

# BATH MARKET INSIGHT 2019

## Market update

Pent-up demand continues to build across prime property markets as buyers respond to price adjustments, though some remain hesitant due to political uncertainty. The number of buyers currently looking to purchase a property through Knight Frank in Bath is 25% higher this year compared with last. Meanwhile, the number of property viewings has also risen, by 35% year-on-year, Knight Frank figures show, highlighting the strength of underlying demand. A pick-up in demand has come as values have adjusted to better reflect current market conditions with values in Bath down 0.4% annually over the year to September and 3% lower than three years previously, our index for the city shows.

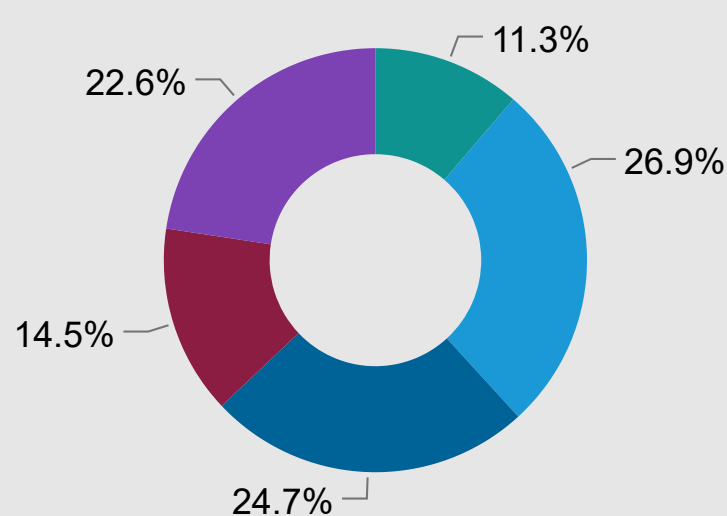
## Sam Daniels, Senior Negotiator, Bath City Sales

**“The market in Bath has proven resilient over the last 12 months, though a combination of current political uncertainty and higher purchase taxes means that buyers remain price sensitive. This is particularly the case in the market for family homes valued above £1.5 million. However, where sellers are being pragmatic with regards to pricing we continue to see good levels of interest and in some cases this has led to competitive bidding among buyers. Stock levels across the market are low, however, underlining the potentially advantageous position for active and new vendors whose properties are priced to reflect market conditions.”**

## Age of properties

As a percentage of total housing stock

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

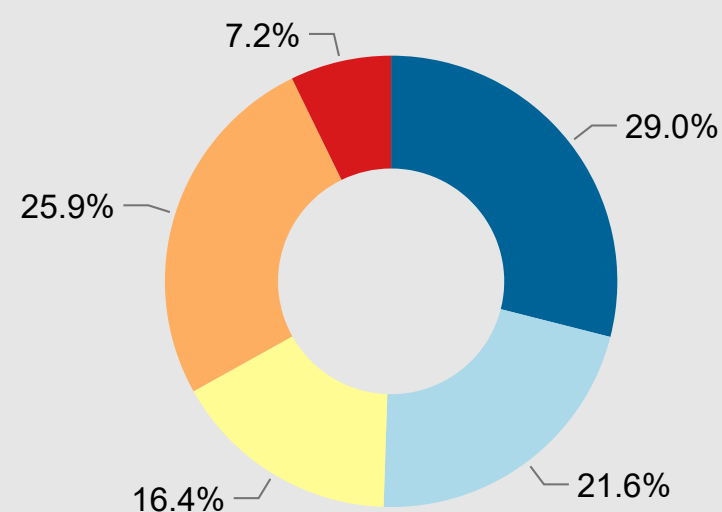


Source: Knight Frank Research / VOA

## Supply by price band

Listings breakdown, 12 months to August 2019

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

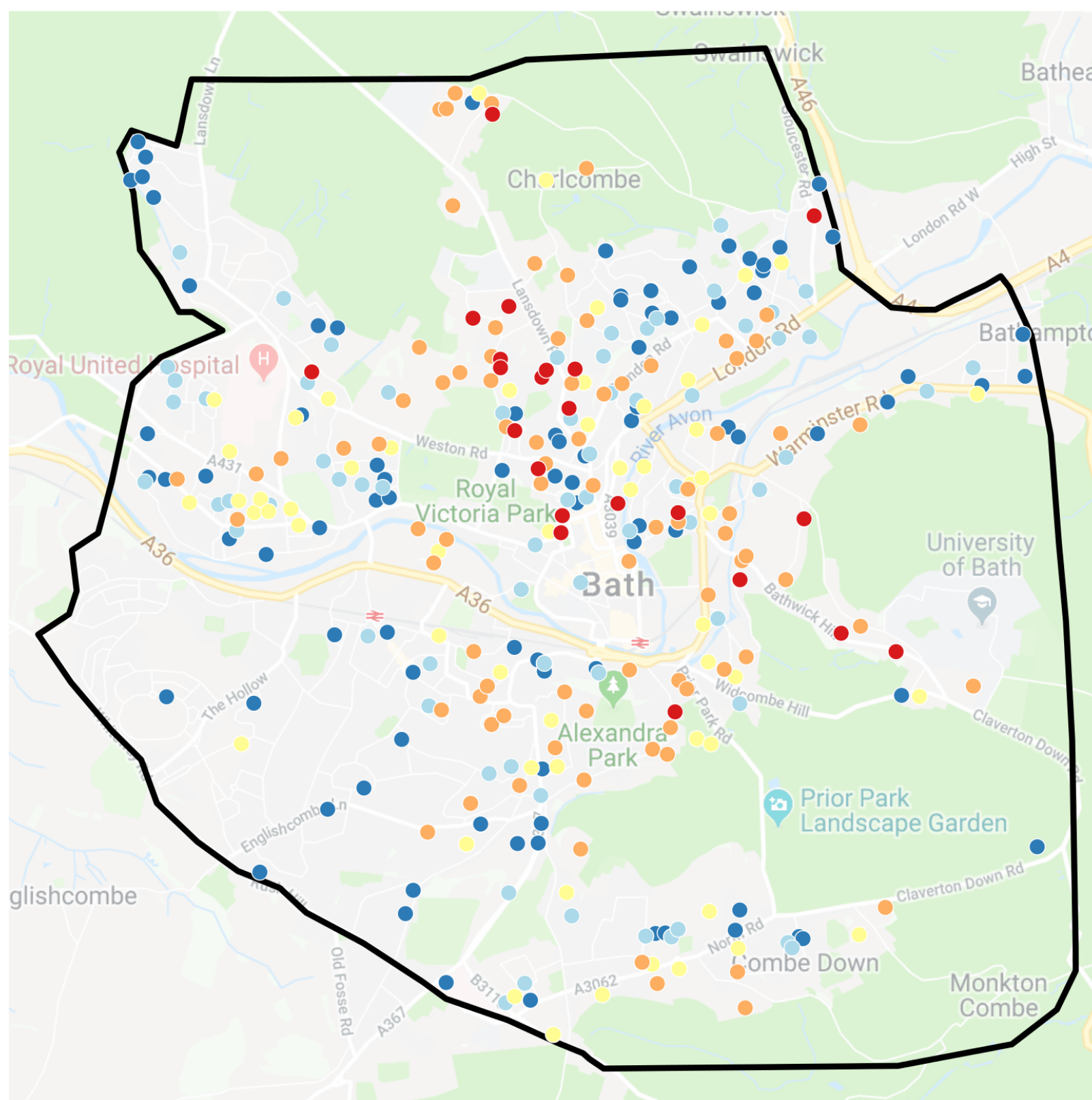


Source: Knight Frank Research / Rightmove

## Property Prices

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

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

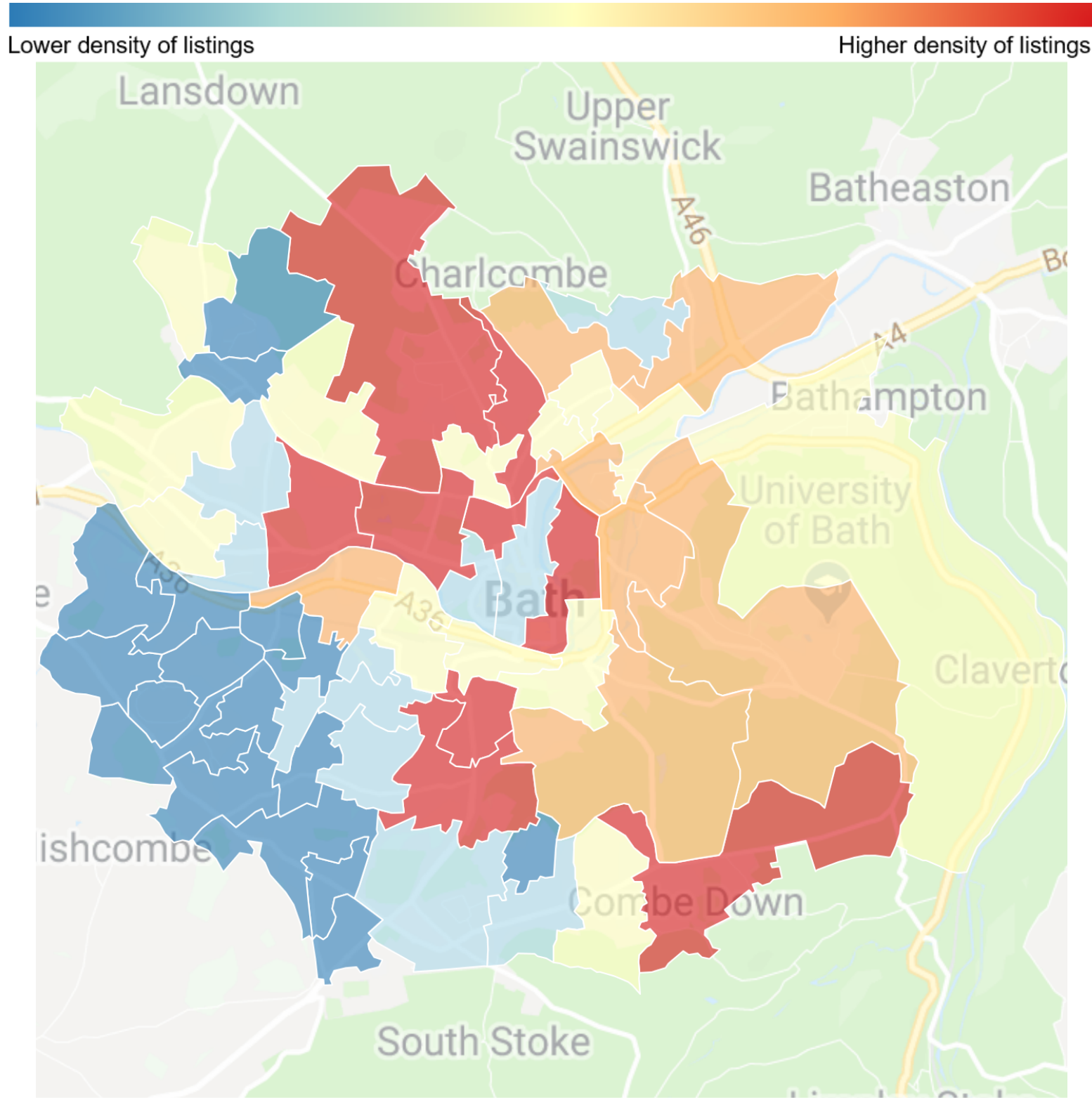




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## Where are properties most commonly available?

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



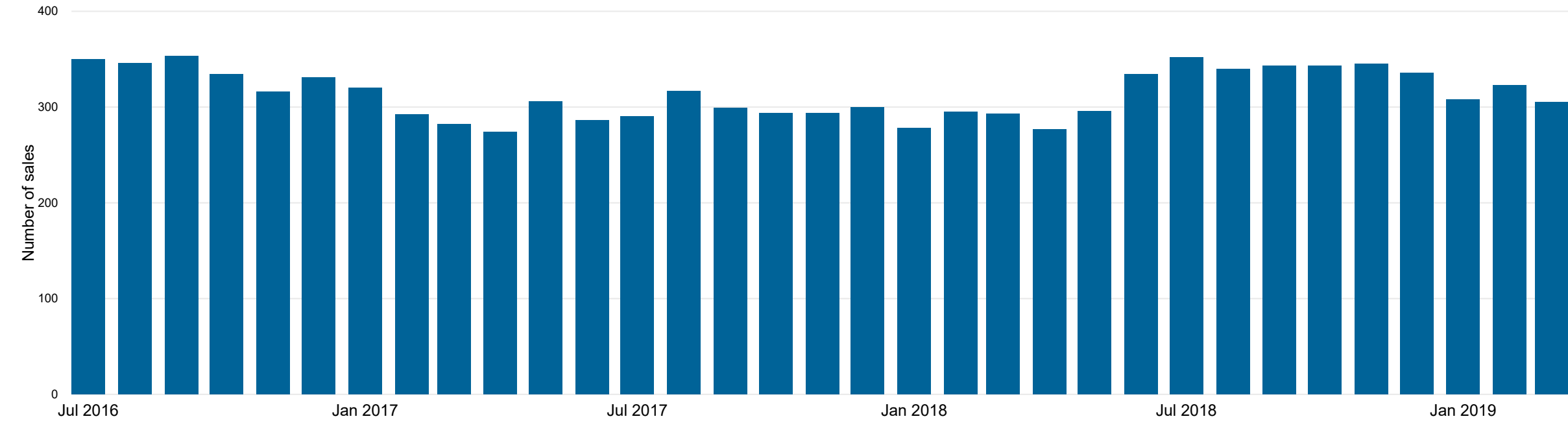
Source: Knight Frank Research / Rightmove

## Sales analysis by postcode

		Year to Apr 2017	Year to Apr 2018	Year to Apr 2019
Average Price	BA1 2	£835,670	£930,829	£803,262
	BA1 6	£541,279	£589,668	£590,649
	BA2 4	£703,458	£688,517	£794,111
	BA2 6	£834,469	£897,078	£765,527
Volume of Sales	BA1 2	53	55	49
	BA1 6	45	55	47
	BA2 4	54	59	71
	BA2 6	77	74	81

Source: Knight Frank Research / Land Registry

## Sales volumes above £400,000 Rolling 12 month total



Source: Knight Frank Research / Land Registry

## RESIDENTIAL RESEARCH



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## KNIGHT FRANK SALES

Would you like to know what your property is potentially worth?  
If you're thinking of buying or selling, or would just like some property advice, please get in touch.

### Bath



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