

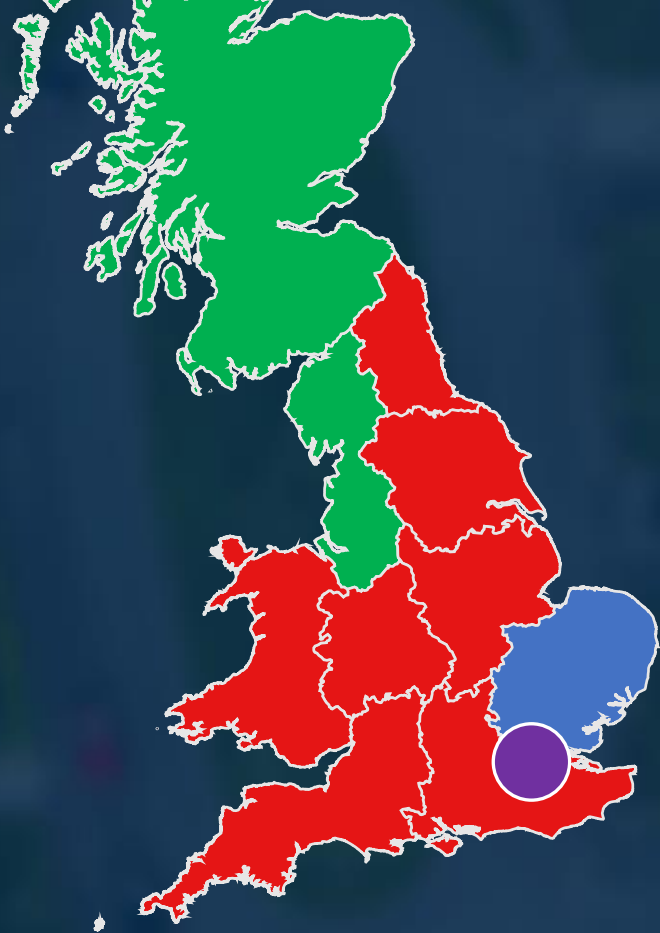
Surrey Property Exchange

LOCAL MARKET UPDATE

WITH



Yield UK Overview



London	4.2%	▼	-0.2%
Scotland	5.9%	▲	+0.4%
North West	4.7%	▲	+0.1%
Wales	4.2%	▼	-0.3%
West Midlands	4.0%	▼	-0.1%
South West	4.0%	▼	-1.3%
North East	4.8%	▼	-1.2%
East Midlands	4.0%	▼	-1.2%
South East	3.9%	▼	-0.7%
Yorks. & Humber	4.3%	▼	-0.3%
East of England	3.9%	●	0.0%
Meeting Surrounding	3.9%	▼	-0.2%

Meeting Surrounding - For Sale Data

Av. Asking Price	£595,791	▲	+0.6%
Av. Days to Sell	59	▼	-6.3%
Av. Days to Complete (STC)	109	▲	+4.2%

Meeting Surrounding - To Rent Data

Av. Rent PCM	£1,941	▲	+0.4%
Av. Days to Let	72	▼	-1.5%
Av. Days in Void	63	▲	+1.5%

Motivated Sellers & Strategies

For Sale

Last 30 Days

New listings	2234	▲ +2.6%
Fallen through	588	▲ +2.6%
Price reduced	877	▲ +3.6%
New listings > 90 day	822	▲ +5.2%
STC > 90 day	1356	▼ -1.0%
STC	1408	▲ +4.4%
Sold	1570	▲ +3.1%

To Rent

Last 30 Days

New listings	712	▲ +8.4%
Let	1617	▼ -2.9%

Strategies Stock

Available Now

Buy to let	1975	▲ +5.3%
HMO PD Conversion	3796	▲ +1.4%
HMOs in A4 area	0	● 0.0%
BRRR & Flip	947	▲ +6.9%
1 to 2-bed conv.	122	▼ -1.6%
Short leases	78	▲ +2.6%
Lease options	422	▲ +1.9%
Block of flats	15	▲ +7.1%
R2R	146	▲ +2.8%
Com. To Resi.	153	▲ +1.3%

Motivated Sellers & Strategies

For Sale

Last 30 Days

New listings	247 ▲ +8.3%
Fallen through	78 ▲ +10.6%
Price reduced	129 ▲ +10.8%
New listings > 90 day	105 ▲ +4.5%
STC > 90 day	253 ▲ +9.5%
STC	151 ▼ -7.5%
Sold	175 ▲ +6.2%

To Rent

Last 30 Days

New listings	91 ▲ +5.8%
Let	283 ▼ -1.0%

Strategies Stock

Available Now

Buy to let	210 ▲ +1.1%
HMO PD Conversion	294 ▲ +3.1%
HMOs in A4 area	0 ● 0.0%
BRRR & Flip	98 ▲ +1.4%
1 to 2-bed conv.	12 ▼ -2.0%
Short leases	5 ● 0.0%
Lease options	54 ▲ +3.8%
Block of flats	2 ● 0.0%
R2R	38 ▼ -1.3%
Com. To Resi.	24 ▼ -7.7%

Motivated Sellers & Strategies

For Sale

Last 30 Days

New listings	226 ▲ +3.7%
Fallen through	66 ▲ +6.8%
Price reduced	96 ▲ +5.4%
New listings > 90 day	71 ▲ +6.0%
STC > 90 day	141 ▼ -1.4%
STC	152 ▼ -4.3%
Sold	205 ▲ +7.9%

To Rent

Last 30 Days

New listings	108 ▲ +2.7%
Let	240 ▲ +7.1%

Strategies Stock

Available Now

Buy to let	231 ▲ +2.2%
HMO PD Conversion	356 ▲ +1.8%
HMOs in A4 area	0 ● 0.0%
BRRR & Flip	109 ▲ +1.1%
1 to 2-bed conv.	15 ▲ +15.0%
Short leases	6 ▲ +5.0%
Lease options	51 ▼ -7.3%
Block of flats	2 ● 0.0%
R2R	14 ▲ +7.5%
Com. To Resi.	13 ▲ +1.8%

Motivated Sellers & Strategies

For Sale

Last 30 Days

New listings	302 ▼ -5.9%
Fallen through	76 ▲ +5.3%
Price reduced	121 ▲ +1.8%
New listings > 90 day	116 ▲ +4.3%
STC > 90 day	207 ▲ +6.7%
STC	228 ▲ +1.9%
Sold	182 ▲ +1.3%

To Rent

Last 30 Days

New listings	48 ▼ -1.1%
Let	181 ▼ -6.2%

Strategies Stock

Available Now

Buy to let	300 ▲ +2.4%
HMO PD Conversion	460 ▲ +1.0%
HMOs in A4 area	0 ● 0.0%
BRRR & Flip	163 ▲ +1.8%
1 to 2-bed conv.	14 ▼ -1.2%
Short leases	28 ● 0.0%
Lease options	47 ▲ +1.7%
Block of flats	0 ● 0.0%
R2R	9 ▲ +2.8%
Com. To Resi.	17 ▲ +3.0%


Overall trends – month by month

- UK wide data – identical to last month
- Number of days to sell, complete or to rent have dropped
- Best yields remain in Scotland – 5.9% . NW England - 4.7%
- Lowest yields once again are South East & East of England at 3.9%
- Guildford – more sale and let listings / more dropouts & reductions / longer completions & more sales
- Woking – sale and let listings are up / more dropouts/ more price reductions & sales / more listed for longer
- A'shot & F'boro –new listings for sales & lettings are markedly down

Deal of the month


For Sale Adverts:

 Listed on: 21/02/2023

 Listed on: 30/01/2023

To Rent Adverts:


 Listed on: 26/07/2022

 Listed on: 25/08/2022

30/01/2023

Back 40 Days

Reduced -13% (40 days)



£349,950

£5,931 / m²

48, Foxburrows Avenue, GU2 8HY

Semi-detached house - Freehold

3

59 m²

E

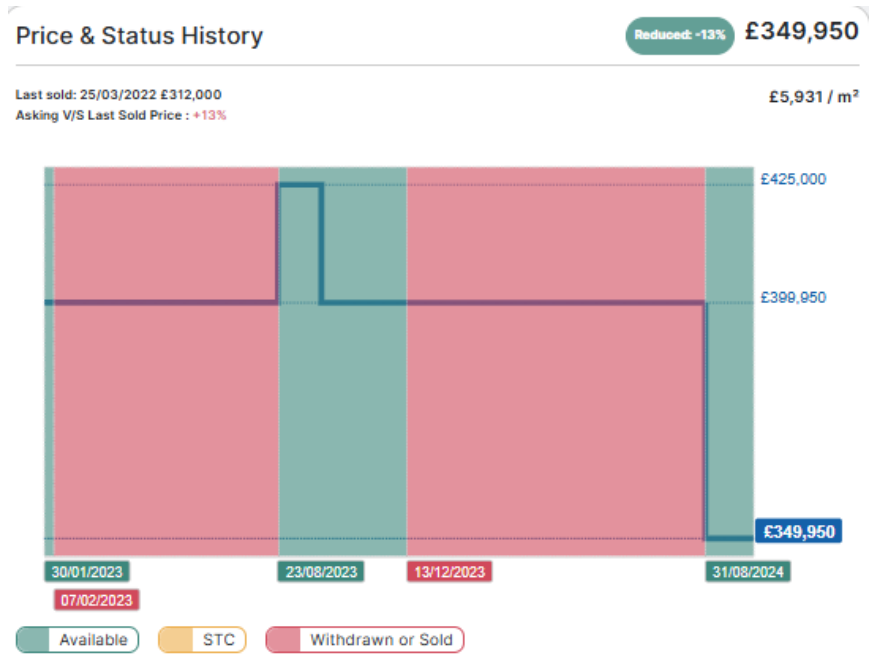
+7.5%

-26%

+13%

For Sale

To Rent



GU2 - Market Live Data

3 beds - Semi-detached house

Open Market Live Map

Filters (Properties found: For Sale 177 - To Rent 78)

Est. Postcode Yield 5.56 %

Est. Property Yield 7.54 %

+35.7%

FOR SALE

£475,000

avg. ask. price

48 days

avg.time Available

142 days

avg. time STC

TO RENT

£2,200

avg. ask. price

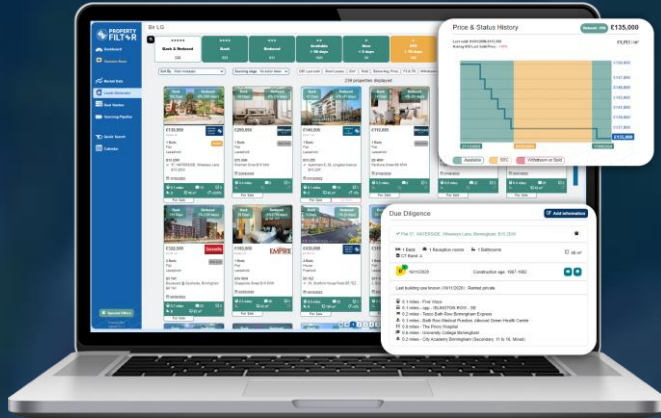
48 days

avg.time Available

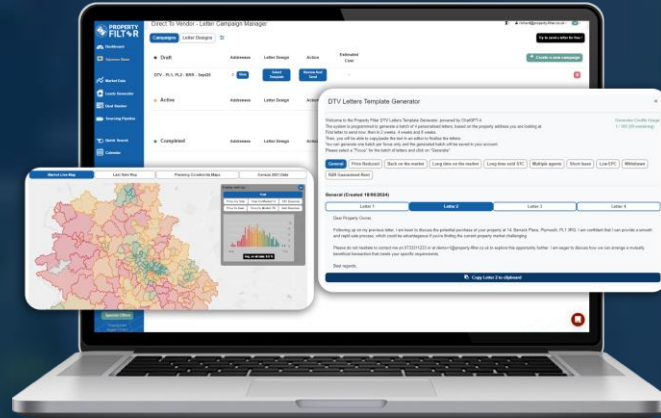
64 days

avg. void duration

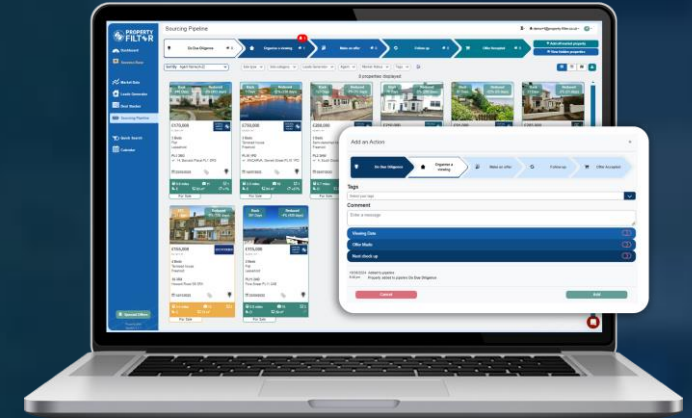
Access An Unlimited Deal Flow of Motivated Sellers



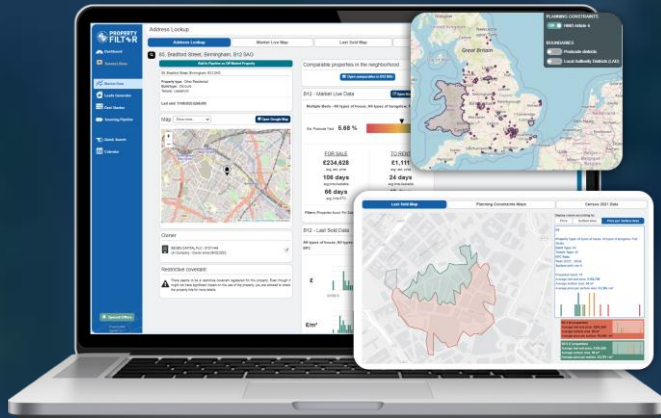
Find Motivated Sellers, Fast



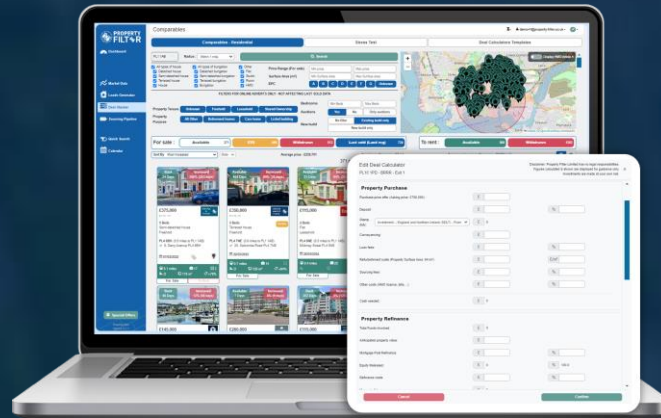
High Performing Dtv Letter Campaigns (coming soon)



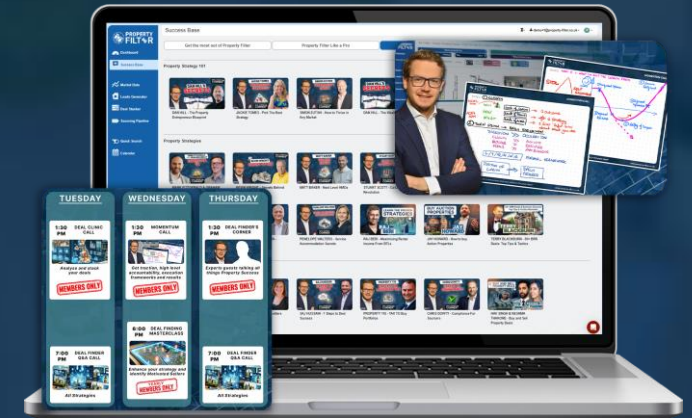
Fill Your Pipeline With Deals



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>