



# BATH INSIGHT 2019

## Market update

The number of properties sold for £500,000 and above in Bath was 11.3% higher year-on-year over the 12 months to October 2018, according to an analysis of data from the Land Registry. A pick-up in activity comes alongside an adjustment in prime values in the market, which have fallen 1%

over the past 12 months and have slipped by nearly 4% over the past two years, according to Knight Frank data. Price performance is dependent on location, however. Generally speaking, property values in the city centre were fairly static on an annual basis while those located further out reported price falls.

## Sam Daniels, Bath city sales

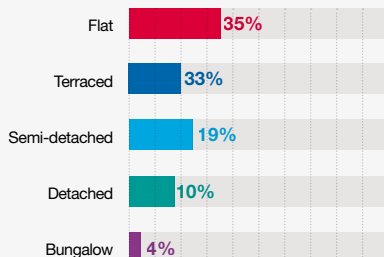
**"Rising sales volumes come in spite of the current level of political uncertainty and should serve to highlight the resilience of the market in the city. In the main, activity is needs-driven with schooling, relocation for work or other lifestyle changes the main reasons for moves. Stock levels also ticked upwards last year, with 15% more properties offered for sale compared with 2017. We expect well-presented and realistically priced properties will continue to transact this year."**

## Bath: Fact file

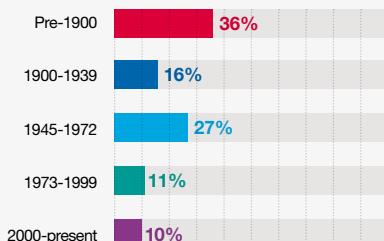
**-1.0%** Annual prime price change

**-0.9%** Quarterly prime price change

## STOCK BY PROPERTY TYPE



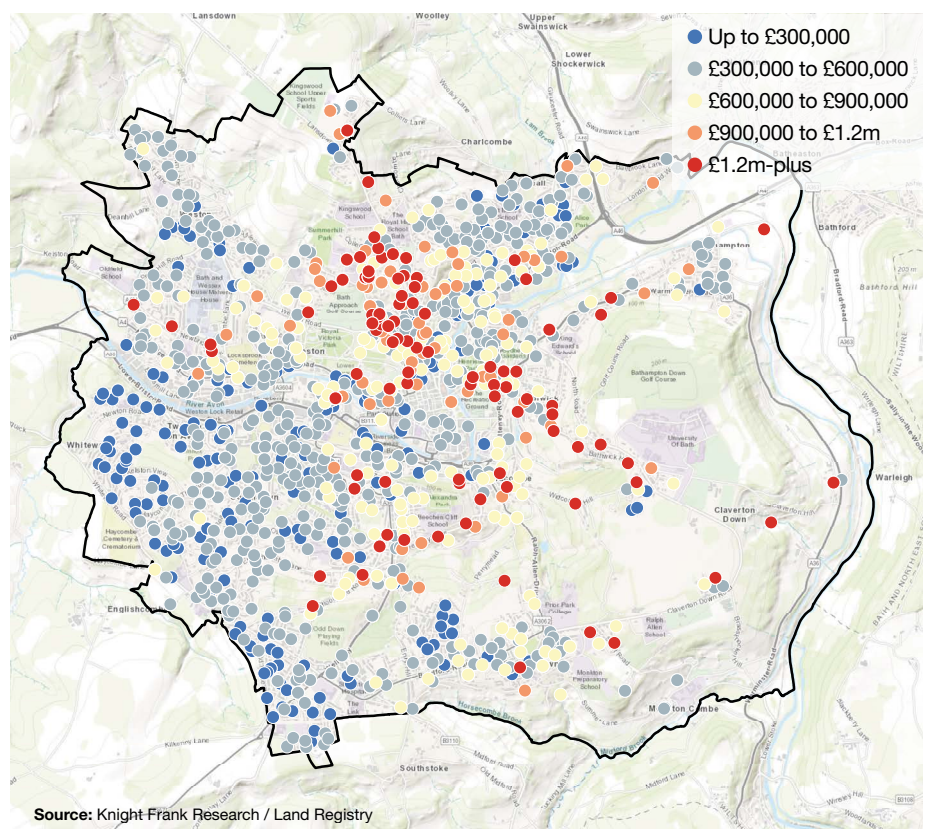
## AGE OF HOUSING STOCK



Source: Knight Frank Research / VOA

## Property prices in Bath and surrounding markets

Achieved prices, 12 months to September 2018. Circles can denote multiple sales in the same postcode, in which case the highest value is displayed



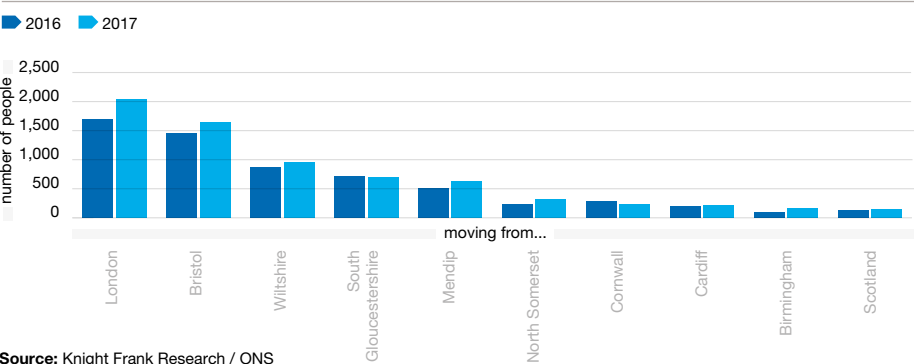
Source: Knight Frank Research / Land Registry



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Who moves to Bath and the surrounding area?

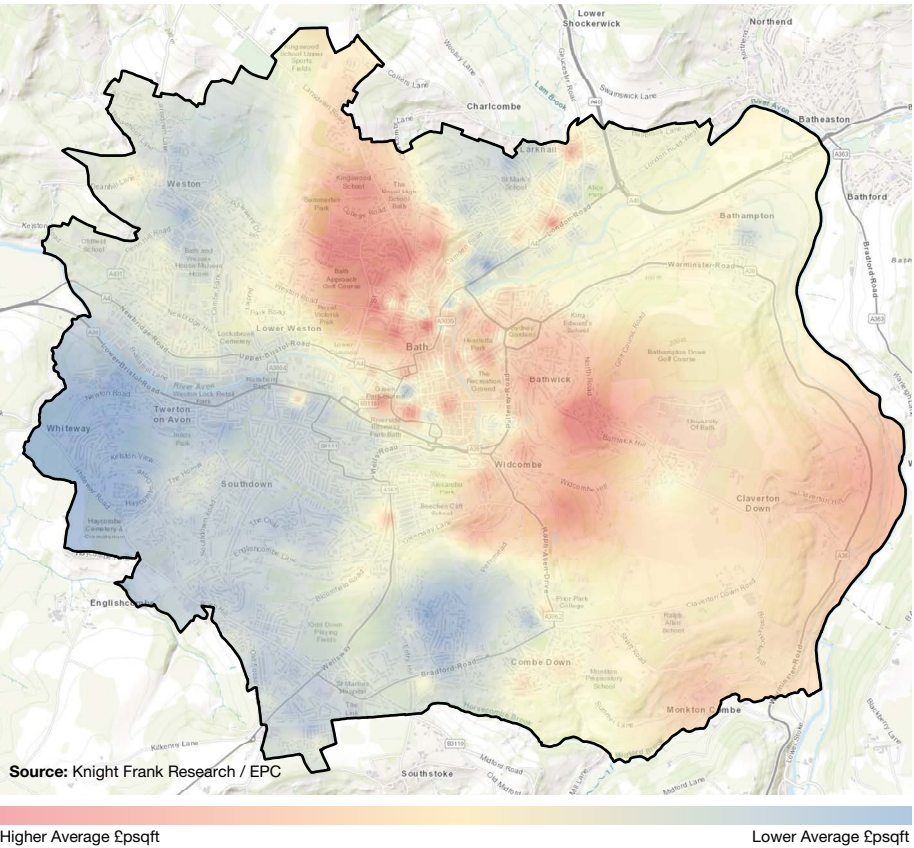
Internal migration, top 10 Local Authorities/Regions (2017 v 2016)



Source: Knight Frank Research / ONS

Average £psqft prices in Bath and surrounding markets

Based on achieved prices, year to September 2018



RESIDENTIAL RESEARCH



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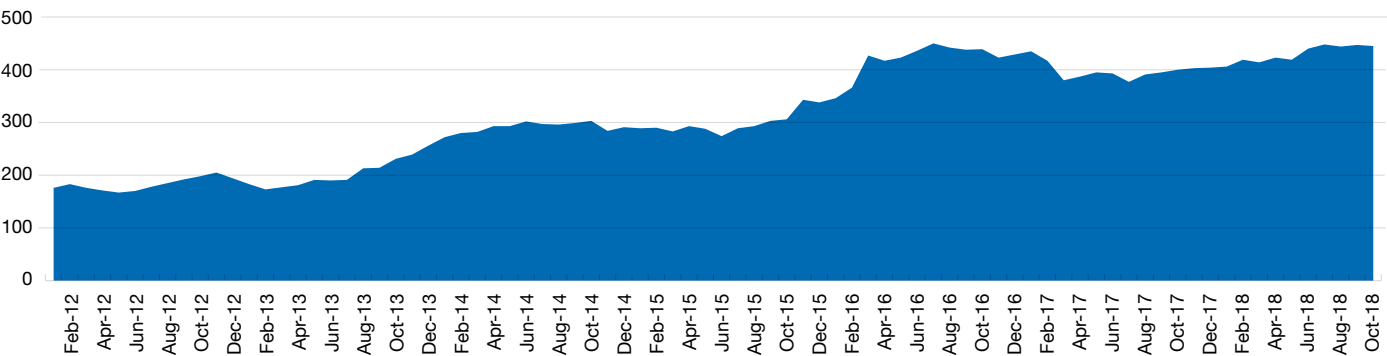
If you're thinking of moving, or would just like some property advice, please do get in touch



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Transaction volumes in Bath Rolling 12 monthly total sales volumes above £500,000



Source: Knight Frank Research / Land Registry