

# BRISTOL CITY FOCUS

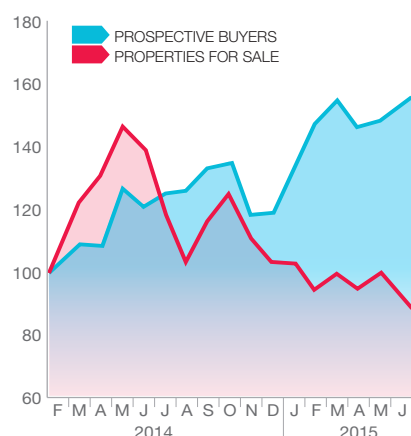
**Prime property price growth in Bristol has outperformed the wider prime market in the UK so far this year. Such outperformance has been driven by demand from buyers for homes in prime urban locations close to good schools, good infrastructure and amenities.**

Additionally, so far this year Bristol's prime property market has been characterised by a growing imbalance between supply and demand.

While the number of potential buyers registered with Knight Frank has risen steadily over the course of the year, stock levels have failed to keep pace, as shown in figure 1. At the end of June the number of homes for sale was 36% lower year-on-year.

**FIGURE 1**  
**Supply and demand in Bristol's prime market**

Indexed to 100 = Feb 2014



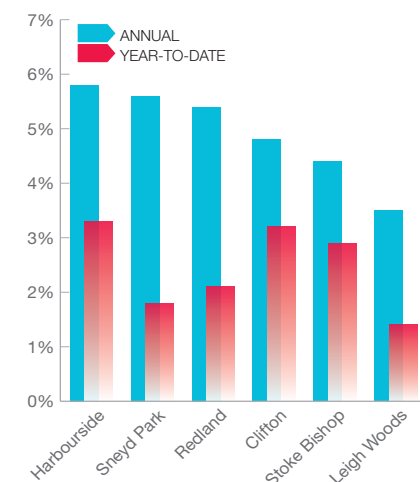
Source: Knight Frank Residential Research

This can put upwards pressure on prices. Prime property values in Bristol have risen by 2.4% in the first six months of 2015 and by 5.1% on an annual basis. Comparatively, over the same time property values in the wider prime market across the UK have risen by 1.8% and 2.3% respectively.

While the bulk of demand has been from buyers moving within Bristol or from the South West – a group which accounted for 75% of Knight Frank sales between January and June – agents report growing interest from potential buyers currently based in the South East and London.

One reason behind this rise in enquiries is the prospect of a faster and more comfortable commute to the capital from 2017.

**FIGURE 2**  
**Bristol prime property price growth by area**



Source: Knight Frank Residential Research

Under improvements being made to the track and trains, a reduction in journey time between Bristol and London of up to 15 minutes is expected. This will bring travel times from the city into line with other commuter locations such as the Cotswolds.

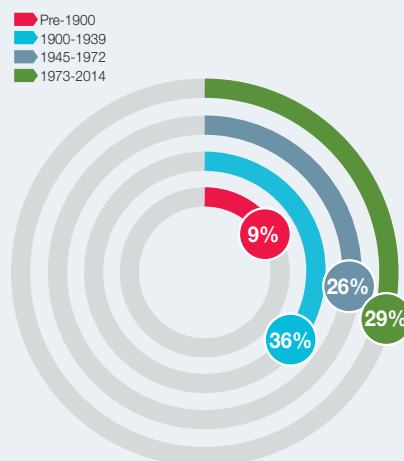
Such buyers are also looking to take advantage of the relative price differential between housing in the capital and in Bristol. The average cost per square foot of a prime house in Bristol is, on average, between £300 and £400, according to Knight Frank figures. In areas of prime London £1,250+ is achievable.

Properties located by the harbour recorded the biggest price growth

between January and June at 3.3%, followed by homes in Clifton and Stoke Bishop where values have risen by 3.2% and 2.9% respectively.

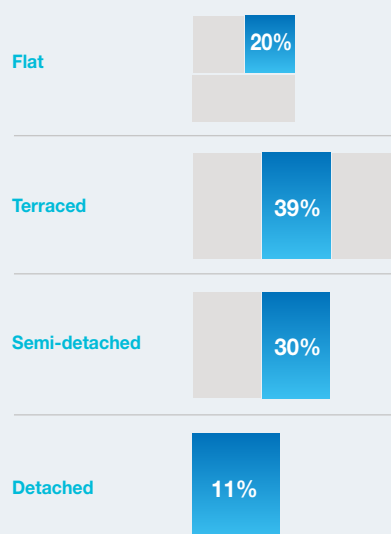
**FIGURE 3**  
**Bristol City Focus**

## Age of housing stock



## Property type

As a % of housing stock

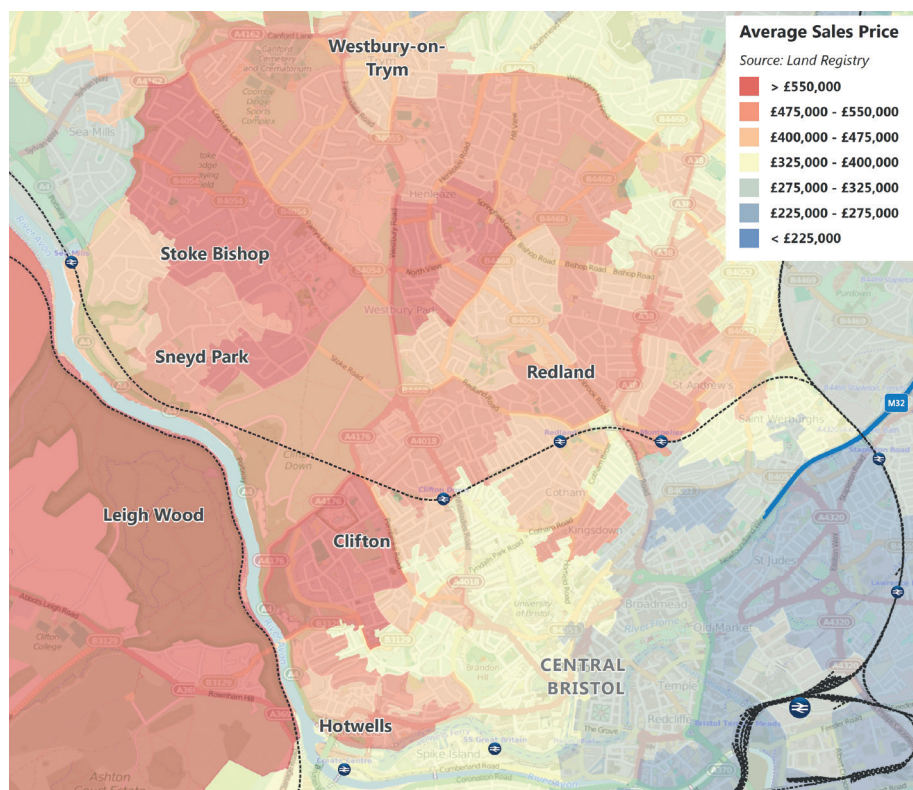


Source: Knight Frank Residential Research / VOA



FIGURE 4

Bristol City average sales price (last 12 months)



Source: Knight Frank Residential Research

## Knight Frank Prime Bristol City Index Results

Date	Annual %	Six monthly %	Quarterly %
Q4 2013	-	-	2.1%
Q1 2014	-	4.2%	2.1%
Q2 2014	-	4.1%	2.0%
Q3 2014	8.4%	4.0%	2.0%
Q4 2014	6.8%	2.6%	0.6%
Q1 2015	5.8%	1.7%	1.1%
Q2 2015	5.1%	2.4%	1.3%

Source: Knight Frank Residential Research

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If you would like any further information or would like some confidential advice relating to the sale of your property please call the Bristol office.



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