# HOMES Spring & Summer 2023 Allowered Allowered The summer 2023



**50% OFF** fully managed lettings fees

landlords

Are you a landlord looking for a better service?

Look no further...

\*T&C's apply - Contact us for further details.





### Rob & Charlie's Market Update

Rob Price & Charlie Barr, Managing Directors at Homes, give an overview of Q1 as we head into Spring / Summer:

"Homes sales agreed numbers are more in line with the pre-pandemic market, tracking at \*11% compared to the first quarter of 2019.

A further sign of this recovery is that monthly sales agreed are now higher than in September for the first time since the mini-budget took place. With Rightmove reporting the national average asking price of property coming to market has risen by just **0.2**% this month, lower than the usual rise of **1.2**% at this time of year, it's a sign that new sellers are heeding their agents' advice to price cautiously and tempt Spring buyers. The current stable conditions may tempt more sellers to enter the market who had been considering a move in the last few years but had been put off by its frenetic pace.

The first-time buyer sector hits a new record asking price of £224,963 this month, despite economic headwinds. Faced with climbing rents, buying a home is still a compelling option for those who are able to clear the mortgage and deposit hurdles, with demand in this sector now 11% higher than 2019."

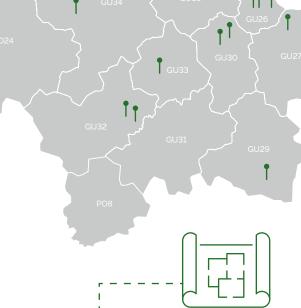
#### \*Rightmove stats as of April 2023.

### **E**homes

# Over 200 new homes coming soon across our region during 2023/24!

From highly reputable housebuilders, including Beckingham Homes, CALA Homes, Curationtech, Stylefront, OE Estates, Peter Cook Builders, Project26, Amiga Homes, 6A Vision Homes, Oakesfield, Cornerstone Property Construction, A&J Dwellings, plus many others...

Let Homes help you secure your new build!



### Calling All Landowners

If you are a landowner and wish to unlock the potential in your land, contact our Land department to see if we can assist you, just like we have many of the above landowners!

#### Your Plot Your Profit

Get in touch today **01428 778729** 

# 10 years with Homes





Jane Collingborn

ngborn Karen Goodman

Petersfield Sales

Petersfield Sales Manager





Jane Collingborn, Head of Central Administration said:

"I have thoroughly enjoyed my 10 years at Homes and I'm looking forward to spending many more years as part of a successful, forward-thinking business"

### Mortgages at Homes in association with



# So, what is the future for interest rates?



Well, we are probably now in the new norm and won't see the return of sub 1% deals any time soon. The important factor in deciding what your next step is, whether you are looking to get onto the housing ladder, looking to move up a run or two, or just want the most suitable solution for your current situation, is to talk to an expert.

That way at least you can have a financial future which is tailored to you.

Are you looking for financial advice? Call Homes today.

### homes by numbers

The importance of being with a proactive agent who will uncover opportunities for you.

We are not an agent that relies on property portals; the core part of being an agent is knowing your clients - now more than ever! Let's get back to basics.

\*Figures taken from the first quarter of 202;



£39,217,576

Total value of property sold in the first quarter of 2023



**754** 

Active applicants looking in this price range



1,468

New applicants registered to date in 2023



1,431

Active applicants looking in this price range



2,708

Active applicants looking in the Homes patch



1,080

Active applicants looking in this price range



19,061

Outbound calls made by our sales team



560

New letting applicants registered to date in 2023



+11%

Net sales increase verses 2019



40

Lets Agreed in the first quarter of 2023



## Property comes in all shapes & sizes

### we give each home the same five star service

At Homes we are always happy to help whenever you are thinking about selling or letting, would like a market valuation, or have questions about selling land. If you are looking to 'test' the market in a low key way, we can also offer you a discreet approach, targeting buyers without full internet marketing. We are on hand to have an informal chat over the phone, meet at our office or at your home – whatever works best for you.



Medstead £1,300,000 Sold by Homes Alton



Milland £1,250,000 Sold by Homes Liphook



Hindhead £1,200,000 Sold by Homes Grayshott



**Greatham £1,400,000**Sold by Homes Petersfield



Alton £685,000 Sold by Homes Alton



**Liphook £550,000** Sold by Homes Liphook



Beacon Hill £800,000 Sold by Homes Grayshott



Petersfield £1,150,000 Sold by Homes Petersfield



Medstead £500,000 Sold by Homes Alton



**Liphook £225,000** Sold by Homes Liphook



**Grayshott £750,000**Sold by Homes Grayshott



Liss Forest £795,000 Sold by Homes Petersfield











- **Alton:** 53 High Street, GU34 1AB 01420 593900
- Grayshott: Headley Road, GU26 6LD 01428 772699
- Liphook: The Square, GU30 7AB 01428 728520
- Petersfield: 18 College Street, GU31 4AD 01730 263907
- Lettings: The Square, GU30 7AB 01428 728520
- Sales Progression: 53 High Street, GU34 1AB 01420 593908
- Land & New Homes: 53 High Street, GU34 1AB 01428 778278





