

# SHERBORNE MARKET INSIGHT 2019

## Market update

Prime property prices in Dorset and South Somerset fell by 0.2% on average between April and June 2019 and are currently around 0.7% lower than they were 12 months previously, Knight Frank data shows. Price performance and activity is increasingly tied to the political and economic outlook and uncertainty here has made discretionary buyers and sellers more cautious. There are signs pent-up demand is building across prime markets in the South West, however. The average number of new applicants registering per Knight Frank office was the highest in more than five years in the second quarter. Meanwhile, the number of viewings conducted per office also hit a more than five-year high.

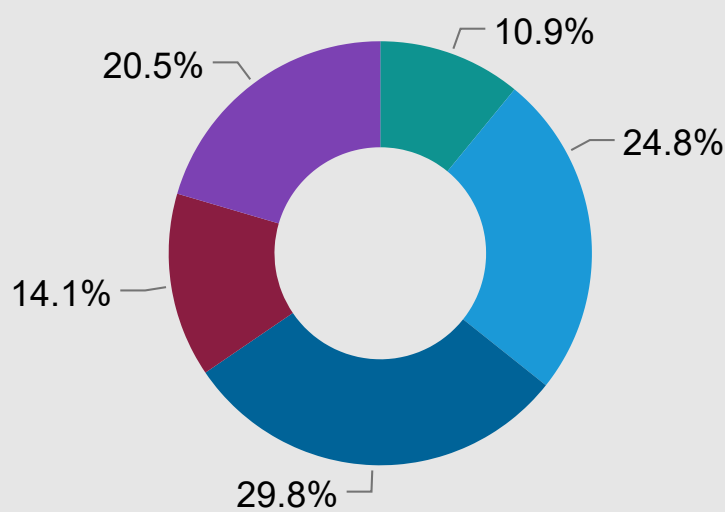
## Luke Pender-Cudlip, Head of Knight Frank's Sherborne Office

**"Not surprisingly, sentiment is the biggest driver of the market at the current time, with both buyers and sellers keeping a close watch on the political situation. In spite of this, we have seen good levels of demand. In particular, there has been renewed interest in the prime market for properties with a value of at least £1m. Such sales have accounted for 59% of the deals we have agreed so far in 2019, up from 26% last year. The most challenging aspect of the market has been a relative shortage of new properties being listed for sale in the most popular towns and villages."**

### Age of properties

Percentage of total housing stock

- Pre 1900
- 1900 to 1939
- 1945 to 1972
- 1973 to 1999
- 2000 to present

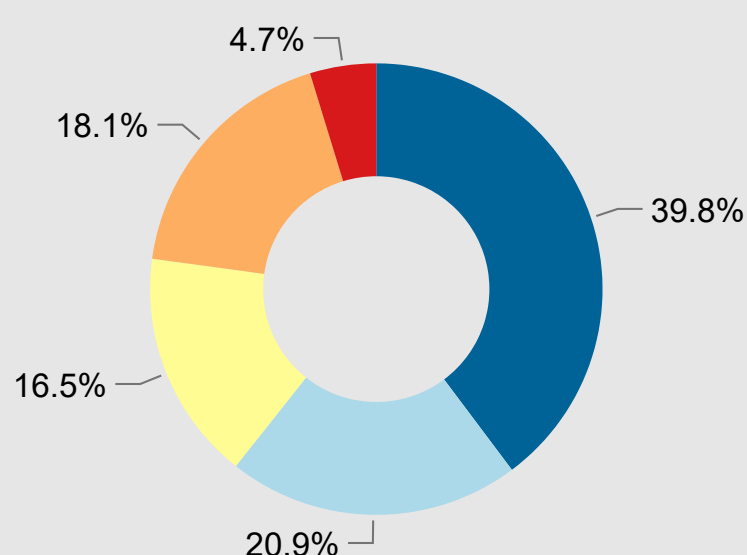


Source: Knight Frank Research / VOA

### Supply by price band

Listings breakdowns 12 months to Apr 2019

- £400k to £500k
- £500k to £600k
- £600k to £750k
- £750k to £1.5m
- Over £1.5m

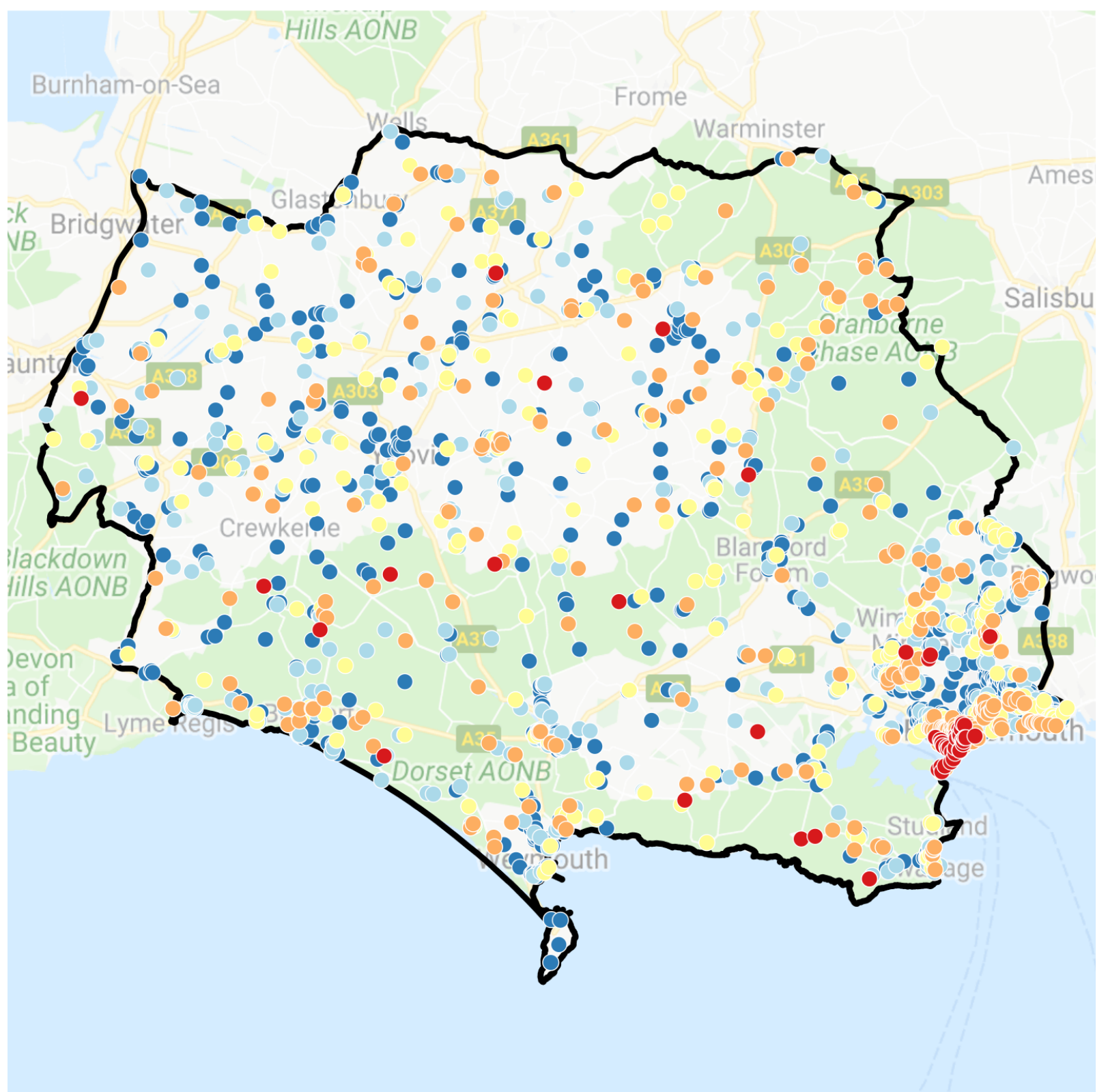


Source: Knight Frank Research / Rightmove

### Property Prices

Achieved prices in the last 12 months to Apr 2019, circles can represent multiple sales in the same postcode in which case highest value is displayed

- £400k to £500k
- £500k to £600k
- £600k to £750k
- £750k to £1.5m
- Over £1.5m

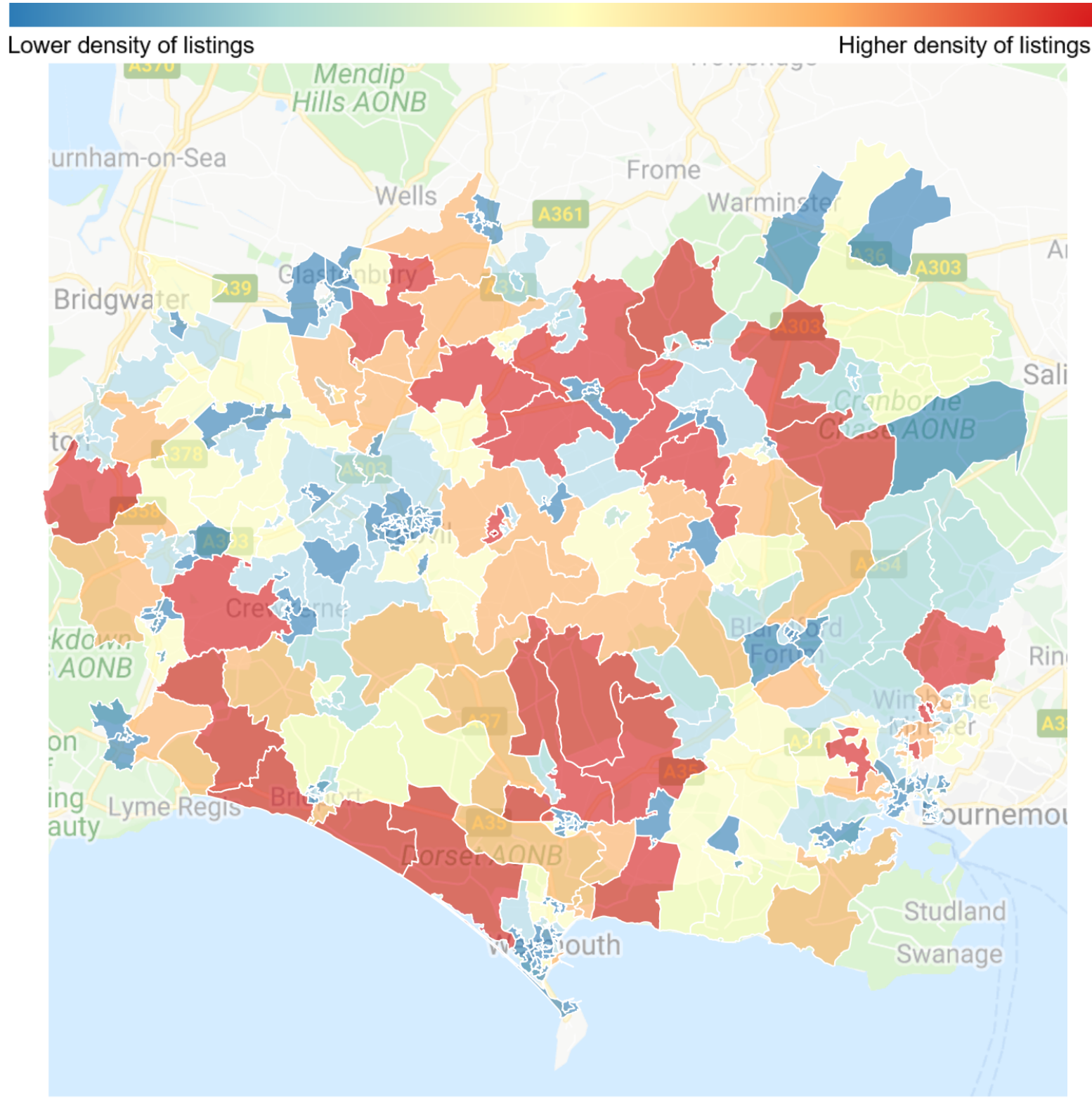




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## Where are properties most commonly available?

Density of listings above £400k over the last 12 months



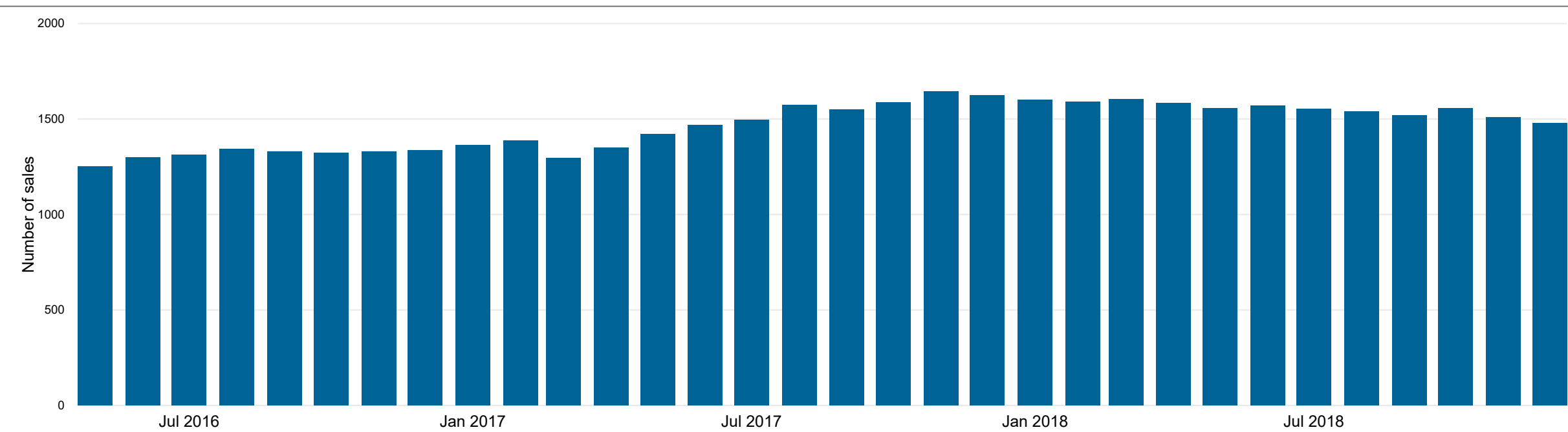
Source: Knight Frank Research / Rightmove

## Sales analysis by postcode

		Year to Feb 2017	Year to Feb 2018	Year to Feb 2019
Average Price	BA22	£570,304	£604,802	£526,817
	BA8	£560,286	£1,462,879	£584,450
	DT2	£629,600	£573,528	£611,482
	DT9	£609,447	£657,568	£610,593
Volume of Sales	BA22	46	56	66
	BA8	7	7	10
	DT2	103	102	114
	DT9	67	95	91

Source: Knight Frank Research / Land Registry

## Sales volumes above £400,000



Source: Knight Frank Research / Land Registry

## RESIDENTIAL RESEARCH



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## KNIGHT FRANK SALES

**Please get in touch**  
If you're thinking of buying or selling, or would just like some property advice, please get in touch.

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