

# Sales Market

Lightwater

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 Lightwater market. Talk to us to learn more.



MARTIN JAKINS | SALES DIRECTOR

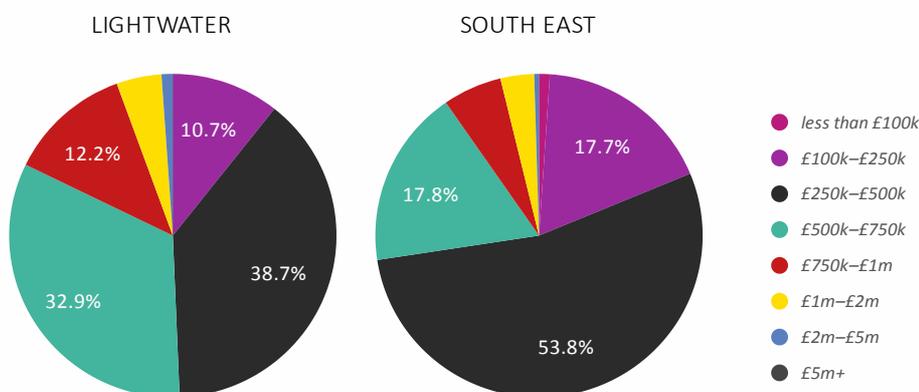
## Lightwater | Sales Prices

### SALES BY PROPERTY TYPE

	Detached	Semi-detached	Terraced	Flat/Apartment
				
Number of sales last 12 months	185	113	93	59
Average price achieved last 12 months	£723,669	£499,103	£358,536	£220,059
Average price change per square foot				
1 year	-0.6%	4.5%	6.6%	14.3%
5 years	17.3%	16.4%	17.5%	6.7%
10 years	37.9%	38.2%	26.9%	22.5%

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 **Lightwater** was **£486,443**. The average price on a per square foot basis was **£497**.

The highest value recorded by the Land Registry over the past 12 months was **£410,000** for a flat and **£3,650,000** for a house.

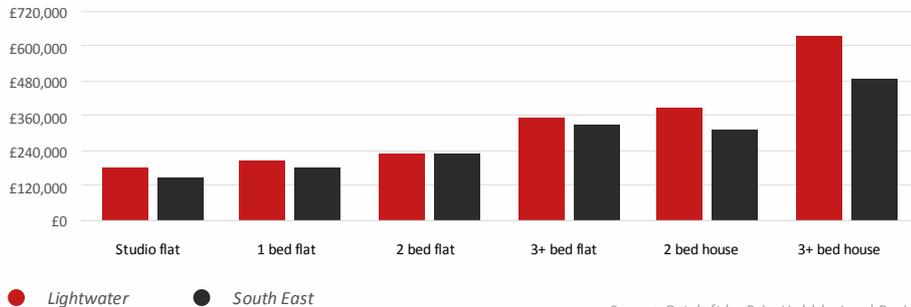
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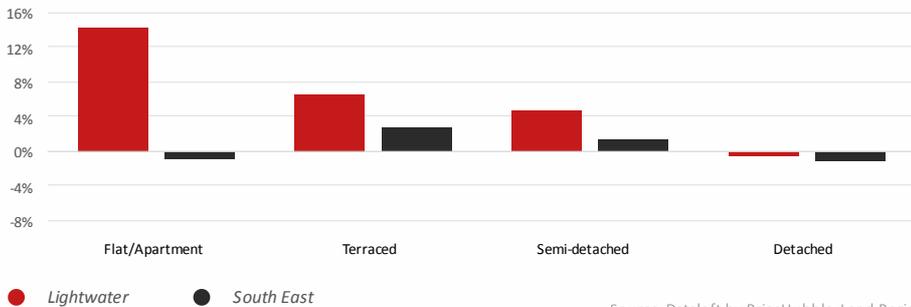
### AVERAGE PRICES BY BEDROOM OVER THE LAST 12 MONTHS



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 [%]
Lightwater	£486,443	3.1%	450	18.1%
South East	£379,105	0.8%	115,250	-5.6%
England & Wales	£282,222	2.6%	711,903	-8.6%

Source: Dataloft by PriceHubble, Land Registry, MHCLG

## National Market

### House prices

Over the last 12 months the average sales price in Lightwater was **£486,443**. the total value of sales was **£227m**.

### Economy

The Bank of England has cut interest rates by 25 basis points, bringing the base rate to 4.25%.

### Transactions

There were 64,680 transactions in April, representing a 64% month-on-month decrease following the end of the stamp duty holiday (HMRC).

### Demand

There were 60,463 mortgage approvals in April which is -2.1% lower than a year ago (Bank of England).

### Investment

Voids remained steady at 21 days in May for the third consecutive month, reflecting consistently strong demand across the market (Goodlord).

## Want to Know More?



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

