

# Property Matters Summer 2017

**Welcome** to the Summer 2017 edition of *Property Matters*, which judging by the feedback we have received from the residents of Chandlers Ford, is proving to be an immensely popular read, full of news and views on the housing market and our community.

Seemingly, the housing market is never far from people's thoughts and there is always an interest in what is happening with property, both locally and nationally, in terms of the market itself, and the all important question of values. We have therefore taken the opportunity with this edition of producing an array of stats and facts, comparing our local market here in Chandlers Ford, to the South-East and the market nationally, which makes for some interesting reading.



In respect of the housing market in Chandlers Ford, we are pleased to report, that on the whole, it has remained robust, despite the obvious impact felt by the uncertainties caused by Brexit and the Election this year, putting a strain on supply.

## Key Housing Market Indicators Nationally

	LATEST DATA	QUARTERLY CHANGE	ANNUAL CHANGE
<b>MORTGAGE APPROVALS</b>	64,684	-3.9%	-0.5%
<b>RESIDENTIAL TRANSACTIONS</b>	96,910	-2.4%	-13.4%
<b>GROSS MORTGAGE LENDING</b>	£20.8bn	-1.4%	-6.7%
<b>PRIVATE HOUSING STARTS (QT)</b>	38,930	31.7%	27.4%
<b>PRIVATE HOUSING COMPLETIONS (QT)</b>	31,410	2.7%	24.7%

Source: Bank of England, HMRC, ONS

As always, our support in the local community goes from strength to strength and we were delighted this year to sponsor the Summer School Fayres at Merdon and Scantabout Schools.

We were also delighted, for the first time, to sponsor The Hilt Beer Fest in June, with Adam, Mark & Zoe rolling up their sleeves, pulling pints and Vic, Rachel & Kim cooking pies. AFC Hiltingbury continue to go from strength to strength and details of their huge success is to be found on the back page. We are also delighted to confirm that the Spooks & Sparks Firework Night at Hiltingbury Schools, will be on Thursday November 2nd 2017.

Demand for property remains constant, from buyers moving within the area and further afield. Year on year we see a consistent pattern emerge whereby 70% of the transactions occur from people moving within Chandlers Ford and 30% from buyers moving from outside the area.

Our excellent schooling and fabulous communication links are undoubtedly the key reasons for the desire to live within the area.

We sincerely hope you enjoy this edition, and as always, we would love to hear from you with any of your property related or community questions.

Best Wishes **Adam and Mark**



"A family business, built on strong family values...  
Trust, Honesty & Loyalty"

# Market overview



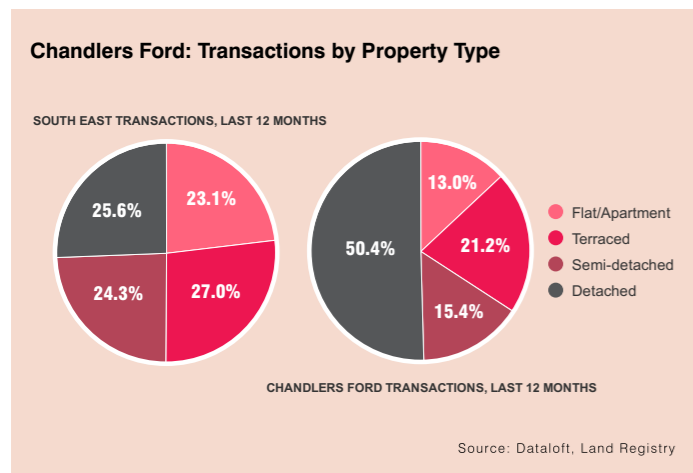
## Transaction Levels

Over the 12 month period from July 2016 to June 2017 there were 468 completed sales of properties in Chandlers Ford. This is 17% down on the previous 12 month period, highlighting the lower than required supply of properties coming to the market.

The pattern in Chandlers Ford though is seemingly creeping into the national picture, as the continued lack of new stock of properties coming to the market is a significant factor in the decline of transactions, according to the latest Royal Institute of Chartered Surveyors (RICS) survey. Stock levels on agents' books remains close to record low levels limiting the choice for buyers and holding back the market. Latest analysis from the Council for Mortgage Lenders highlights that the decline in transactions can also be accounted for by lower activity from mortgage movers.

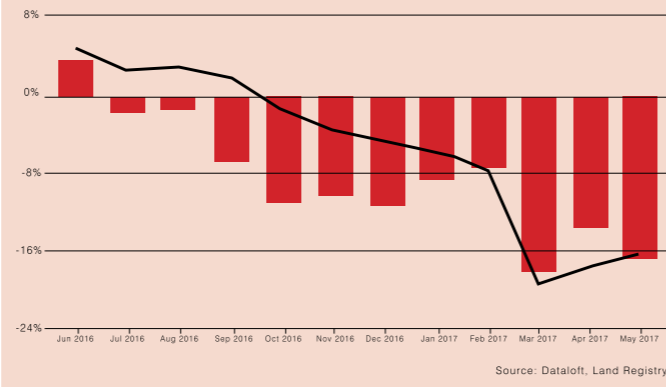
Buyer demand has shown little change over the past few months according to the July RICS Survey Of Agents, with mortgage approvals slightly lower than expected in June, falling by 0.7% on May levels.

To put the transaction levels into some context, in the period January 2006 to December 2006 there were 787 sales in Chandlers Ford, in contrast to the 468 over the 12 month period discussed. In the pie chart below we can see an interesting break down of the transactions by property type.

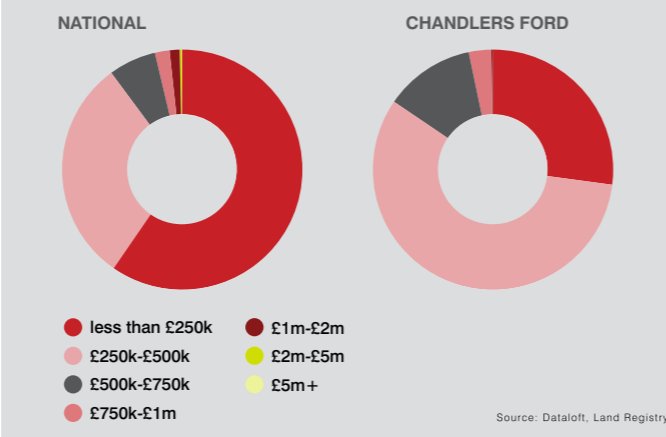


In the South-East the split is fairly equal amongst property types, whereas in Chandlers Ford just over 50% of the property stock sold, was accounted for by detached properties, with flats being the lowest at 13%.

## Chandlers Ford: Annual % Change in Transactions



## Transactions by price band over last 12 months



## House price growth

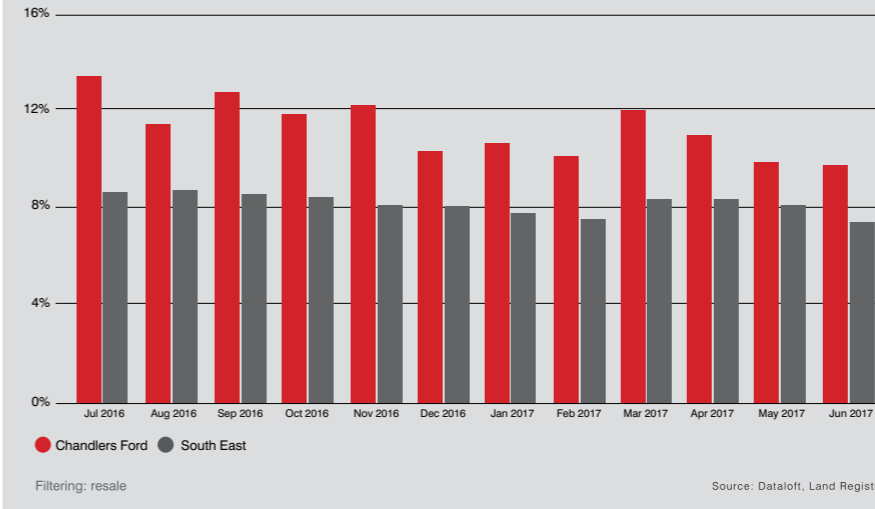
This always proves to be a hot topic of conversation, so here are some facts;

Nationally average house prices across the UK rose by 4.9% in the 12 months from July 2016 to June 2017, slightly lower than the 5% rate recorded in the 12 months to May. However, as you will see, house prices for the same period in Chandlers Ford grew by 10%, fuelled by continued demand and a low housing stock for sale.

## House price growth over 1 year and 5 years



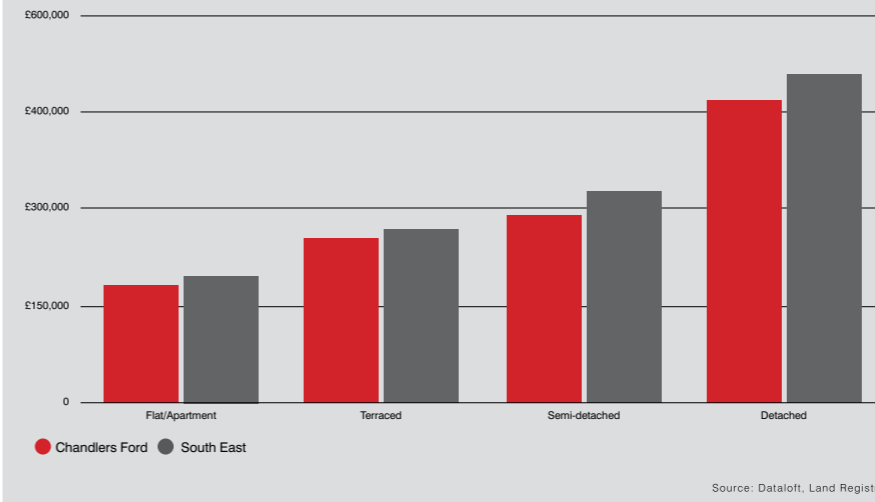
## Chandlers Ford: Annual % Change in Average Prices



## Chandlers Ford: Average Sales Prices



## Chandlers Ford: Average Prices by Property Type

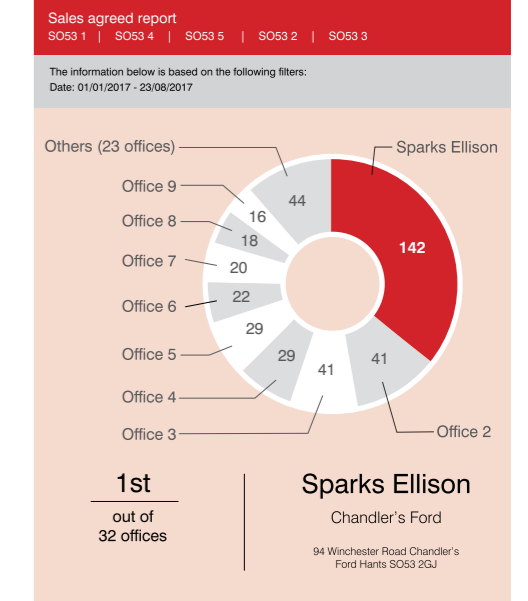


The housing market will always see peaks and troughs, but it is interesting to note that over a 5-year period, the market increased in Chandlers Ford by 35%. The average house price now in Chandlers Ford is £371,213 and for a flat £182,363.

The total value of sales amounted to £160,506,042. The highest value recorded by Land Registry over the 12-month period was £325,000 for a flat and £1,250,000 for a house.

The July RICS Survey suggests that the prices were unchanged over the past month nationally.

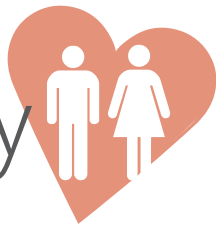
Expectations for future growth are weaker than the last 12-month period, suggesting that prices will remain stable over the short to medium term.



The above chart shows the number of sales agreed this year in Chandlers Ford, as certified by rightmove.co.uk

“Over 150 years of knowledge and experience here to help you”

# Our Community matters



# Lettings matters

Our lettings business continues to go from strength to strength, headed up by our well respected and experienced Lettings Director Debbie Darvill and Property Manager Liz Montgomery.

We have recently celebrated a major milestone by letting and managing over 100 properties which is testament to their amazing hard work.



DEBBIE



LIZ

**LET**  
sparks ellison  
est. 2003  
**100**  
PROPERTIES  
LET AND  
MANAGED

The rental market remains very strong with demand high and rental values increasing marginally. As always, we would be delighted to hear from Landlords who would like to talk to us about letting their properties.

Update



## Date for your Calendar

It has been confirmed that the much-anticipated Spooks & Sparks Firework Night at Hiltingbury Schools, is on Thursday November 2nd 2017.

The Sparks Ellison team will once again be on the barbecue, and we hope to see you there to serve your dinner.

## AFC Hiltingbury Football Club

Largest Community Club in Area



We continue to enjoy a fantastic relationship with Hiltingbury Football Club, here are a few of their successes over the season.



## TEAMS

Playing in 2016/17

## SEASON

AFCH won 5 of the 9 age group awards across EDMSL & Tyro



## EDMSL

- U7 Hawks** - EDMSL Europa League Finalists
- U8 Hornets** - EDMSL Europa League Cup Winners
- U9 Harriers** - EDMSL Europa League Cup Winners



## CUP WINNERS

- U11 Hawks** - AFC Hiltingbury Tournament Winners
- FINALISTS**
- U11 Hornets** - Tyro Tommy Trayner Trophy Finalists
- U11 Hawks** - AFC Stoneham Tournament Finalists

## FAIR PLAY AWARDS

- U8 Hurricanes** - EDMSL Red League 'Fair Play' Winners
- U9 Hawks** - EDMSL Red League 'Fair Play' Winners
- U11 Hawks** - Tyro League U11 'Fair Play' Winners
- U11 Hawks** - VFC Vlaardingen International Tournament 'Fair Play' Winners & U11 Player Of The Tournament (Owen Hindley) Winners
- U13 Hurricanes** - Tyro U13 'Fair Play' Winners
- U15 Hawks** - Tyro U13 'Fair Play' Winners



## CSYFL

**U16**  
Division 4  
Champions

IF YOU WOULD LIKE TO FIND OUT MORE ABOUT AFC HILTINGBURY  
**WEBSITE**  
[www.afchiltingbury.co.uk](http://www.afchiltingbury.co.uk)

## BEER FEST 2017

This year's Beer Fest at The Hilt, on June 2nd and 3rd was a sell out with hundreds of people flocking to The Hilt on both nights to sample local beers and ciders.

This was our first year involved with Beer Fest and we hope to be able to continue to support many more in years to come.

