



WINCHESTER MARKET INSIGHT 2018

Market update

Average prices for prime property in Winchester fell by 0.9% in the year to March 2018. The slight drop in values comes after a period of strong growth in the city, with values up 18% over the last four years. It also reflects a market adjusting to higher levels of stamp duty, as well as the more uncertain

economic and political environment. While price growth may have moderated, demand for homes has risen. Knight Frank figures show a 21% increase in new prospective buyers registering in the year to April compared to the previous 12 month period. There was also a 22% increase in the number of properties sold subject to contract.

Toby Gullick, Head of Winchester City Sales

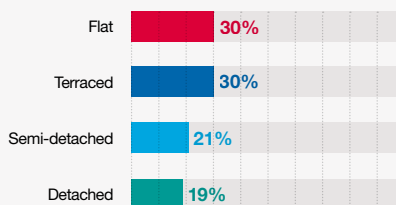
“While demand has picked up since the start of the year, there is a general lack of new stock coming to the market. This is especially the case in the city centre, where demand is greatest. There has been competitive bidding for well presented, accurately priced properties and we have seen some notable sales agreed so far this year. As we head into the traditionally busier summer months, we should start to see an increase in the number of new property listings and, subsequently, deals being agreed as buyers become more active.”

Winchester: Fact file

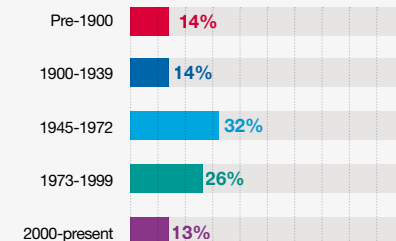
-0.9% Annual prime price change

-1.0% Quarterly prime price change

STOCK BY PROPERTY TYPE



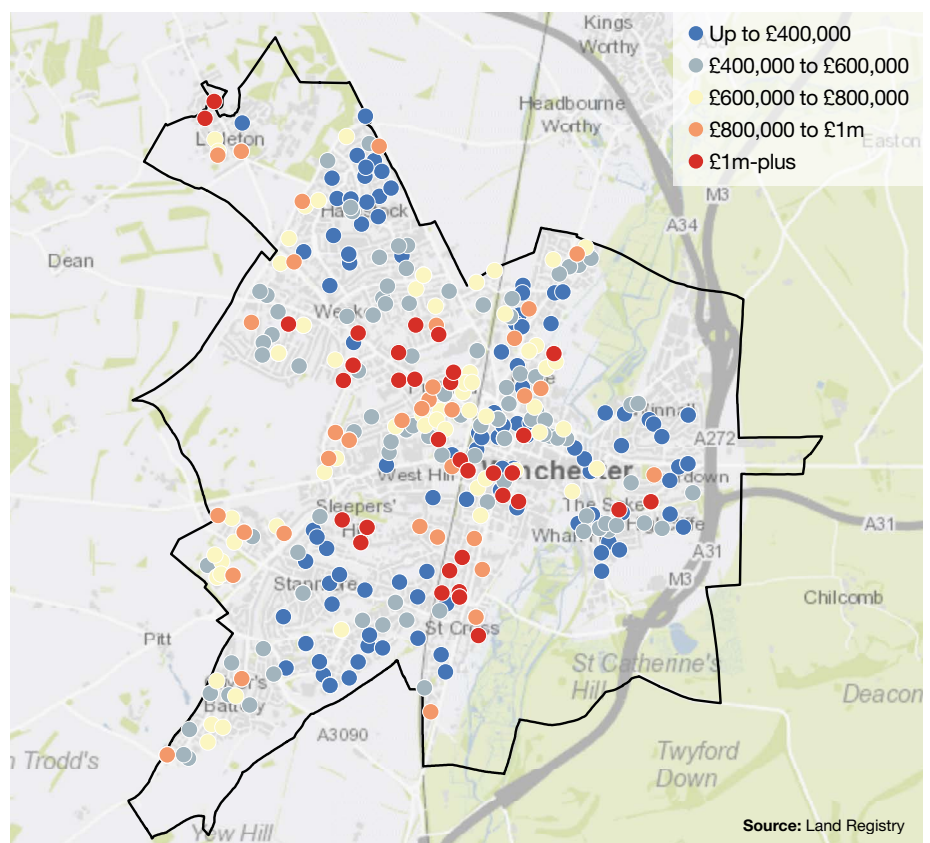
AGE OF HOUSING STOCK



Source: Knight Frank Research

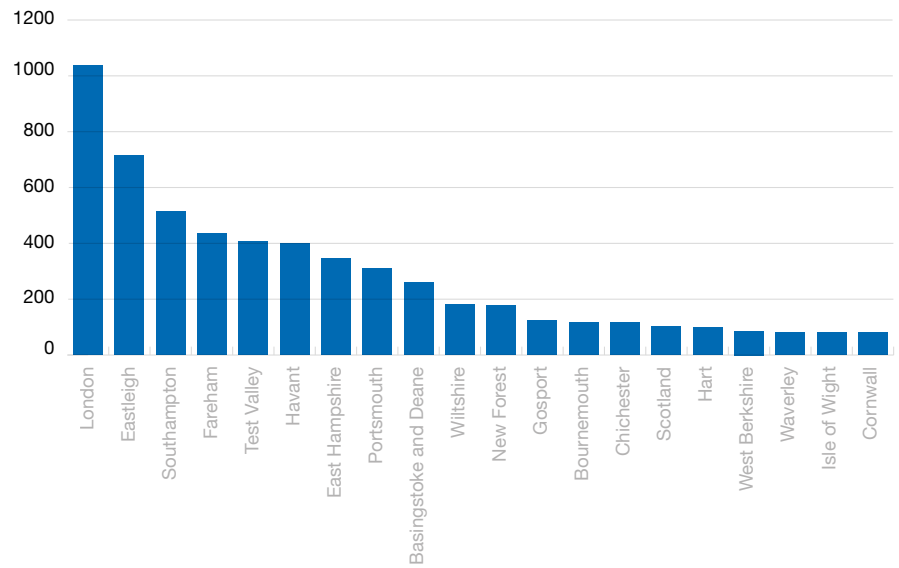
Property prices in Winchester

Achieved prices, 12 months to March 2018 (circles can denote multiple sales in the same postcode)



WINCHESTER MARKET INSIGHT 2018

Who moves to Winchester? Internal migration by local authority or region (2016)



Source: ONS

Winchester: Key stats

21%

year-on-year increase in prospective buyers looking to buy (to April 2018)

13 weeks

Average number of weeks on the market for properties sold in Winchester in 2017

£660

Average £psqft for prime property sold in Winchester in 2017

132

Number of trains from Winchester to London on an average weekday

Source: Knight Frank Research / EPC / Rightmove

RESIDENTIAL RESEARCH



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WINCHESTER SALES

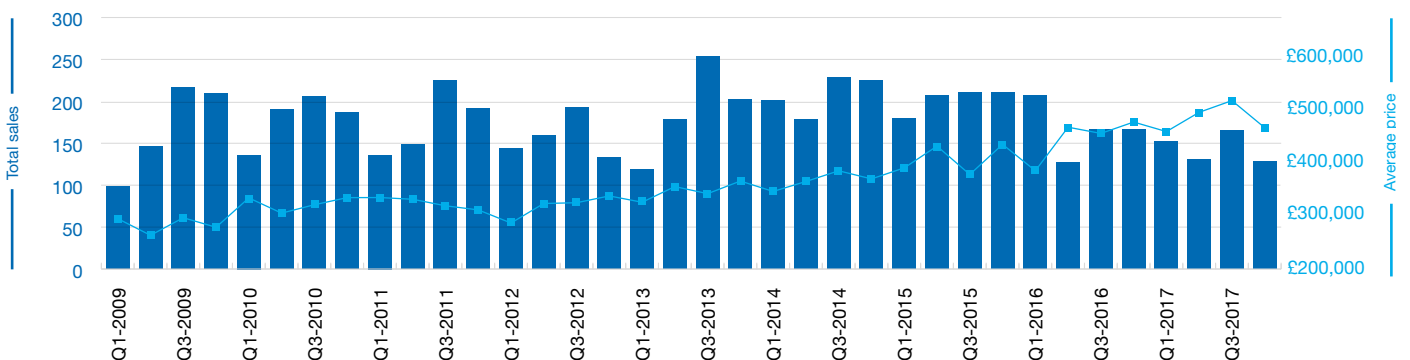


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Transaction volumes and pricing data in Winchester Quarterly



Source: Knight Frank Research / Land Registry