



Thinking of Selling Your
home?

Your Hyper-Local
Market Report

March 2026



Thinking of Moving Home?

What's Changed in the Last 24 Months?

YOUR HYPER-LOCAL MARKET REPORT



MARCH

2026

Have you considered selling your home in the last two years but haven't yet made the move? The local property market has seen significant shifts. Discover how these changes might impact your property's value today.

www.nicholsonsestateagents.co.uk

STAYING CONNECTED



MAKING THE RIGHT DECISION

The truth is, the property landscape is dynamic, and a lot can change in 24 months. Our hyper-local market report is designed to shed light on these crucial shifts, helping you make an informed decision.

Mark Nicholson
CEO, Nicholsons Estate Agents

At Nicholsons Estate Agents, we understand that deciding when to sell your home is a significant decision.

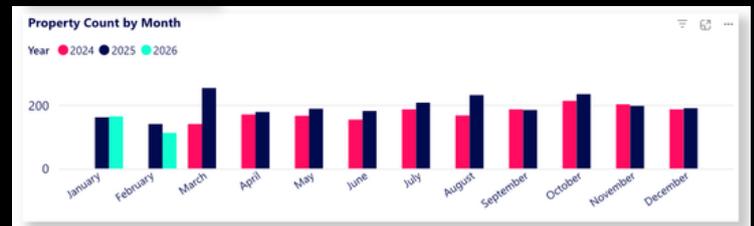
If you had a valuation with us, or another estate agent, one to two years ago but haven't proceeded, you might be wondering if now is the right time.



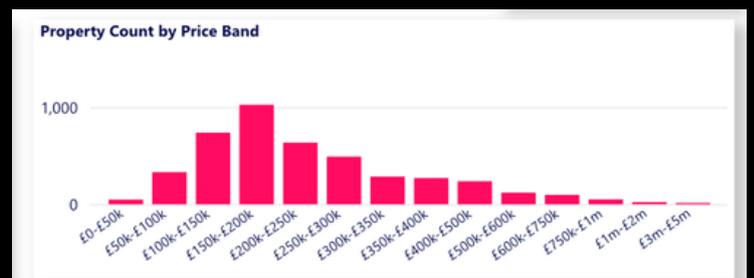
UNDERSTANDING THE LOCAL MARKET EVOLUTION



For instance, while some areas might have seen a cooling off period, others have demonstrated remarkable resilience, or even growth, driven by specific local developments or changing buyer preferences. Understanding these nuances is key to accurately assessing your property's current market position.



Over the past two years, our local area has experienced a fascinating evolution. We've observed various factors influencing property values, from interest rate fluctuations and cost of living adjustments to shifts in buyer demand and local amenities.



These elements collectively shape the market, often leading to different outcomes than what might have been predicted previously.

Trigger

Exchanged ▼

£245,612

Average Property Price

4,358

Property Count

£215

Average £/sqft

KEY TRENDS WE'VE NOTICED



Buyer Demographics: We've seen shifts in who is looking to buy in our area. Are more first-time buyers entering the market, or is there increased demand from families or downsizers? This directly impacts the types of properties in highest demand.



Property Types: Certain property types, such as those with home office space or larger gardens, have maintained strong appeal, reflecting evolving lifestyle priorities.



Average Sale Prices: While national headlines can be broad, our hyper-local data shows specific trends in average sale prices for different property types and locations within our immediate vicinity.



Time on Market: The speed at which properties are selling can indicate market health. A shorter time on market often suggests strong buyer confidence and demand.



WHY A FRESH VALUATION MATTERS NOW



If your last valuation was 12 to 24 months ago, it's highly probable that its accuracy has diminished. Relying on outdated information could mean you're either underselling your property or setting an unrealistic price, both of which can hinder a successful sale.

A new, up-to-the-minute valuation from Nicholsons Estate Agents takes into account all the recent market changes. We analyse comparable sales data from the last few months, assess current buyer activity, and factor in any improvements you may have made to your home. This comprehensive approach ensures you receive the most precise and realistic valuation possible.

Benefits of a Current Valuation:

1. **Accurate Pricing:** Avoid overpricing, which deters buyers, or underpricing, which costs you money.
2. **Informed Decisions:** Understand the true value of your asset in today's market.
3. **Strategic Marketing:** We can tailor a marketing strategy that resonates with current buyer trends and highlights your property's most desirable features.
4. **Maximise Your Return:** Ensure you are positioned to achieve the best possible price for your home.



Ready to Re-evaluate Your Property's Potential?

Don't let outdated information hold you back. The market is always moving, and your property's value could be different today than it was a year or two ago. At Nicholsons Estate Agents, we pride ourselves on our deep local knowledge and commitment to providing accurate, professional advice. Get in touch for a free updated valuation of your home.

BOOK A FREE VALUATION HERE



THANK YOU FOR READING!

Please don't hesitate to contact us via the information below if you have any questions.



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