

Clifton

Sales market insight 2018

Bristol City market update

Property prices in Bristol rose by 1.4% between July and September and have climbed by 4.8% over the last 12 months, according to our index for the city, which measures the performance of property valued at £400,000 and above. While this represents more moderate growth than that seen at the same point in 2017, the city is outperforming the wider UK market where prices have risen by 3.2% on an annual basis. Values are being supported by robust activity, both from buyers looking to upsize locally as well as those moving to the area. Annual sales volumes above £500,000 reached a 20-year high in early 2018.

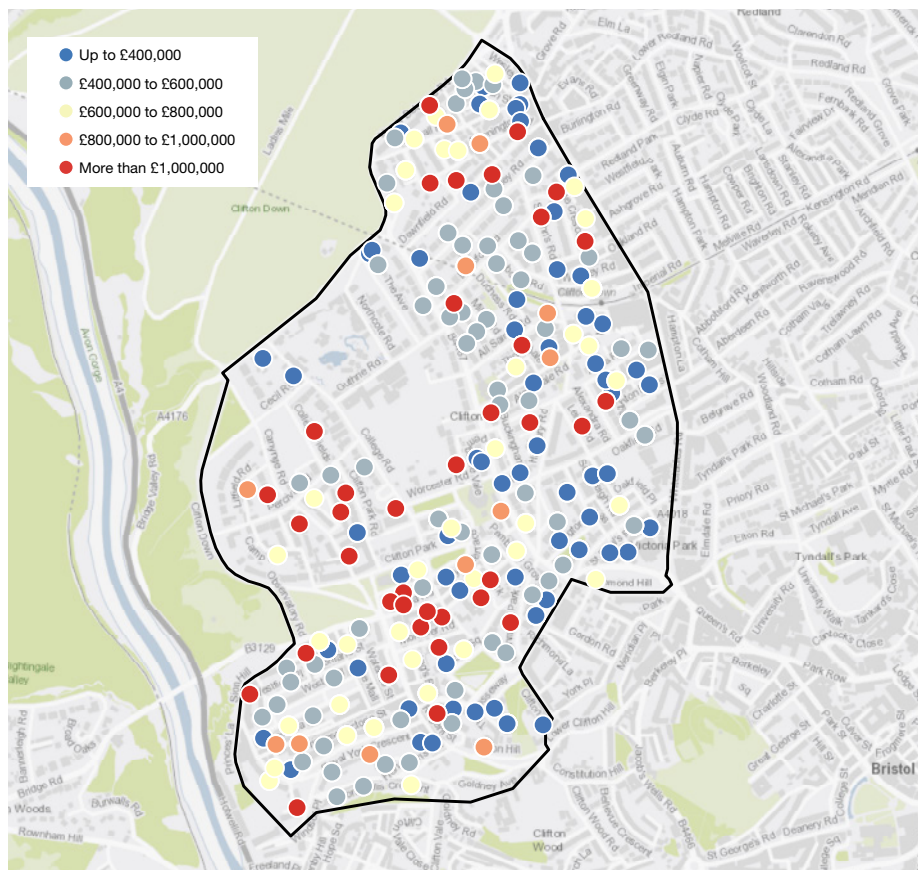
James Toogood, Head of Knight Frank's Bristol office

"Activity in the Bristol market, having peaked in early 2018, remains at a level well above long-term averages and there is still a feeling of optimism among both buyers and vendors – in spite of the current economic and political backdrop. This is reinforced by Knight Frank figures which show year-on-year increases in the number of viewings conducted, offers made and sales agreed so far this year. The number of instructions, often a good indicator of future stock levels, was also up, a fact that should help support future activity."



Property prices

Achieved prices, 12 months to July 2018. Circles can denote multiple sales in the same postcode.



Source: Knight Frank Research

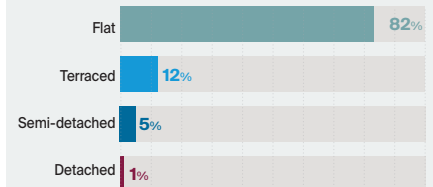
Clifton: Fact file

Key stats (at Q3 2018)

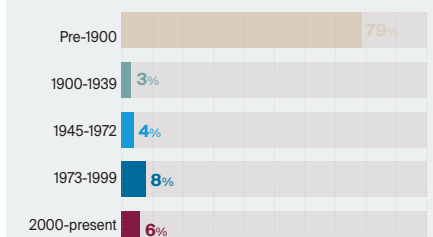
4.6% Annual price change

2.5% Quarterly price change

Property type all properties



Property age all properties



Source: Land Registry

Recently sold homes



Royal York Crescent

Guide price £2.5 million



Beaconsfield Road

Guide price £1.45 million



Richmond Hill

Guide price £1.375 million



The Avenue, Clifton

Guide price £1.75 million

Residential research



Oliver Knight

Associate

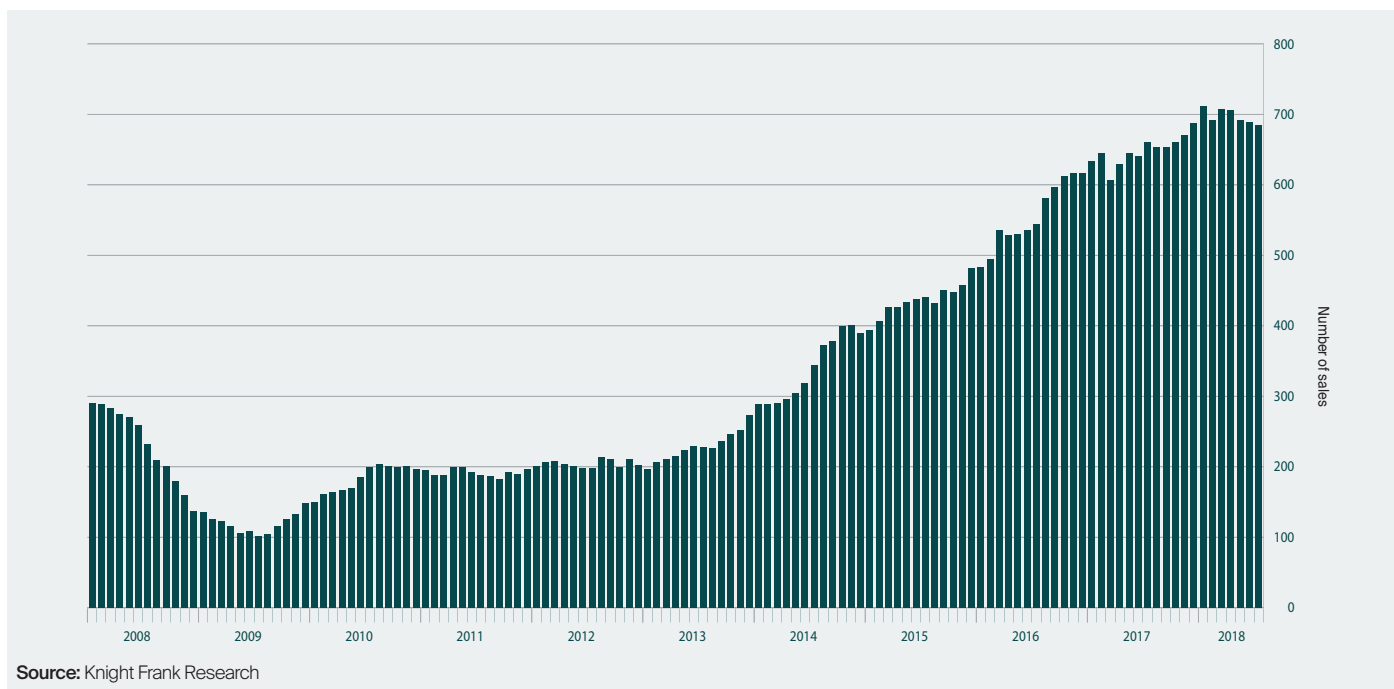
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Bristol: Sales volumes

Completed sales with a value above £500,000, rolling 12 month total



Get in touch

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



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