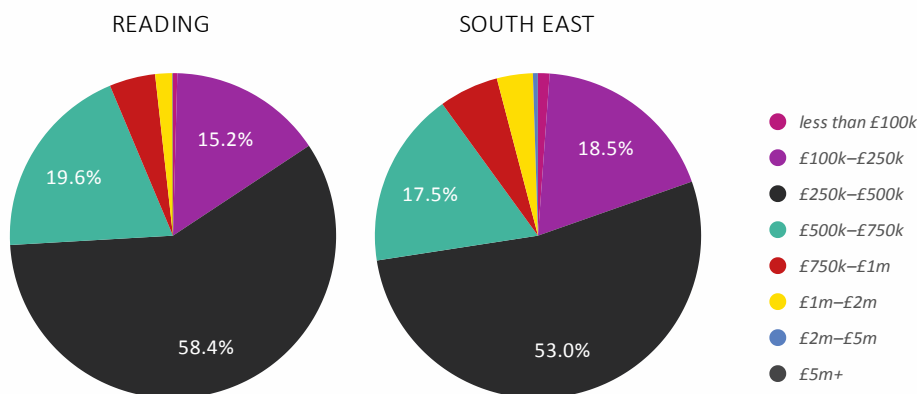
## Reading | Sales Prices

### SALES BY PROPERTY TYPE

	Detached	Semi-detached	Terraced	Flat/Apartment
				
Number of sales last 12 months	682	975	1,114	714
Average price achieved last 12 months	£637,199	£450,145	£347,225	£218,792
Average price change per square foot				
1 year	0.7%	2.4%	0.1%	-4.7%
5 years	13.9%	17.7%	15.2%	-1.9%
10 years	27.2%	31.2%	25.8%	2%

Source: Dataloft by PriceHubble, Land Registry, MHCLG

### SALES BY PRICE BAND OVER THE LAST 12 MONTHS



Source: Dataloft by PriceHubble, Land Registry, MHCLG

### Local Summary

Over the last 12 months the average sales price in **Reading** was **£377,595**. The average price on a per square foot basis was **£419**.

The highest value recorded by the Land Registry over the past 12 months was **£845,000** for a flat and **£2,486,160** for a house.

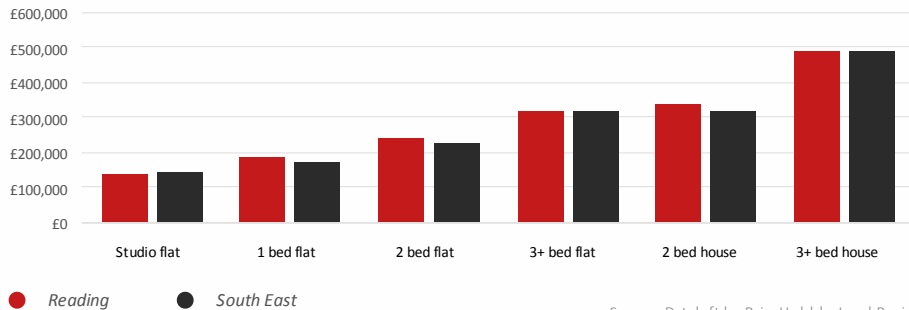
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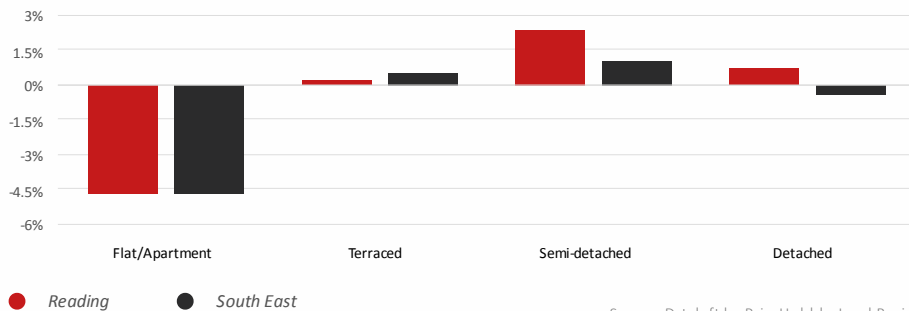
### AVERAGE PRICES BY BEDROOM OVER THE LAST 12 MONTHS



Source: Dataloft by PriceHubble, Land Registry

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

Price per square foot



Source: Dataloft by PriceHubble, Land Registry

### KEY MARKET METRICS OVER THE LAST 12 MONTHS

	Average Values	Change [%]	Number of Transactions	Change [%]
Reading	€377,595	-0.6%	3,485	-15.9%
South East	€373,033	-0.8%	120,120	-14.2%
England & Wales	€275,946	-2.3%	757,409	-15.9%

Source: Dataloft by PriceHubble, Land Registry, MHCLG

## National Market

### House prices

Over the last 12 months the average sales price in Reading was **£377,595**, the total value of sales was **£1.19bn**.

### Economy

The Bank of England held interest rates at 3.75% in April, as uncertainty over the Iran war continues.

### Transactions

There were 104,070 transactions in March, down by 41% year-on-year (HMRC).

### Demand

There were 63,531 mortgage approvals in March which is just 0.8% lower than a year ago (Bank of England).

### Investment

The average void period increased from 22 to 24 days in April (Goodlord).

## Want to Know More?



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

