

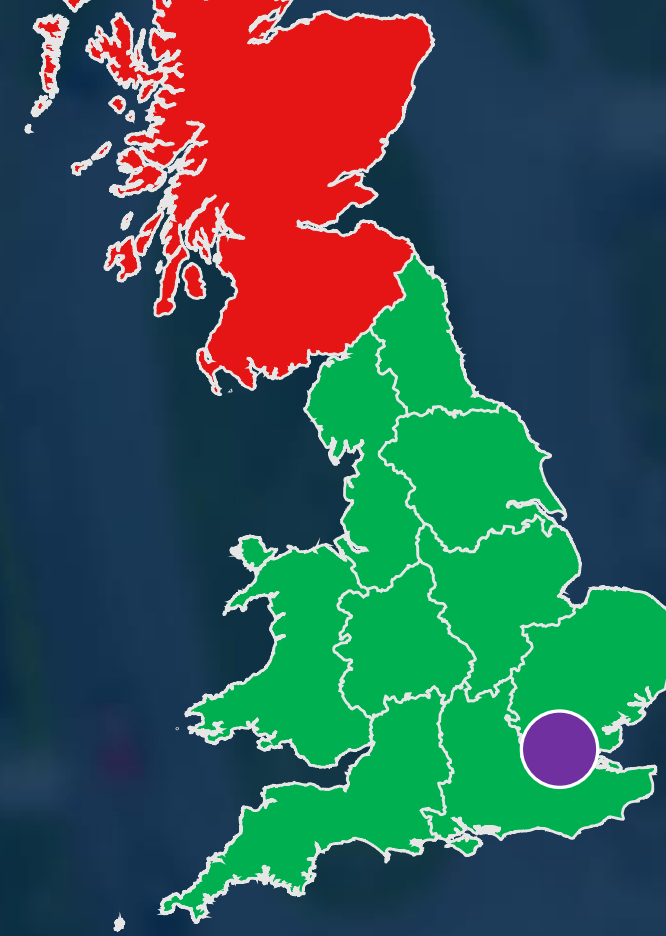
Surrey Property Exchange

LOCAL MARKET UPDATE

WITH



Yield UK Overview



London	4.4%	▲ +3.4%
Scotland	5.5%	▼ -1.6%
North West	4.9%	▲ +0.5%
Wales	4.9%	▲ +1.1%
West Midlands	4.2%	▲ +0.2%
South West	4.5%	▲ +1.6%
North East	5.7%	▲ +0.2%
East Midlands	4.3%	▲ +0.6%
South East	4.1%	▲ +0.7%
Yorks. & Humber	4.8%	▲ +1.0%
East of England	4.0%	▲ +0.8%
Meeting Surrounding	4.0%	▲ +0.3%

Meeting Surrounding - For Sale Data		
Av. Asking Price	£585,231	▼ -0.7%
Av. Days to Sell	60	▼ -7.7%
Av. Days to Complete (STC)	47	▲ +4.8%

Meeting Surrounding - To Rent Data		
Av. Rent PCM	£1,957	▼ -0.5%
Av. Days to Let	60	▼ -1.9%
Av. Days in Void	50	▼ -2.2%

Motivated Sellers & Strategies

For Sale

Last 30 Days

New listings	2048	▲ +10.3%
Fallen through	495	▲ +5.0%
Price reduced	610	▲ +8.4%
New listings > 90 day	906	▲ +1.5%
STC > 90 day	1339	▲ +2.4%
STC	1151	▲ +1.1%
Sold	1256	▼ -2.3%

To Rent

Last 30 Days

New listings	1134	▲ +3.5%
Let	1237	▼ -1.0%

Strategies Stock

Available Now

Buy to let	1722	▲ +1.1%
HMO PD Conversion	3125	▲ +1.9%
HMOs in A4 area	0	● 0.0%
BRRR & Flip	848	▲ +4.7%
1 to 2-bed conv.	143	▲ +2.2%
Short leases	67	▼ -4.3%
Lease options	368	▲ +7.0%
Block of flats	12	▼ -7.7%
R2R	209	▼ -7.9%
Com. To Resi.	157	▲ +1.9%

Motivated Sellers & Strategies

For Sale

Last 30 Days

New listings	202	▲ +2.3%
Fallen through	55	▲ +6.0%
Price reduced	77	▲ +1.5%
New listings > 90 day	60	▼ -3.1%
STC > 90 day	147	▲ +3.6%
STC	115	▼ -1.0%
Sold	129	▼ -1.5%

To Rent

Last 30 Days

New listings	238	▲ +7.3%
Let	282	▲ +1.1%

Strategies Stock

Available Now

Buy to let	188	▲ +1.6%
HMO PD Conversion	221	▲ +3.0%
HMOs in A4 area	0	● 0.0%
BRRR & Flip	81	▲ +2.8%
1 to 2-bed conv.	12	● 0.0%
Short leases	3	▼ -5.0%
Lease options	47	▼ -4.1%
Block of flats	0	● 0.0%
R2R	69	▲ +1.5%
Com. To Resi.	25	▲ +4.2%

Motivated Sellers & Strategies

For Sale

Last 30 Days

New listings	177	▲ +1.4%
Fallen through	48	▲ +3.1%
Price reduced	63	▲ +8.5%
New listings > 90 day	75	▼ -2.6%
STC > 90 day	160	▲ +1.1%
STC	112	▲ +6.6%
Sold	148	▼ -0.7%

To Rent

Last 30 Days

New listings	111	▲ +1.1%
Let	181	● 0.0%

Strategies Stock

Available Now

Buy to let	176	▲ +9.3%
HMO PD Conversion	253	▲ +3.6%
HMOs in A4 area	0	● 0.0%
BRRR & Flip	97	▲ +1.1%
1 to 2-bed conv.	24	▲ +3.3%
Short leases	5	● 0.0%
Lease options	50	▲ +2.8%
Block of flats	3	▲ +2.0%
R2R	14	▼ -2.2%
Com. To Resi.	12	▼ -7.7%

Motivated Sellers & Strategies

For Sale

Last 30 Days

New listings	325	▲ +9.7%
Fallen through	71	▲ +3.3%
Price reduced	93	▲ +7.2%
New listings > 90 day	114	▲ +1.4%
STC > 90 day	248	▲ +4.9%
STC	192	▲ +3.7%
Sold	205	▼ -2.3%

To Rent

Last 30 Days

New listings	94	▼ -6.9%
Let	121	▼ -4.2%

Strategies Stock

Available Now


Buy to let	235	▲ +7.8%
HMO PD Conversion	406	▲ +1.5%
HMOs in A4 area	0	● 0.0%
BRRR & Flip	122	▼ -0.8%
1 to 2-bed conv.	13	▲ +1.8%
Short leases	22	▼ -8.3%
Lease options	41	▲ +1.3%
Block of flats	0	● 0.0%
R2R	11	● 0.0%
Com. To Resi.	15	▲ +1.5%

Deal of the month

09/08/2024

Back 25 Days

Reduced -33% (1 days)



£380,000

£3,620 / m²

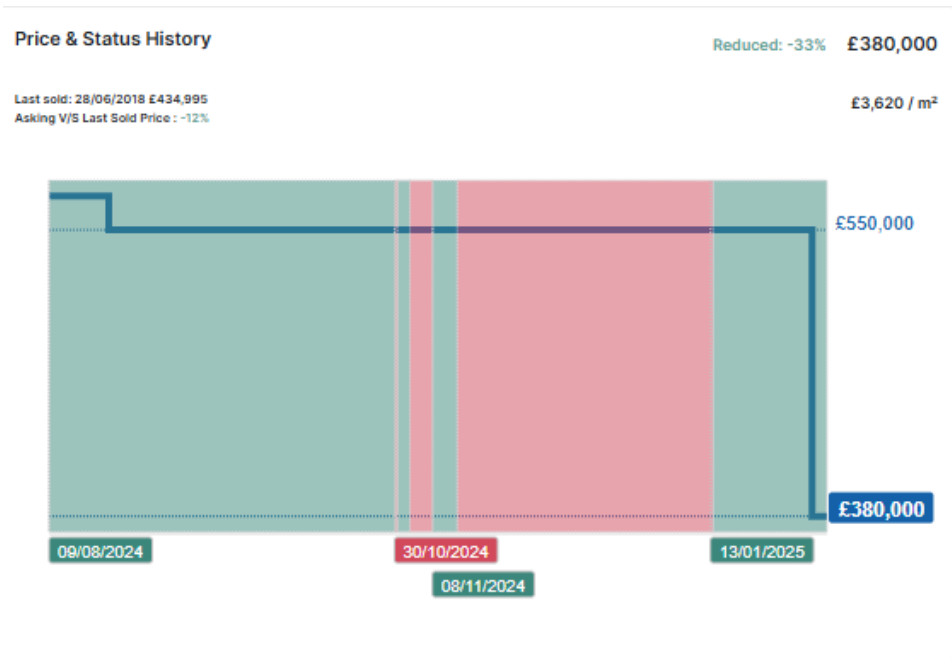
39, Bello Abbey Way, GU34 2FS

Detached house - Freehold

4 beds, 105 m², B

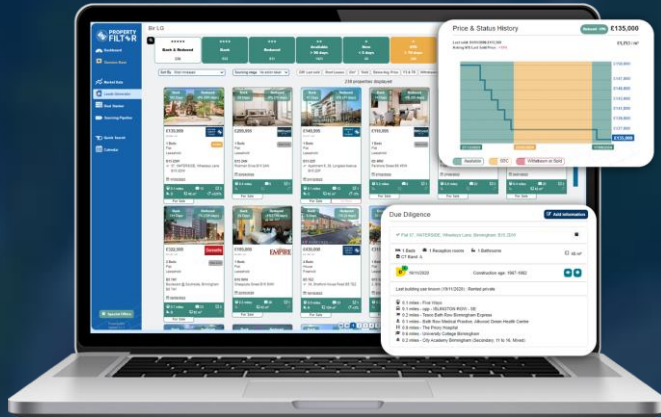
+7.0%, -43%, -12%

For Sale

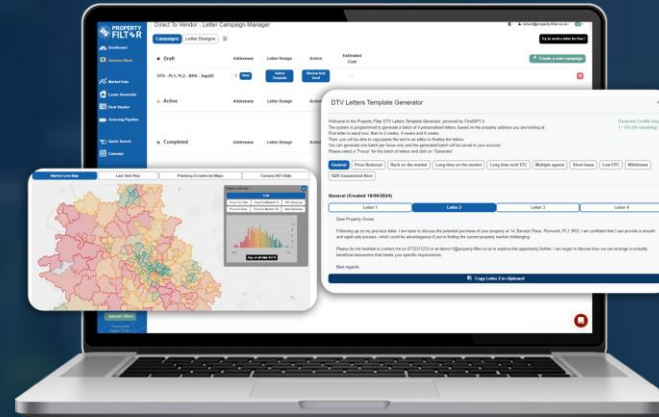


GU34 - Market Live Data

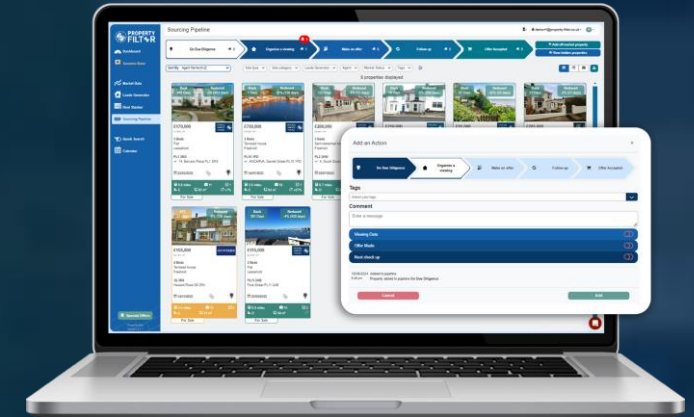
Access An Unlimited Deal Flow of Motivated Sellers



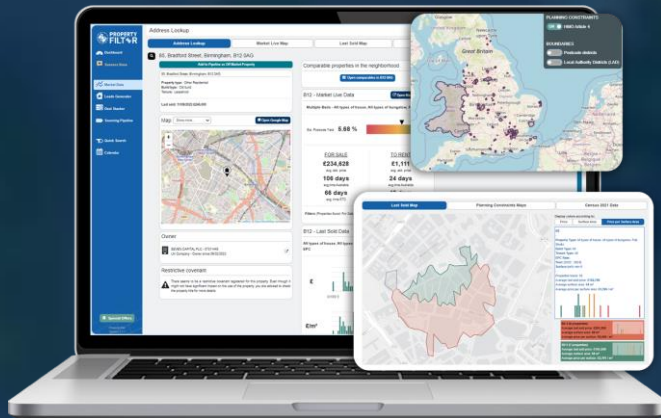
Find Motivated Sellers, Fast



High Performing Dtv Letter Campaigns



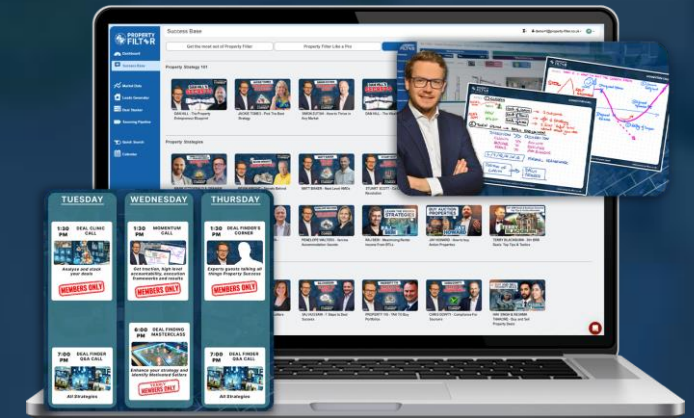
Fill Your Pipeline With Deals



Find The Best Area For Your Strategy



Assess Deals In Seconds



Award-Winning Community, Support & Resources



PROPERTY FILTER

FIND GREAT DEALS FASTER



First
month



SCAN ME NOW

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