

# 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



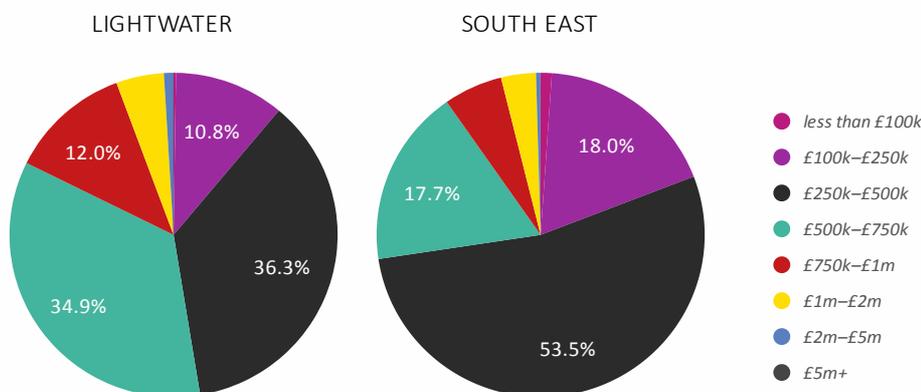
## Lightwater | Sales Prices

### SALES BY PROPERTY TYPE

|   | Detached  | Semi-detached   | Terraced   | Flat/Apartment  |
|---|---|---|--|---|
|   |  |  |  |  |
| <b>Number of sales</b><br>last 12 months        | <b>162</b>  | <b>118</b>  | <b>82</b>  | <b>62</b>   |
| <b>Average price achieved</b><br>last 12 months | <b>£744,673</b>   | <b>£507,742</b>   | <b>£381,195</b>  | <b>£223,590</b>   |
| <b>Average price change</b><br>per square foot  |   |   |  |   |
| 1 year  | <b>-0.3%</b>  | <b>-1.4%</b>  | <b>-2.8%</b>   | <b>4.1%</b>   |
| 5 years   | <b>14.1%</b>  | <b>14.8%</b>  | <b>12.8%</b>   | <b>3.6%</b>   |
| 10 years  | <b>29.3%</b>  | <b>32%</b>  | <b>21.9%</b>   | <b>8%</b>   |

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 **£493,395**. The average price on a per square foot basis was **£486**.

The highest value recorded by the Land Registry over the past 12 months was **£735,000** for a flat and **£3,650,000** for a house.

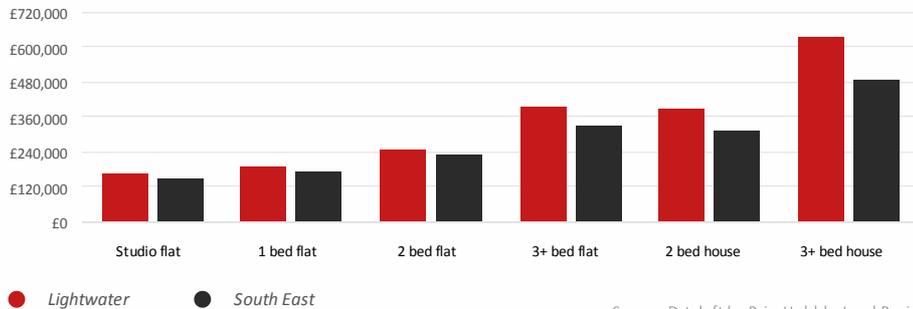
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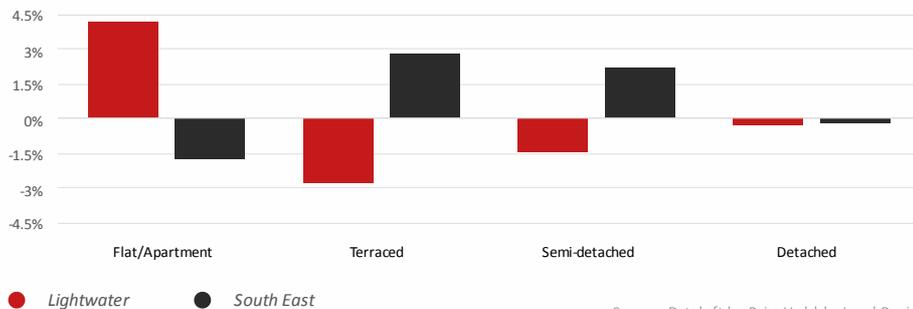
### AVERAGE PRICES BY BEDROOM OVER THE LAST 12 MONTHS



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      | €493,395       | -1.2%      | 424                    | 0.5%       |
| South East      | €376,949       | 1%         | 114,440                | -11.1%     |
| England & Wales | €282,254       | 2.2%       | 715,586                | -12.9%     |

Source: Dataloft by PriceHubble, Land Registry, MHCLG

## National Market

### House prices

Over the last 12 months the average sales price in Lightwater was **£493,395**, the total value of sales was **£223m**.

### Economy

The Bank of England has held interest rates at 4% in its November meeting.

### Transactions

There were 95,980 transactions in September, a 3.7% rise year-on-year (HMRC).

### Demand

There were 65,944 mortgage approvals in September which is 0.5% higher than a year ago (Bank of England).

### Investment

The average void period lengthened in October, rising from 16 days in September to 21 days (Goodlord).

## Want to Know More?



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

