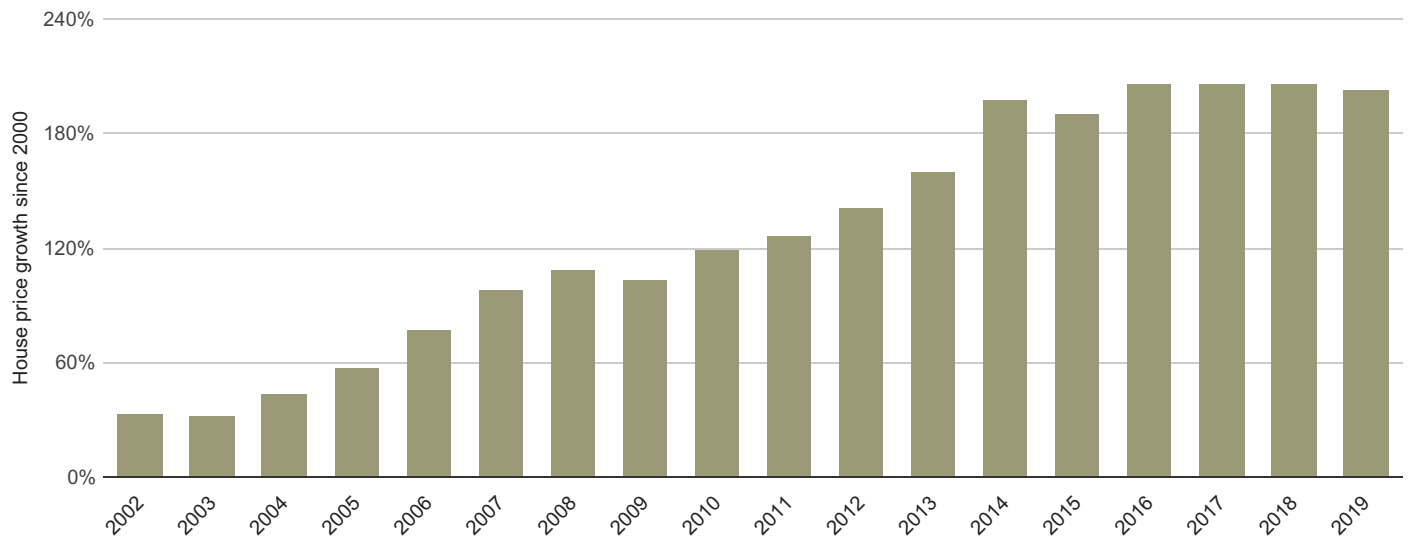


Why we expect a surge in demand for Putney homes in 2020



Here in the Putney office, we have found that one of the best ways to get a picture of what's happening in the local market is to look at the statistics. However, we also derive a huge proportion of our local market expertise just by chatting to the buyers and sellers we see every day. Many, regardless of how they voted, feel the election result will be good for homeowners.

The one thing that's becoming obvious is that the brand of Putney is growing into something much bigger and better than used to be the case. We only have anecdotal data, but it seems pretty clear that the sphere of influence our part of the world has for buyers is expanding. It's this burgeoning demand which has been responsible for the fact that prices here have risen, on average by 12.1 per cent per year since 2000.

For those of us that have lived here for a long time, it's easy to forget how amazing the area is. We've got it all in terms of high-quality housing stock, a fantastic mix of people, amenities, transport accessibility - you name it. As work patterns change, and five days per week in the office becomes rarer and rarer, so too do attitudes towards choosing a place to live.

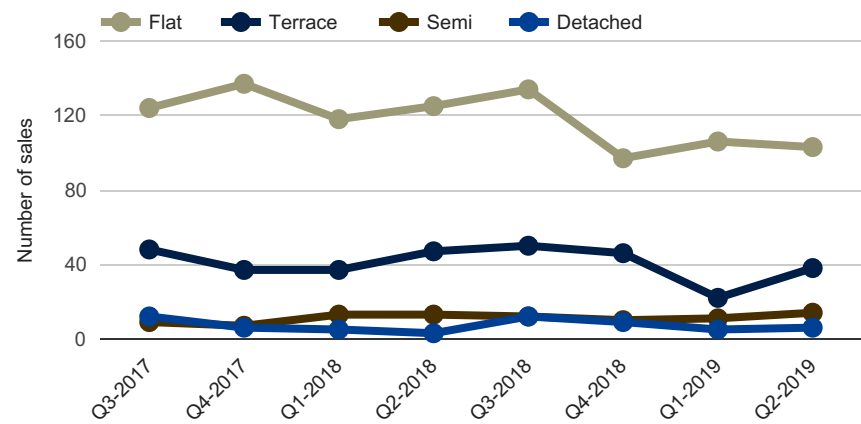
With more and more positive property market data coming through every day and sentiment on the ground going from strength-to-strength, we think that 2020 will be very kind to anyone who owns a property here. If you're thinking of getting on the housing ladder, upsizing downsizing or investing, make sure you work with a local market expert and you can't lose.



Prices here have risen, on average by 12.1 per cent per year since 2000.

Got a question about the local market? Talk to an expert today

[gracemiller.co.uk](https://www.gracemiller.co.uk)

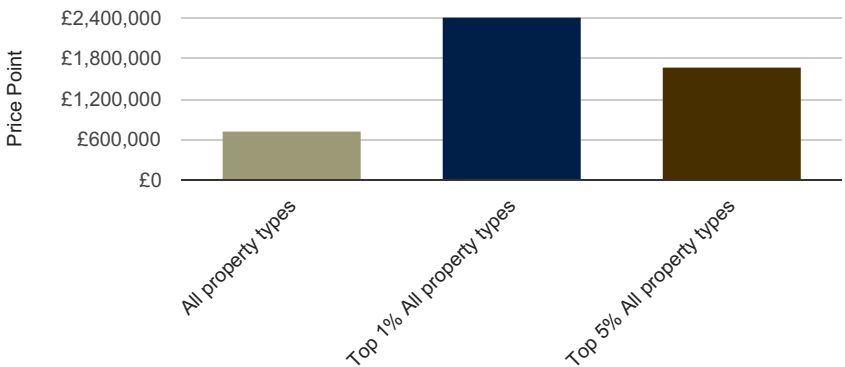


Overall transaction levels

There's so much going on in our local market it's sometimes hard to keep up. However, one of the measures we as property professionals are fixated on is how many sales are taking place. This chart shows how the total number of sales for the last few quarters.

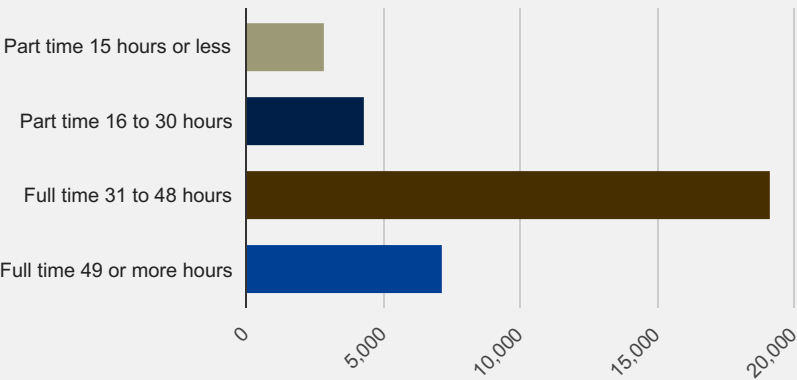
Mid market and premium price points

We define the premium properties as those with a price in the top 5% of all local houses. Likewise we define the super-premium end of the market as the top 1%. This chart shows those prices points in the context of the mid market.



Hours worked each week

Nobody ever spent their last days wishing they'd spent more time in the office. However, most of us have our nose to the grindstone to make ends meet and our area is no different. This chart shows how long the working week is for people here. The EU working time directive prohibits employees working more than 48 hours per week.



Source: ResiAnalytics, Office for National Statistics & Land Registry © Crown copyright 2018. Dotted lines & outlined columns on charts indicate estimates based on historical trends. For full terms of use, please visit resianalytics.com/docs/terms



Call us for a free valuation
020 8605 1300
mail@gracemiller.co.uk

84 Coombe Road, New Malden. KT3 4QS