

# Sales Market

Hay on Wye

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 Hay on Wye market. Talk to us to learn more.



CHRIS DORSETT | SALES MANAGER

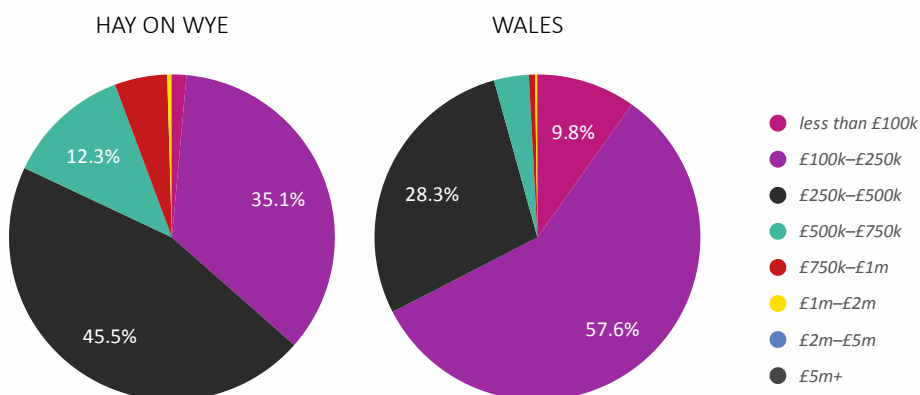
## Hay on Wye | Sales Prices

### SALES BY PROPERTY TYPE

	Detached	Semi-detached	Terraced	Flat/Apartment
<b>Number of sales</b> last 12 months	96	52	56	7
<b>Average price achieved</b> last 12 months	£412,785	£263,113	£231,175	£160,354
<b>Average price change</b> per square foot				
1 year	0.1%	0.1%	5.9%	-33.2%
5 years	37.7%	25.9%	42.9%	-5.7%
10 years	56.7%	51.3%	65.2%	-24.6%

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 **Hay on Wye** was **£303,773**. The average price on a per square foot basis was **£271**.

The highest value recorded by the Land Registry over the past 12 months was **£465,000** for a flat and **£1,015,000** for a house.

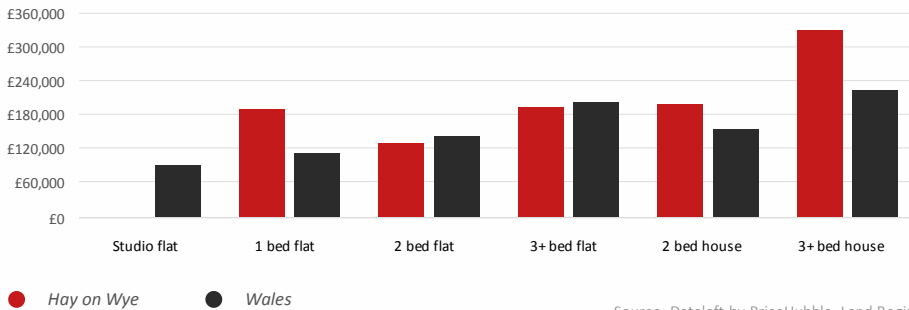
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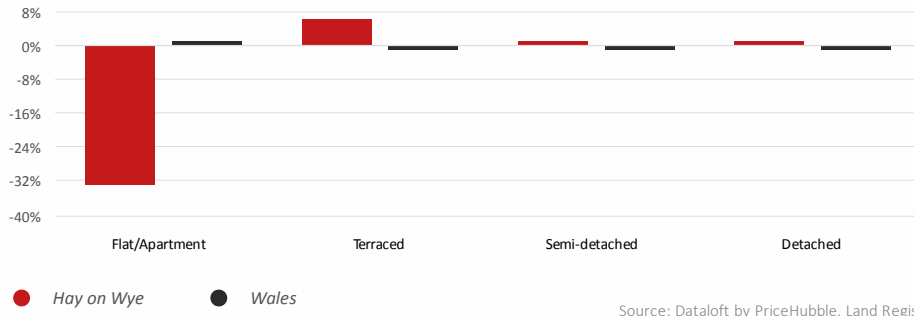
## Hay on Wye | Sales Prices

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



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

Price per square foot



### KEY MARKET METRICS OVER THE LAST 12 MONTHS

	Average Values	Change [%]	Number of Transactions	Change [%]
Hay on Wye	£303,773	-1.6%	211	-22.7%
Wales	£196,380	-0.5%	30,966	-27.3%
England & Wales	£270,315	-2%	601,215	-27.8%

Source: Dataloft by PriceHubble, Land Registry, MHCLG

## National Market

### House prices

Over the last 12 months the average sales price in Hay on Wye was **£303,773**, the total value of sales was **£68.5m**.

### Economy

The Bank of England has reduced interest rates to 4.75%, down from 5%. This marks the second cut since 2020.

### Transactions

There were 100,410 transactions in October, a 21% rise compared to a year earlier (HMRC).

### Demand

There were 68,303 mortgage approvals in October which is 42% higher than a year ago (Bank of England).

### Investment

Average void periods lengthened from 15 days in September to 19 days in October - an increase of 27% (Goodlord).

## Want to Know More?



**CHRIS DORSETT**

Sales Manager

01497828263

hayonwye.sales@chancellors.co.uk

chancellors.co.uk

16a Castle Street, Hay-On-Wye, Hereford, HR3 5DF

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

