

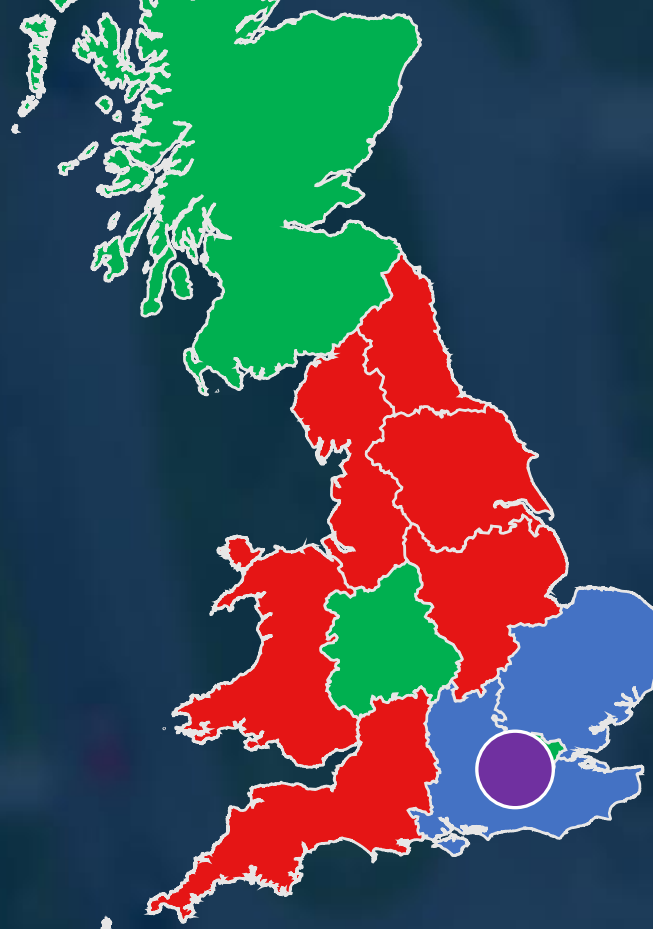
Surrey Property Exchange

LOCAL MARKET UPDATE

WITH



Yield UK Overview



London	4.2%	▲	+0.2%
Scotland	5.7%	▲	+0.2%
North West	4.8%	▼	-0.4%
Wales	4.3%	▼	-2.3%
West Midlands	4.0%	▲	+0.2%
South West	4.2%	▼	-0.6%
North East	5.2%	▼	-3.0%
East Midlands	4.1%	▼	-1.5%
South East	4.0%	●	0.0%
Yorks. & Humber	4.5%	▼	-1.2%
East of England	3.9%	●	0.0%
Meeting Surrounding	3.9%	▲	+0.5%

Meeting Surrounding - For Sale Data			
Av. Asking Price	£593,865	▲	+0.4%
Av. Days to Sell	70	▲	+0.1%
Av. Days to Complete (STC)	57	▼	-7.8%

Meeting Surrounding - To Rent Data			
Av. Rent PCM	£1,920	▲	+0.8%
Av. Days to Let	81	▼	-0.7%
Av. Days in Void	60	▼	-0.2%

Motivated Sellers & Strategies

For Sale

Last 30 Days

New listings	1886	▲	+5.4%
Fallen through	522	▲	+7.4%
Price reduced	735	▲	+5.8%
New listings > 90 day	780	▲	+12.1%
STC > 90 day	1581	▲	+40.8%
STC	1489	▲	+2.6%
Sold	854	▼	-3.7%

To Rent

Last 30 Days

New listings	759	▲	+0.4%
Let	1697	▲	+33.7%

Strategies Stock

Available Now

Buy to let	1831	▲	+2.2%
HMO PD Conversion	3404	▲	+5.2%
HMOs in A4 area	0	●	0.0%
BRRR & Flip	975	▼	-0.9%
1 to 2-bed conv.	133	▲	+2.3%
Short leases	77	▲	+10.0%
Lease options	392	▲	+0.5%
Block of flats	16	▲	+33.3%
R2R	132	▼	-5.7%
Com. To Resi.	160	▲	+1.9%

Motivated Sellers & Strategies

For Sale

Last 30 Days

New listings	208	▲	+6.7%
Fallen through	66	▲	+11.7%
Price reduced	98	▲	+27.3%
New listings > 90 day	72	▲	+18.0%
STC > 90 day	163	▲	+44.2%
STC	248	▲	+9.5%
Sold	72	▼	-20.9%

To Rent

Last 30 Days

New listings	107	▲	+13.8%
Let	184	▼	-20.7%

Strategies Stock

Available Now

Buy to let	216	▲	+8.0%
HMO PD Conversion	281	▲	+7.7%
HMOs in A4 area	0	●	0.0%
BRRR & Flip	87	▼	-7.4%
1 to 2-bed conv.	16	●	0.0%
Short leases	9	▲	+12.5%
Lease options	65	▲	+3.2%
Block of flats	0	●	0.0%
R2R	44	▲	+37.5%
Com. To Resi.	30	▲	+7.1%

Motivated Sellers & Strategies

For Sale

Last 30 Days

New listings	194	▲	+10.9%
Fallen through	56	▼	-6.4%
Price reduced	84	▼	-4.5%
New listings > 90 day	78	▲	+90.2%
STC > 90 day	288	▲	+11.0%
STC	138	▼	-15.5%
Sold	92	▼	-9.8%

To Rent

Last 30 Days

New listings	95	▲	+14.5%
Let	300	▲	+12.2%

Strategies Stock

Available Now

Buy to let	207	●	0.0%
HMO PD Conversion	321	▲	+7.0%
HMOs in A4 area	0	●	0.0%
BRRR & Flip	120	▲	+9.1%
1 to 2-bed conv.	13	▲	+8.3%
Short leases	4	●	0.0%
Lease options	44	▲	+10.0%
Block of flats	2	●	0.0%
R2R	8	▲	+60.0%
Com. To Resi.	9	▲	+28.6%

Motivated Sellers & Strategies

For Sale

Last 30 Days

New listings	259	▲	+22.2%
Fallen through	56	▼	-25.5%
Price reduced	82	▼	-16.3%
New listings > 90 day	102	▲	+25.9%
STC > 90 day	210	▲	+25.7%
STC	205	▲	+5.1%
Sold	129	▼	-11.0%

To Rent

Last 30 Days


New listings	84	▲	+44.8%
Let	222	▲	+50.0%

Strategies Stock

Available Now

Buy to let	241	▲	+2.6%
HMO PD Conversion	400	▲	+6.1%
HMOs in A4 area	0	●	0.0%
BRRR & Flip	157	▼	-1.9%
1 to 2-bed conv.	14	▼	-6.7%
Short leases	29	▲	+16.0%
Lease options	40	▲	+14.3%
Block of flats	0	●	0.0%
R2R	6	▼	-53.8%
Com. To Resi.	18	▼	-10.0%

Deal of the month



Back 5 Days
Reduced -10% (71 days)

£185,000
£3,246 / m²

SEVERAL AGENTS FOUND

2 Beds
Flat
Freehold

GU11 1NH
✓ 13A, Lysons Road GU11 1NH

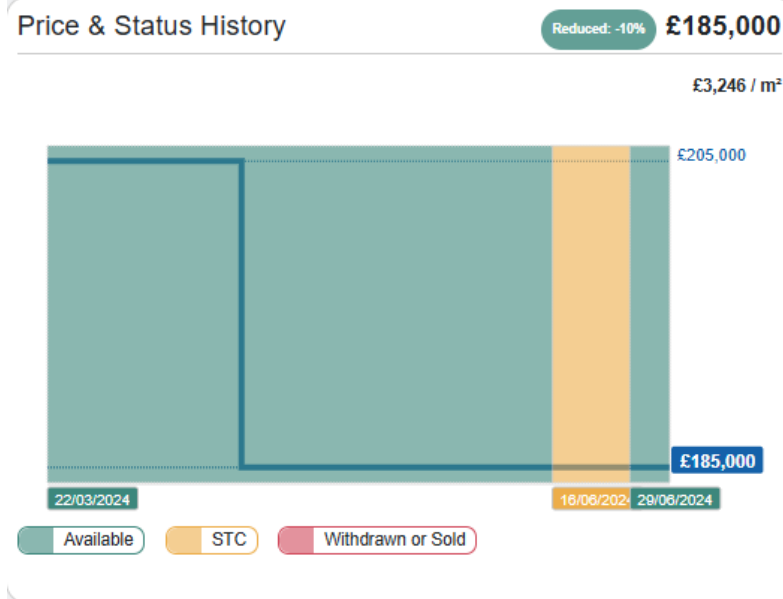
📅 21/03/2024

📍 0.2 miles 📷 2 🗺️ 1

D 57 m²

For Sale

Price & Status History



GU11 - Market Live Data

[Open Market Live Map](#)

2 beds - Flat

Est. Postcode Yield **6.26 %**

Est. Property Yield **7.78 %**

+24.3%

FOR SALE

£230,000

avg. ask. price

93 days

avg. time Available

145 days

avg. time STC

TO RENT

£1,200

avg. ask. price

20 days

avg. time Available

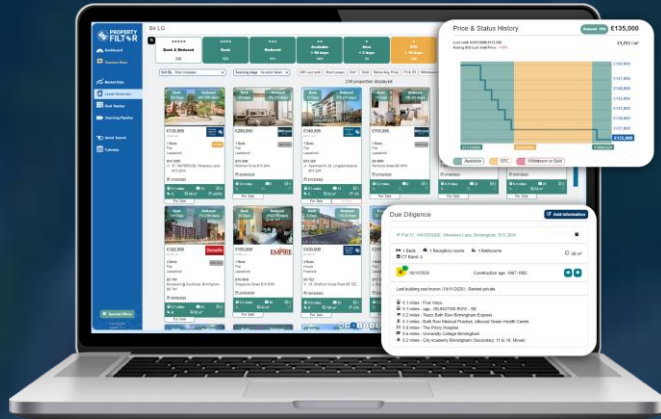
25 days

avg. void duration

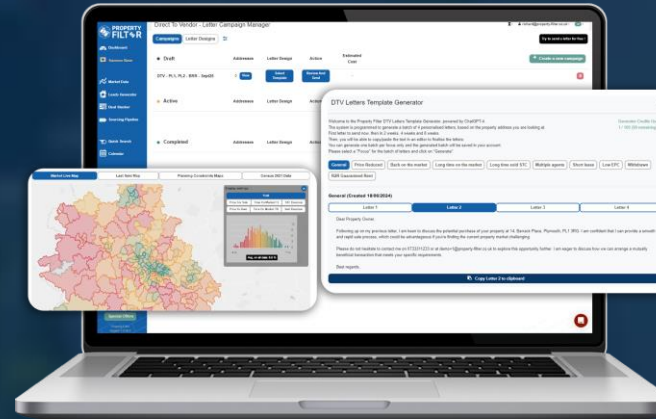
Filters (Properties found: For Sale 206 - To Rent 87)



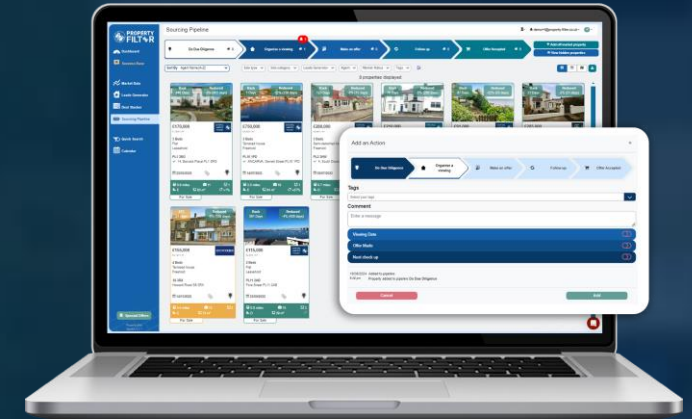
Access An Unlimited Deal Flow of Motivated Sellers



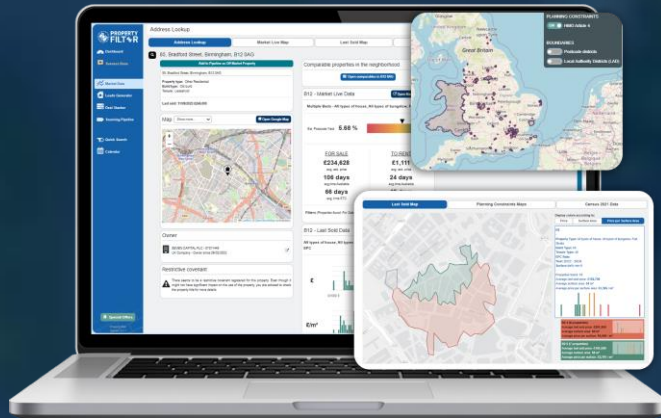
Find Motivated Sellers, Fast



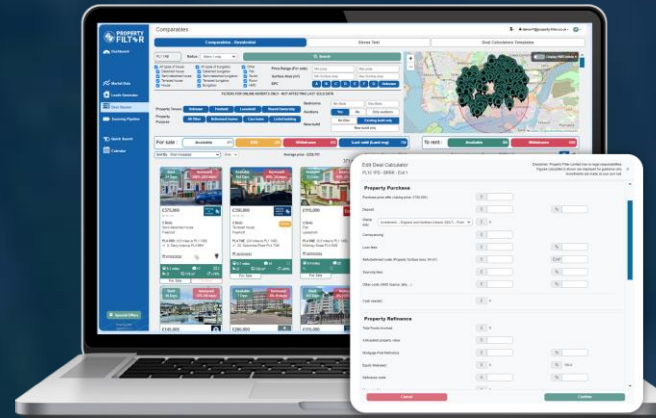
High Performing Dtv Letter Campaigns (coming soon)



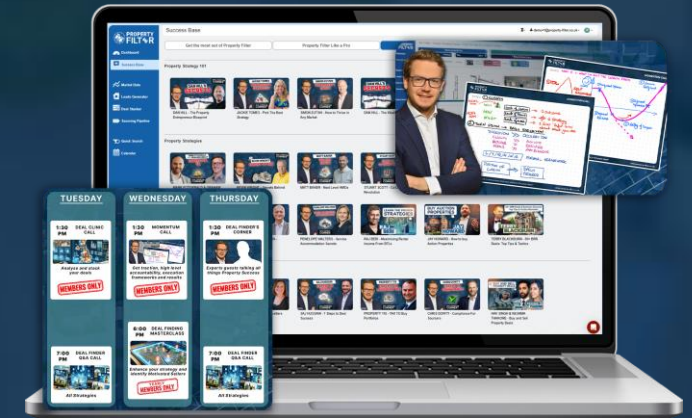
Fill Your Pipeline With Deals



Find The Best Area For Your Strategy



Assess Deals In Seconds



Award Winning Support & Resources



PROPERTY FILTER

FIND GREAT DEALS FASTER



+

First
month



SCAN ME NOW

<https://register.property-filter.co.uk/richards>