

Surrey Property Exchange

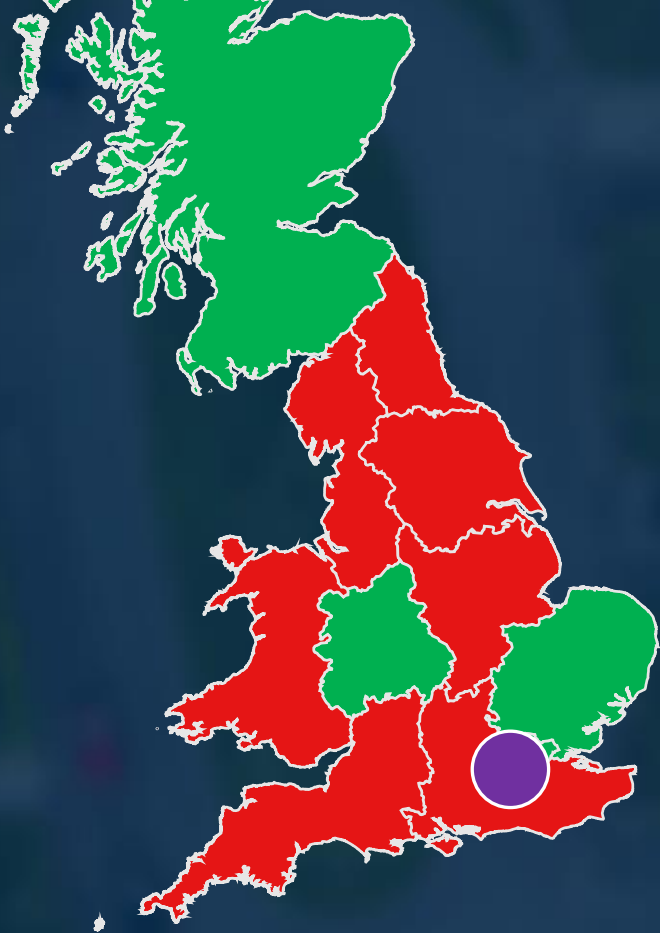
LOCAL MARKET UPDATE

WITH



MARKET DATA - Surrey Property Exchange

Yield UK Overview



London	4.2%	▲ +0.5%
Scotland	5.8%	▲ +1.3%
North West	4.7%	▼ -0.7%
Wales	4.2%	▼ -1.6%
West Midlands	4.1%	▲ +1.9%
South West	4.1%	▼ -2.5%
North East	4.9%	▼ -5.8%
East Midlands	4.0%	▼ -1.4%
South East	3.9%	▼ -1.6%
Yorks. & Humber	4.4%	▼ -2.3%
East of England	3.9%	▲ +0.4%
Meeting Surrounding	3.9%	▲ +1.1%

Meeting Surrounding - For Sale Data

Av. Asking Price	£592,852	▼ -0.2%
Av. Days to Sell	65	▼ -7.5%
Av. Days to Complete (STC)	78	▲ +3.5%

Meeting Surrounding - To Rent Data

Av. Rent PCM	£1,938	▲ +1.0%
Av. Days to Let	78	▼ -4.0%
Av. Days in Void	59	▼ -1.2%

Motivated Sellers & Strategies

For Sale

Last 30 Days

New listings	1650 ▼ -1.2%
Fallen through	488 ▼ -6.5%
Price reduced	679 ▼ -7.6%
New listings > 90 day	717 ▼ -8.1%
STC > 90 day	1212 ▼ -2.3%
STC	1251 ▼ -1.6%
Sold	956 ▲ +1.1%

To Rent

Last 30 Days

New listings	750 ▼ -1.2%
Let	1344 ▼ -2.0%

Strategies Stock

Available Now

Buy to let	1881 ▲ +2.7%
HMO PD Conversion	3311 ▼ -2.7%
HMOs in A4 area	0 ● 0.0%
BRRR & Flip	918 ▼ -5.8%
1 to 2-bed conv.	125 ▼ -6.0%
Short leases	70 ▼ -9.1%
Lease options	408 ▲ +4.1%
Block of flats	15 ▼ -6.3%
R2R	169 ▲ +2.8%
Com. To Resi.	160 ● 0.0%

Motivated Sellers & Strategies

For Sale

Last 30 Days

New listings	150 ▼ -2.7%
Fallen through	44 ▼ -3.3%
Price reduced	69 ▼ -2.9%
New listings > 90 day	58 ▼ -1.9%
STC > 90 day	104 ▼ -3.6%
STC	139 ▼ -4.4%
Sold	85 ▲ +1.8%

To Rent

Last 30 Days

New listings	112 ▲ +4.7%
Let	215 ▲ +1.6%

Strategies Stock

Available Now

Buy to let	188 ▼ -1.3%
HMO PD Conversion	257 ▼ -8.5%
HMOs in A4 area	0 ● 0.0%
BRRR & Flip	86 ▼ -1.1%
1 to 2-bed conv.	15 ▼ -6.3%
Short leases	8 ▼ -1.1%
Lease options	67 ▲ +3.1%
Block of flats	2 ● 0.0%
R2R	41 ▼ -6.8%
Com. To Resi.	30 ● 0.0%

Motivated Sellers & Strategies

For Sale

Last 30 Days

New listings	197 ▲ +1.5%
Fallen through	57 ▲ +1.4%
Price reduced	87 ▲ +3.6%
New listings > 90 day	46 ▼ -4.1%
STC > 90 day	141 ▼ -5.1%
STC	136 ▼ -1.7%
Sold	90 ▼ -2.2%

To Rent

Last 30 Days

New listings	105 ▲ +1.0%
Let	161 ▼ -4.6%

Strategies Stock

Available Now

Buy to let	243 ▲ +1.7%
HMO PD Conversion	309 ▼ -3.7%
HMOs in A4 area	0 ● 0.0%
BRRR & Flip	107 ▼ -1.0%
1 to 2-bed conv.	8 ▼ -3.8%
Short leases	4 ● 0.0%
Lease options	44 ● 0.0%
Block of flats	2 ● 0.0%
R2R	10 ▲ +2.5%
Com. To Resi.	9 ● 0.0%

Motivated Sellers & Strategies

For Sale

Last 30 Days

New listings	242 ▼ -6.6%
Fallen through	68 ▲ +2.0%
Price reduced	88 ▲ +7.3%
New listings > 90 day	91 ▼ -1.0%
STC > 90 day	209 ▼ -0.5%
STC	185 ▼ -9.7%
Sold	153 ▲ +1.8%

To Rent

Last 30 Days

New listings	62 ▼ -2.6%
Let	145 ▼ -3.4%

Strategies Stock


Available Now

Buy to let	281 ▲ +1.6%
HMO PD Conversion	374 ▼ -6.5%
HMOs in A4 area	0 ● 0.0%
BRRR & Flip	144 ▼ -8.3%
1 to 2-bed conv.	14 ● 0.0%
Short leases	25 ▼ -1.3%
Lease options	42 ▲ +5.0%
Block of flats	2 ● 0.0%
R2R	8 ▲ +3.3%
Com. To Resi.	15 ▼ -1.6%

Deal of the month

Back
44 Days

Reduced
-17% (7 days)



£375,000
£5,283 / m²

wpr

2 Beds

Semi-detached house

Freehold

GU7 2FD

Hurtmore Road GU7 2FD

01/02/2023

1.1 miles

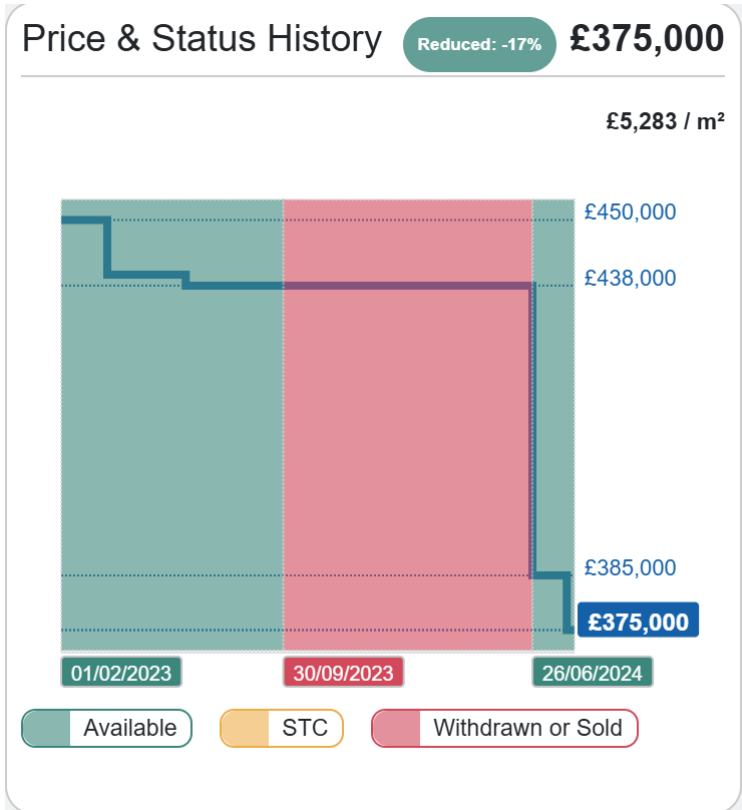
29

2

E

71 m²

For Sale



2 beds - Semi-detached house

Est. Postcode Yield **4.27 %**

Est. Property Yield **5.12 %**

+20.0%

FOR SALE

£450,000

avg. ask. price

37 days

avg.time Available

157 days

avg. time STC

TO RENT

£1,600

avg. ask. price

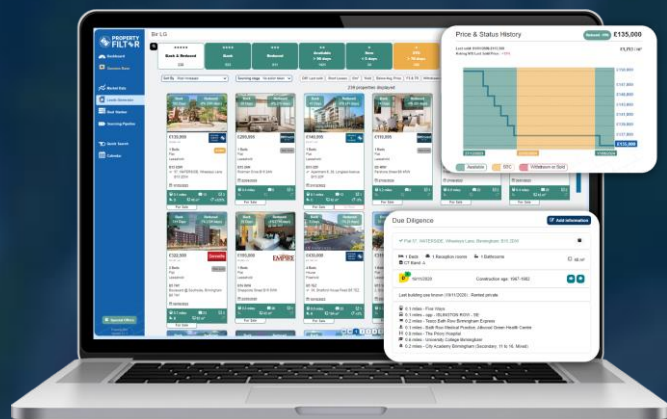
41 days

avg.time Available

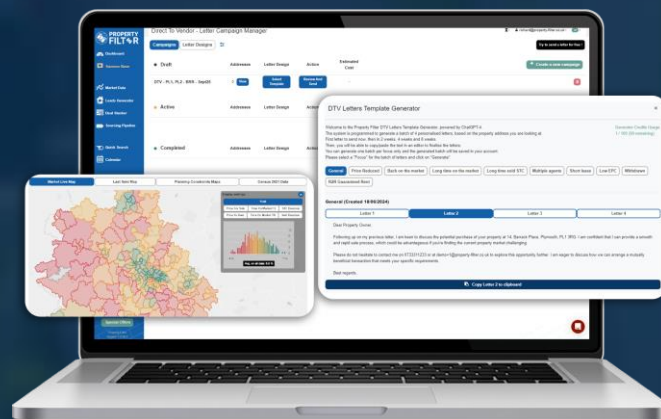
58 days

avg. void duration

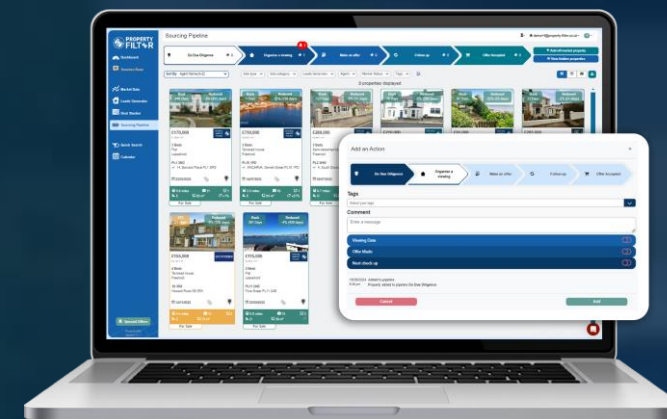
Access An Unlimited Deal Flow of Motivated Sellers



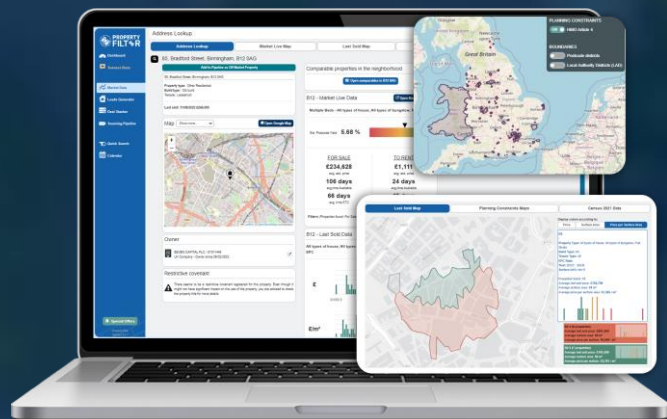
Find Motivated Sellers, Fast



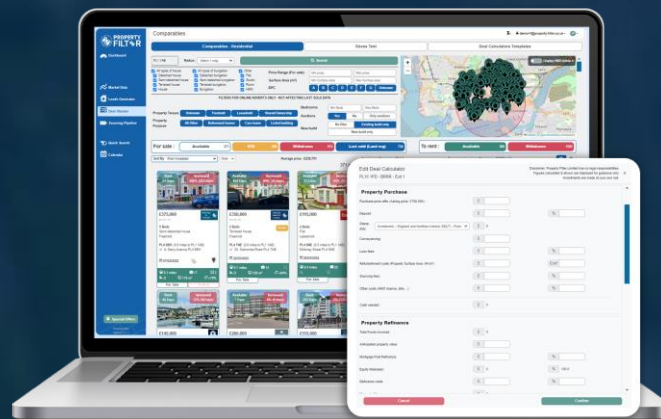
High Performing Dtv Letter Campaigns
(coming soon)



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>