

Area Overview

Woodhall spa



Aug-Oct 2021



7.9%

Change in achieved price (year-on-year)



-13.6%

Change in transactions (year-on-year)



£333,156

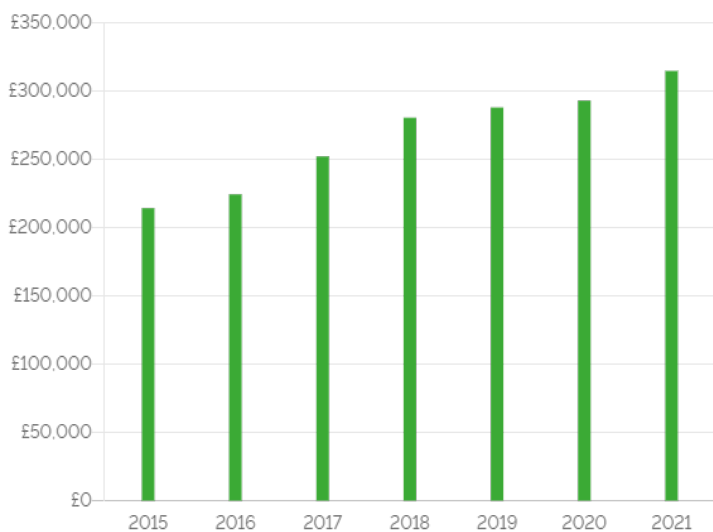
Average house price - last 3 months



0.0%

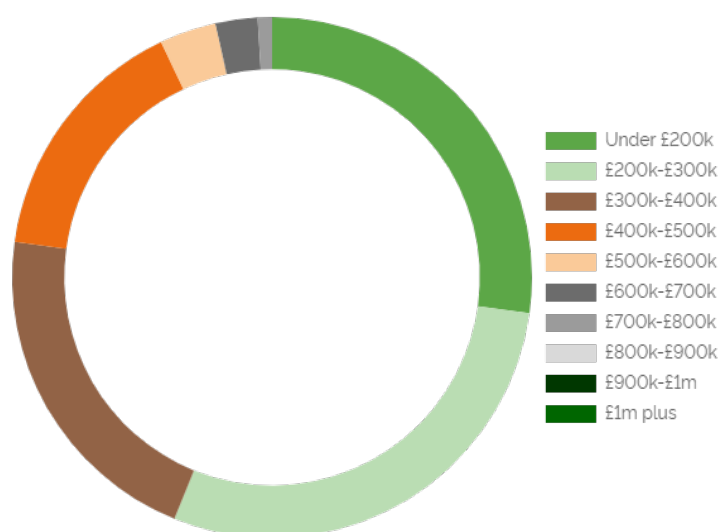
Sales at £1 million or more - last 12 mths

Achieved Prices by Year



Source: LonRes / LandRegistry

Sales by Price Bracket



Source: LonRes / LandRegistry

Key Findings

- The number of properties sold fell 13.6% year-on-year.
- Achieved prices increased by 7.9% year-on-year and are now 39.4% higher than they were five years ago.
- Detached houses have accounted for 64.0% of sales in the last 12 months.
- 93.8% of properties sold in the last 12 months sold for less than £500,000.
- New build properties have accounted for 5.3% of sales over the last 12 months, compared with 9.9% five years ago.



5%

of sales were new build properties - last 12 months



£268,263

Average price of a new build property - last 12 months



17%

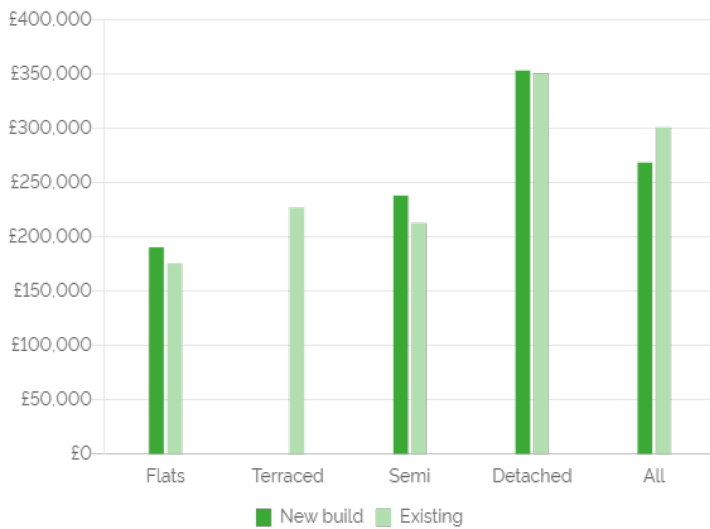
of new build sales were flats - last 12 months



10%

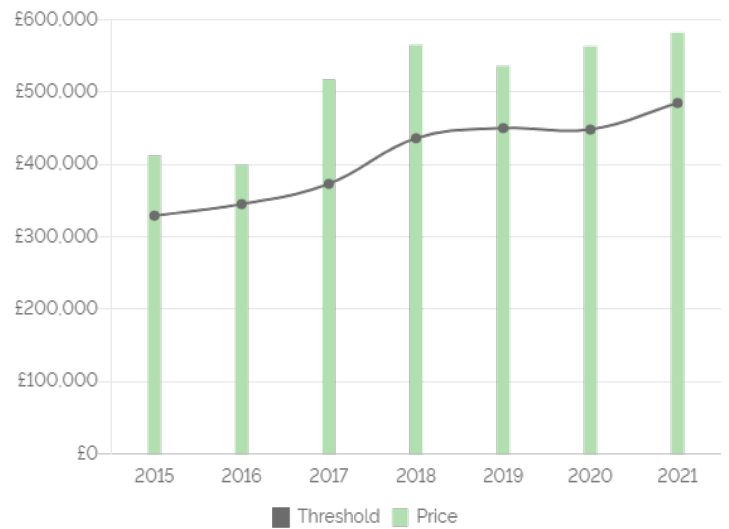
of existing properties sold were flats - last 12 months

New build premium and pricing - last 12 months



Source: LonRes / LandRegistry

Top 10% of sales - Average price



Source: LonRes / LandRegistry

Prime Market - Top 10% of sales by value

£559k

Average price achieved - top 10% last 12 months

£483k

Price threshold to be in top 10% of sales - last 12 months

100%

Of properties sold in top 10% were detached houses

£618,626

National threshold - top 10% of sales - last 12 months

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November 12, 2021, the Woodhall spa catchment includes all properties sold within the aforementioned areas).