

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 | SENIOR SALES MANAGER



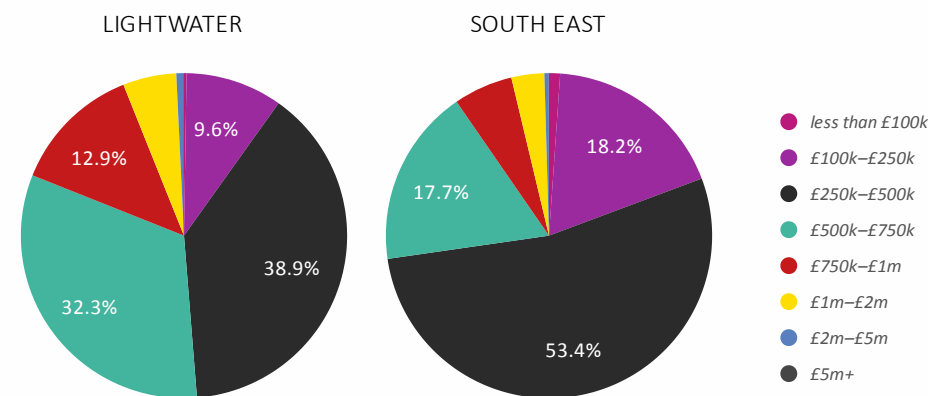
Lightwater | Sales Prices

SALES BY PROPERTY TYPE

	Detached	Semi-detached	Terraced	Flat/Apartment
				
Number of sales last 12 months	148	117	68	63
Average price achieved last 12 months	£746,217	£509,685	£386,377	£250,772
Average price change per square foot				
1 year	-2.7%	0.8%	0.7%	1.1%
5 years	9%	13.8%	13.4%	5.4%
10 years	25.6%	30.9%	24.9%	8.2%

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 **£506,420**. The average price on a per square foot basis was **£489**.

The highest value recorded by the Land Registry over the past 12 months was **£735,000** for a flat and **£2,550,000** for a house.

Sales Market

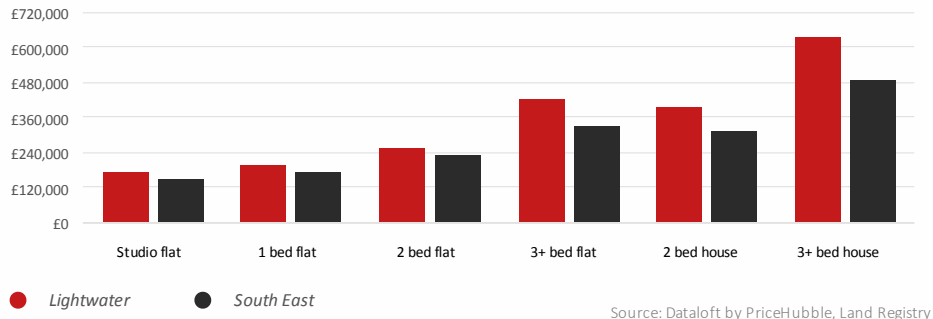
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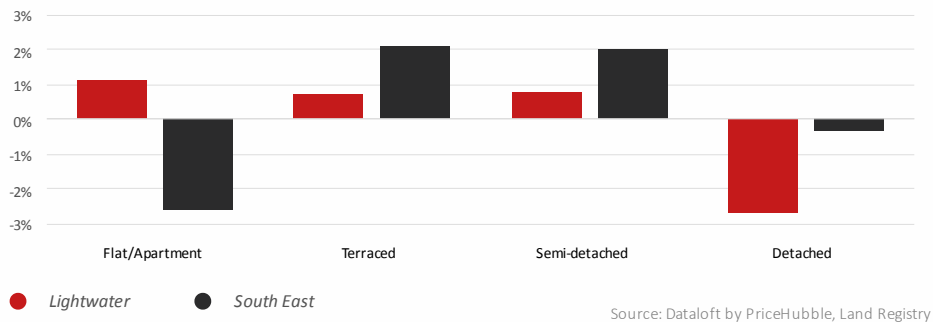
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National Market

AVERAGE PRICES BY BEDROOM OVER THE LAST 12 MONTHS



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



House prices

Over the last 12 months the average sales price in Lightwater was **£506,420**. the total value of sales was **£205m**.

Economy

The Bank of England has held interest rates at 3.75%, remaining at their lowest level since February 2023.

Transactions

There were 100,440 transactions in December, up 5% year-on-year (HMRC).

Demand

There were 61,013 mortgage approvals in December which is -8% lower than a year ago (Bank of England).

Investment

The average void period dropped from 24 days in November to 23 days in December (Goodlord).

KEY MARKET METRICS OVER THE LAST 12 MONTHS

	Average Values	Change [%]	Number of Transactions	Change [%]
Lightwater	£506,420	-0.6%	396	-15%
South East	£376,614	0.6%	113,941	-14.9%
England & Wales	£282,148	1.3%	717,368	-16.3%

Source: DataLoft by PriceHubble, Land Registry, MHCLG

Want to Know More?



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

