

# 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

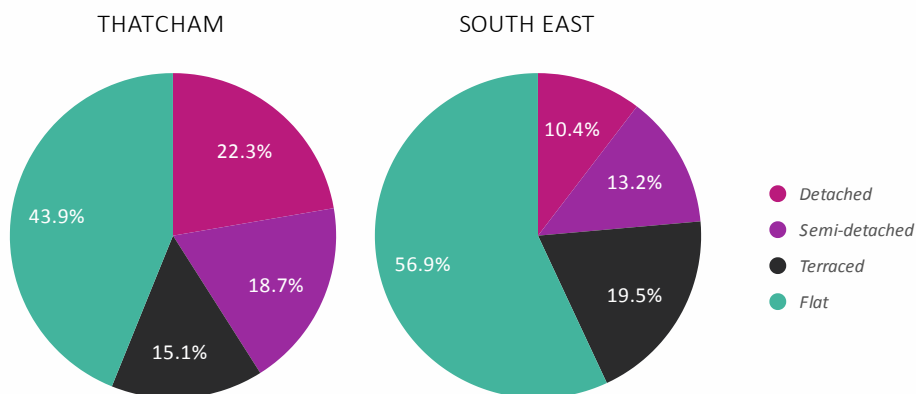
## Thatcham | Lettings Prices

### LETS BY PROPERTY TYPE

	Detached	Semi-detached	Terraced	Flat/Apartment
<b>Proportion of lets last 12 months</b>	22.3%	18.7%	15.1%	43.9%
<b>Average price achieved last 12 months</b>	£1,840	£1,627	£1,391	£1,080
<b>Average price change per square foot</b>				
1 year	-1.1%	-3.3%	-0.6%	-3.2%
3 years	38.6%	18.5%	13.6%	17.4%
6 years	51.5%	44.9%	44.9%	37.9%

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 £1,365 per month. This is a -3% change on the previous 12 month period.

44% 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 £1,638 per month.

19% of renters are aged between 40 and 49.

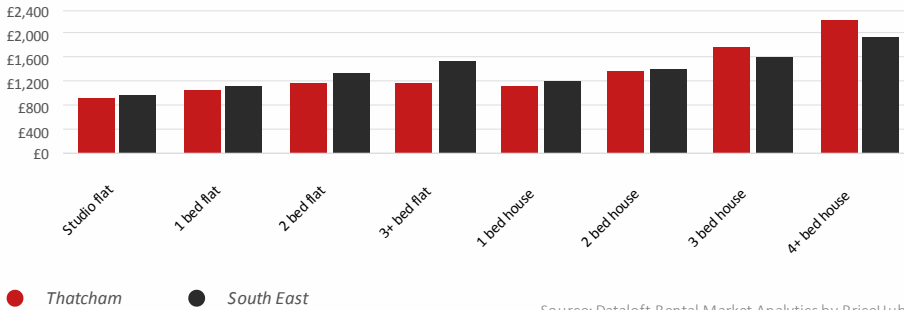
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## Thatcham | Lettings Prices

### AVERAGE MONTHLY RENT BY BEDROOM OVER THE LAST 12 MONTHS



## National Market

### Rental market

The average void period increased from 22 to 24 days in April (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 April was £1,325, up 2.1% year on year (HomeLet).

### Economy

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

Monthly GDP grew by 0.5% in February 2026, following a growth of 0.1% in January (ONS).

CPI inflation rose by 3.3% in the 12 months to March 2026, up from 3.0% in February (ONS).

### THATCHAM GROSS YIELDS

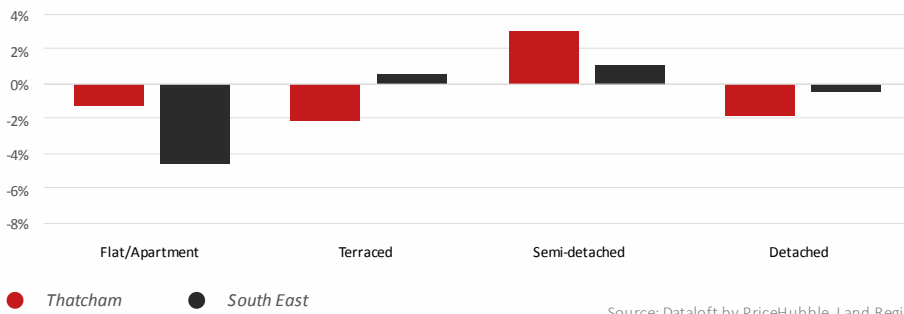
OVER THE LAST 12 MONTHS AVERAGE

All properties **5.4%** Flats **6.8%** Houses **5.2%**

## 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?



### BROOKE HAMERSTON-SHEPHERD

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

