

# SE18 PROPERTY NEWSLETTER

DECEMBER 2016

## Property prices in SE18 have risen by 67% in 10 years

You would be forgiven for thinking that Nobel Prize winner Bob Dylan was talking about the UK property market when he sang, "the times, they are a changin'". As agents in SE18, we have seen it all in the property market. But one overarching fact is the rise of local property prices, which have seen a significant increase of 67% in the last decade.

Figures show that moving up the property ladder, or getting on it in the first place, is not that easy. However, there are certain choices you can take to make the process much smoother, particularly if you listen to advice from a good agent. The young person's dream of owning their own property is still very much within reach.

Compromise is key; sometimes it is a good idea to take stock and really think about what it is that you want from a property. SE18 is popular with homeowners and tenants, which indicates that location is still the number one factor for people moving home. Yet in our experience, some people are willing to look further afield to find a cheaper, more suitable property.

If you are already on the property ladder, moving up it is not as arduous as many initially think. Increasing house prices can actually benefit homeowners like you, assuming that you have paid off a fair amount of your mortgage. Average property prices in SE18 are now worth £340,000, which means if you bought the property 10 years

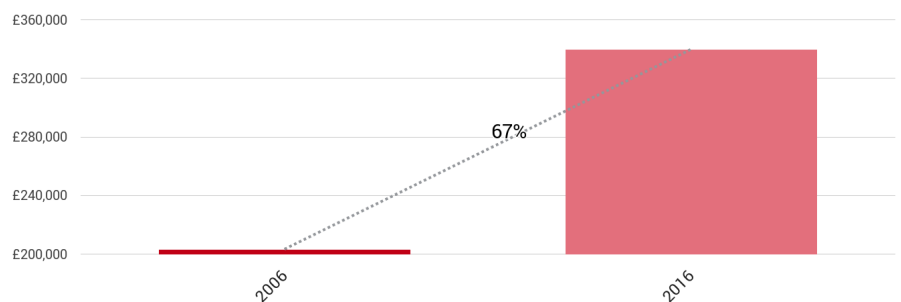
ago, it would have increased by an impressive £136,600.

Some of you will be tenants who are not yet on the property ladder, but don't worry as there is still hope. Mortgage lenders have started to loosen their purse strings, with many of them offering up to 95% mortgages. The government also offer several schemes making it easier for first-time buyers to purchase a home, including Right to Buy, shared ownership and the Help To Buy ISA.

HDTV is readily available. Renting is a choice, and we are developing a mindset more akin to the Europeans with regards to it. In fact, the fascinating figures show the percentage of households privately rented in SE18 have risen from 9.3% in 2001 to 21.1%, according to the last census.

Landlords can enjoy even more good news as the demand — and prices — for rental accommodation continues to rise. The knock-on effect also means higher-value properties in SE18, which also

**Average property price in SE18 in 2006 versus 2016**



Landlords have reasons to be cheerful, with an element of younger people in SE18 choosing to rent rather than buy. There are certainly benefits to renting, including the ability to simply call the landlord if there are any issues around your rental home, allowing you to save on large repair costs. The lifestyle of a renter also provides flexibility, which is very important to some people.

It is harder for young people to save for a deposit in an age where Apple launch a brand new product every six months, or the latest

benefits homeowners. While this is ultimately positive news, it does not negate the fact that there are tenants with ambitions of owning their own home in the future, and excessive rental hikes need to be tampered so they are still able to save for a deposit if they so wish.

Whether you're a homeowner or landlord, if you would like a chat about the SE18 property market or are interested in receiving a free market appraisal of your property, we would love to hear from you. Just pop in and we can discuss all things property.

## Local wealth bands in SE18

In SE18 the majority of households are classified as "getting started" (30.3% of all households), 7.4% lower than London. The next biggest wealth band is "more comfortable" (30.2% of all households), 1.5% higher than London.



**Wealthy**  
**17.1%**



**More Comfortable**  
**30.2%**



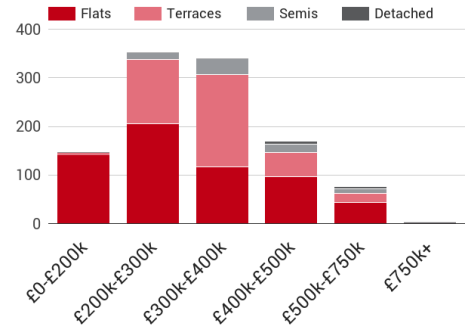
**Comfortable**  
**22.4%**



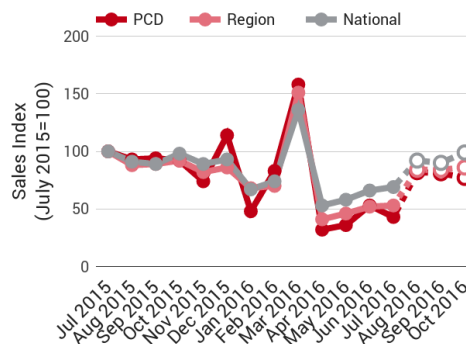
**Getting Started**  
**30.3%**

## Patterns in price bands emerging in SE18

Over the last year, every property that was sold in SE18 has fallen into one of six price bands. The adjacent bar chart illustrates this interesting pattern which shows that the £200k-£300k price band had the largest number of sales (352), followed by the £300k-£400k price band (340).



## Sales remain steady in SE18

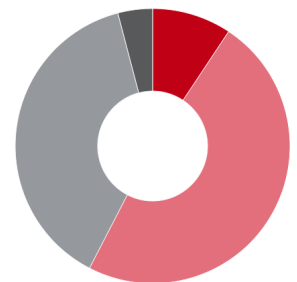


The changes in stamp duty and the Brexit vote have made the last 12 months an interesting one. There have been a total of 1,285 sales and we can see that volumes have increased by 29.5% since January 2016. This is not as strong as the London region and the national market.

## Distance travelled to work

The distance travelled to work in a given area is an indicator of the area's transportation links. It can also show if an area has job opportunities locally. In SE18, 48.3% of the local workforce travel less than 10km to get to work. This is 11.0% lower than the average in the London region and 8.7% lower than the national average.

- Work mainly at or from home
- Less than 10km
- 10km to less than 30km
- 30km and over



Source: ResiAnalytics, Office for National Statistics and Land Registry © Crown copyright 2016. Note: Dotted lines indicate estimates based on historical patterns.



**Paul Wright**  
Owner/Founder  
paul@allavenues.co.uk



**Rebecca Meechan**  
Sales/Lettings  
rebecca@allavenues.co.uk



**020 8310 2416**

info@allavenues.co.uk

www.allavenues.co.uk

65-66 Woodrow, Woolwich, London, SE18 5DH