

Sales Market

Thatcham

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 Thatcham market. Talk to us to learn more.



LAUREN MOORCROFT | SALES MANAGER

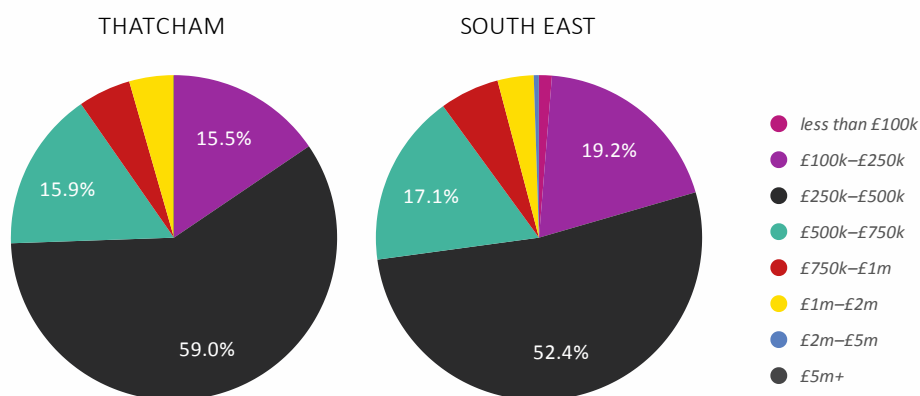
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SALES BY PROPERTY TYPE

	Detached	Semi-detached	Terraced	Flat/Apartment
				
Number of sales last 12 months	149	161	131	56
Average price achieved last 12 months	£646,719	£375,008	£322,421	£194,731
Average price change per square foot				
1 year	-1.8%	3.9%	-2.3%	-2.3%
5 years	10.5%	21.5%	10.3%	4.1%
10 years	26.6%	33.3%	22.8%	11.6%

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 **Thatcham** was **£394,603**. The average price on a per square foot basis was **£408**.

The highest value recorded by the Land Registry over the past 12 months was **£577,500** for a flat and **£1,950,000** for a house.

Sales Market

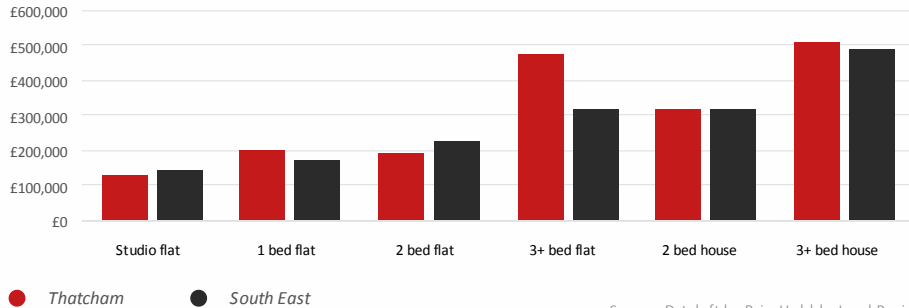
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National Market

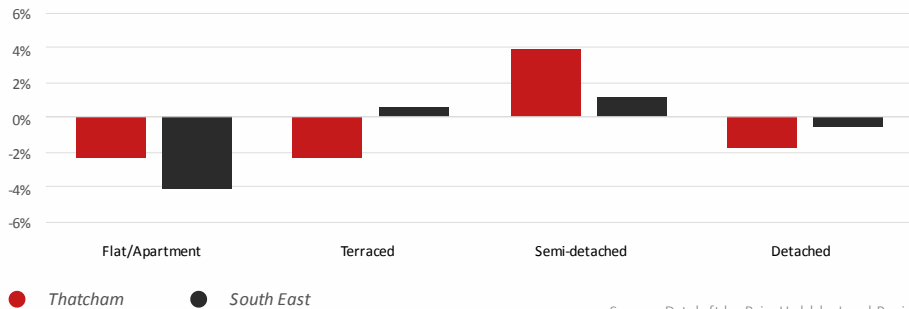
AVERAGE PRICES BY BEDROOM OVER THE LAST 12 MONTHS



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 [%]
Thatcham	£394,603	-0.2%	497	-26.6%
South East	£373,605	-0.7%	108,110	-29%
England & Wales	£278,242	-1.5%	692,869	-28.6%

Source: Dataloft by PriceHubble, Land Registry, MHCLG

House prices

Over the last 12 months the average sales price in Thatcham was **£394,603**. the total value of sales was **£208m**.

Economy

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

Transactions

There were 101,030 transactions in April, up 53% year-on-year, reflecting the sharp drop in April 2025 following SDLT threshold changes (HMRC).

Demand

There were 65,945 mortgage approvals in April, up 3% on March and 8% higher 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?



LAUREN MOORCROFT
Sales Manager

01635953268
thatcham.sales@chancellors.co.uk
chancellors.co.uk
56 The Broadway, Thatcham, RG19 3HP

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

