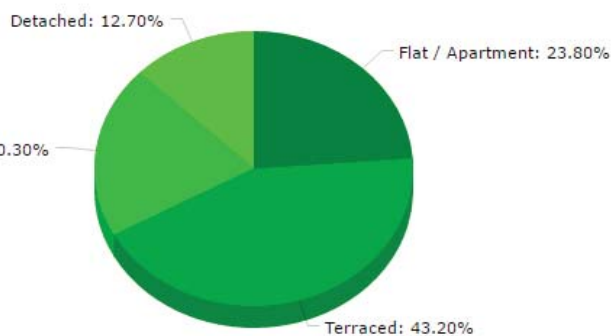


Welcome to the November edition of the Clarendon Park, Knighton & Stoneygate Property Market News.

As the darker nights are upon us, with the clocks have gone back, we have found this has not deterred buyers from looking for their next home. If anything the buyers looking at the moment are very serious. From the latest data collected over the past 5 years, there has been an average of a 5% house price increase in the local area.

In the last **12 months** there have been **501 sales** in the local area of which **143** of these were sold by Knightsbridge Estate Agents. No other agent in the local area has sold more properties.

Below: How the sales in the local area were split by property type:



Since the 15th August 2016 our newly re-opened Lettings Department have been very busy with finding suitable tenants for properties that landlords have entrusted to us to let and manage for them. As a result we now have a severe shortage of properties for our register of tenants we have looking in Clarendon Park, the Knighton's & Stoneygate. To celebrate our return to Lettings, we are currently running a promotion offering **50% Off our standard Lettings Fee for Management Properties** for all new instructions received before 31st January 2017. Our Lettings team are on hand to provide professional advice and guidance on all Lettings matters and would love to help.

Clarendon Park Christmas Fair

With Christmas round the corner, we are pleased to announce we have a special guest at the Clarendon Park Christmas Fair, Santa.

Meet Santa and his Elves
Clarendon Park Christmas Fair
4th December 11am-5pm
£4

Price includes printed photo with Santa and a present
All the money raised goes to LOROS HOSPICE

Knightsbridge

ESTATE AGENTS & VALUERS

LOROS

Hospice Care for Leicester, Leicestershire & Rutland

About Your Selling Team

As one of the founding Directors of Knightsbridge Estate Agents & Valuers in 1998, I am proud of our continued success as the leading estate agent for the area, achieved in no small part by the loyalty and hard work of the whole Knightsbridge team. Away from the office environment, other than spending time with my family, including travelling to Australia for key family events, my main interests are property related, mainly in the form of property renovation and researching widely into a range of periods and styles of property.



Aaron Lowe
Director

My team and I below will be all too please to assist you with any of your property related matters.



**50%
OFF**

Brighten up these dark November nights with **50% off** our standard Lettings fee for Management Properties.

Offer expires 31st January 2017

NATIONAL MARKET STATISTICS

5.2%

Increase in average house prices,
 year to end October 2016
 Source: Halifax

£20.5bn

Mortgage lending in September
 Source: Council of Mortgage Lenders

0.5%

UK GDP growth, Q3 2016
 Source: ONS

NATIONAL MARKET

OVERVIEW

KEY HOUSING MARKET INDICATORS

	LATEST DATA	QUARTERLY CHANGE	ANNUAL CHANGE
MORTGAGE APPROVALS	62,932	-5.7%	-9.6%
RESIDENTIAL TRANSACTIONS	93,130	8.5%	-11.3%
GROSS MORTGAGE LENDING	£18.9bn	0.4%	0.9%
PRIVATE HOUSING STARTS (QT)	33,860	11.3%	11.8%
PRIVATE HOUSING COMPLETIONS (QT)	29,920	19.6%	2.6%

NATIONAL HOUSING MARKET TRENDS



NATIONAL MARKET

EDITOR'S COMMENT

- **House prices** - Slowing momentum in the housing market was highlighted in the October house price data released by Halifax. Average house prices have still grown by 5.2% over the last year but there was little growth over recent months (only +0.1% over last 3 months).
- **Economy** - The Monetary Policy Committee unanimously agreed to leave interest rates unchanged in November at 0.25%. Meanwhile the Bank of England has raised growth forecasts for the economy to 1.4% in 2017 (from 0.8%), although they adjusted slightly downwards their forecast for 2018.
- **Transactions** - After picking up in August, the number of sales recorded in September dropped slightly in the month (down 4%) according to the HMRC. Transactions were 11.3% below the level recorded in September 2015. The peak of activity in March still means that there have been 4% more sales recorded in the year to date than over the same period of 2015.
- **Demand** - The Bank of England report that the number of mortgage approvals picked up in September although remained 10% lower than a year earlier. The amount of money lent in September (£18.9 billion) was 0.9% higher than in September 2015.
- **Investment** - Average rents across Great Britain rose by 0.2% in September to take the annual increase to 2.3% according to the ONS. Strongest growth continues to be in the South East with rent increases of 3.5% over the year.

EAST MIDLANDS MARKET

HEADLINE STATISTICS

17,939

Volume of sales
 (over past 3 full months)
 Source: Dataloft, Land Registry

£3,390,533,077

Value of sales
 (over past 3 full months)
 Source: Dataloft, Land Registry

£168,065

Average sales price
 (over past 3 full months)
 Source: Dataloft, Land Registry

CLARENDON PK, KNIGHTON & STONEYGATE MARKET
ROUND-UP

Over the last 12 full months there have been **501 sales** in Clarendon Pk, Knighton & Stoneygate. This is a **7%** change on the previous 12 month period. The average sales price was **£201,207**.

Dataloft, Land Registry

24% of sales in the past 12 months were flats, achieving an average sales price of **£129,761**. Houses achieved an average price of **£230,820**. The total value of sales was **£108,917,947**.

Dataloft, Land Registry

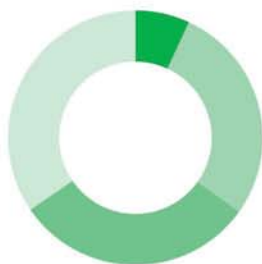
AVERAGE PROPERTY VALUES OVER THE LAST 12 MONTHS

	DETACHED	SEMI-DETACHED	TERRACED	FLAT
CLARENDON PK, KNIGHTON & STONEYGATE	£415,095	£270,770	£180,390	£129,761
LEICESTER CC	£250,536	£159,941	£135,077	£99,521
EAST MIDLANDS	£243,975	£149,976	£125,346	£104,364

TRANSACTIONS BY PROPERTY TYPE OVER THE LAST 12 MONTHS

EAST MIDLANDS

CLARENDON PK, KNIGHTON & STONEYGATE

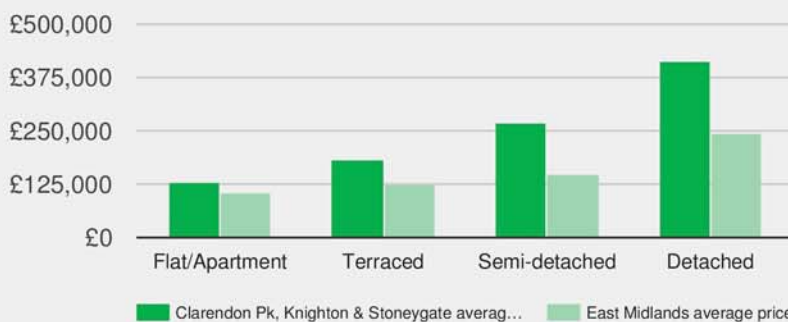


- Flat/Apartment
- Terraced
- Semi-detached
- Detached



- Flat/Apartment
- Terraced
- Semi-detached
- Detached

AVERAGE PRICES



Source: Dataloft, Land Registry

CLARENDON PK, KNIGHTON & STONEYGATE MARKET

FOCUS OVER THE LAST 12 MONTHS

£201,207

Average price (over past 12 months)

1% higher

Annual change in average sales price

501

Total transactions (over past 12 full months)

7% higher

Change in total transactions (last 12 full months compared to previous 12 month period)

Source: Dataloft, Land Registry

5% higher

Change in average sales price over past 5 years

KNIGHTON PARK ROAD

Street with most transactions in last 12 months

LOCAL MARKET OVER THE LAST 3 MONTHS

£24.9m

Total value of property sold

24%

% of Total - Flats

0%

% of Total - New Build

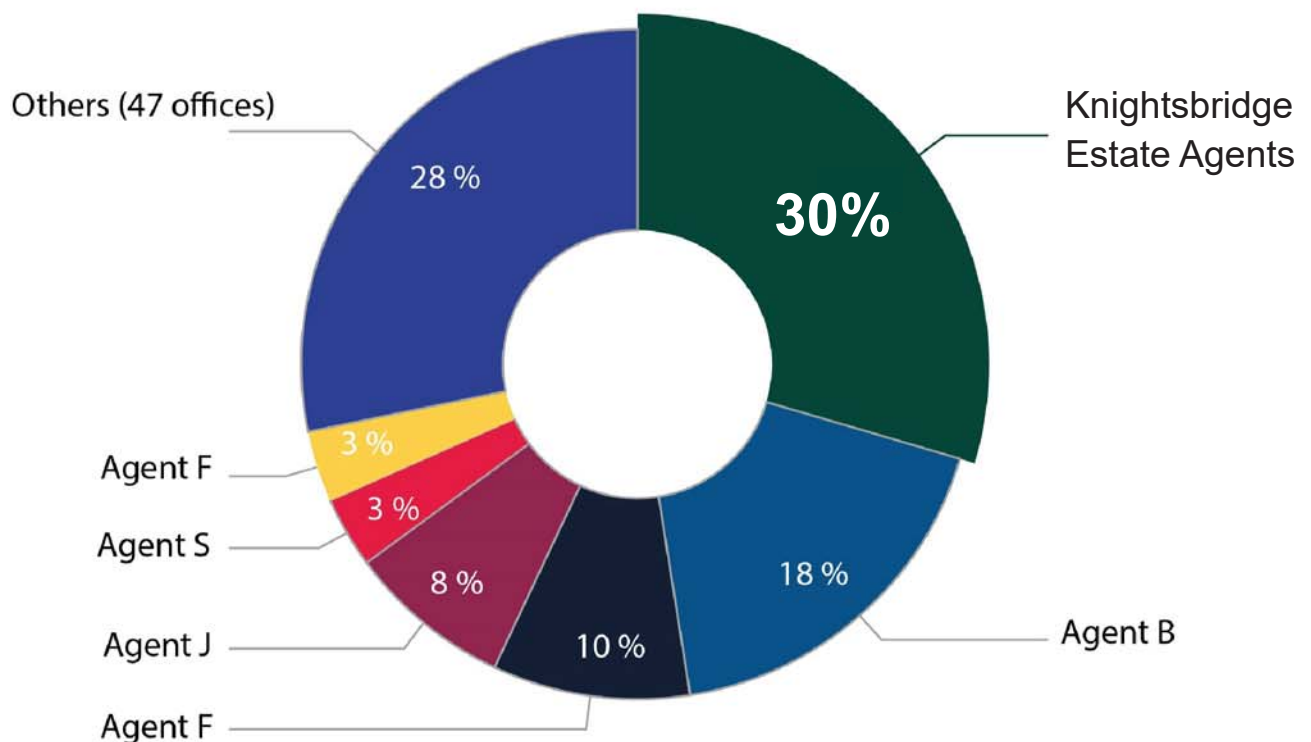
TOP SELLING AGENT

For the Year So far in 2016

IN LE2 1, LE2 2 & LE2 3
(Clarendon Park, the Knighton's & Stoneygate)

The information below is based on the following filters:

Date: 01/01/2016 31/10/2016



1ST
OUT OF
53 OFFICES



Knightsbridge
Estate Agents & Valuers

72 Queens Road Leicester LE2 1TU

t. 0116 274 5544

insights brought to you by



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