



ALTON

MARKET INSIGHT

MAY 2021



YOUR **LOCAL** AWARD-WINNING PROPERTY EXPERTS

 **Charters**
ALTON

www.chartersestateagents.co.uk

A L T O N A N D S U R R O U N D I N G A R E A S

MARKET OVERVIEW

As lockdown eases and the vaccination programme continues on course, it finally feels like there is light at the end of the tunnel – and it is not surprising that this positivity is spilling over into the property market too. With fears the stamp duty holiday ending and changes to the Help to Buy scheme might put the brakes on the market, property experts are pointing to several factors that should give us all reasons to be optimistic.

New tax breaks and lending criteria, the rise of 5% deposits and low-cost borrowing is doing much to fuel the current spring rush and with a keener summer surge than usual bringing in more enquiries from buyers, there is unlikely to be a slowdown anytime soon.

So, as the flourishing property market coincides with the lifting of Covid restrictions, our advice is to put your moving plans into action now.

**Call a member of your local team on
01420 87666 - we would love to help.**



60

The average number of days to sell a property, UK



12%

increase in the number of sales agreed in the 1st week of March 2021 compared to same week in 2020.



87,669 mortgages

were approved in February 2021 - 19.5% than in February 2020.

LOCAL MARKET UPDATE

For many buyers in our area, it has been a waiting game. Both the pandemic and the pre-budget uncertainty prompted many home movers to hold off - but those days appear to be over as the children are back at school and enquiries have increased.

The glorious weather we have experienced recently has also played its part and we are delighted to see vendors who might have hesitated before, now eager to welcome viewers and showcase their home, either via virtual online viewing or a safe-practice visit.

As with other branches across the Charters network, the take-home for our area is the serious shortage of available properties we are experiencing for both our buyers and lettings applicants. With the likelihood of overseas holidays being curtailed this summer, house hunting could be propelled into a hugely popular activity in the coming months.

For the best chance to get moving seamlessly, please contact us for your FREE, no-obligation sales or lettings valuation.



**£45.8m
over the last three months**

TOTAL VALUE OF PROPERTY SOLD



**41.6%
of transactions**

WERE FOR DETACHED PROPERTIES OVER THE LAST 12 MONTHS



**74.4%
of residents**

OWN THEIR OWN HOMES

MEET YOUR TEAM



ALEX SMITH
BRANCH PARTNER



EDWARD KENDALL
ASSISTANT BRANCH PARTNER



SARAH HARRIS
VALUATION MANAGER



TOBY BEAGLEY
SALES MANAGER



GEORGE LONG
NEW HOMES DIRECTOR



STEPHEN HENRY
SALES PROGRESSOR



ROBERT FERGUSON
MORTGAGE & PROTECTION
ADVISER

If you would like to find out what your property is worth, or if you have a property-related enquiry, please contact a member of the team on **01420 87666** or email alton@charterestateagents.co.uk.



Introducing Alex...

As Alton Branch Partner, Alex Smith looks after a dedicated team of property-minded people within the High Street office. Alex is also a knowledgeable property individual himself, who has accrued nearly 20 years' experience in the industry.

"I'm fortunate enough to work with a team of local property specialists who genuinely love Alton and the surrounding locations. In my opinion, we know the area better than anyone within estate agency.

We are all privileged to work in this wonderful town and every day brings new opportunities and excitement to the team and I.

We are also exceptionally proud to be able to work alongside homeowners and landlords alike who entrust us with their prize possessions. It's not something we take lightly, and we are always astounded at the generosity of our customers - regularly receiving gifts and thank you cards for the work we undertake on their behalf.

The team is always looking to become more involved within the local community. We know how proud the residents are and as a local, independent business in the heart of the town, we always ensure that our customers receive the highest level of service."

If you are looking to relocate to Alton, or thinking about selling or renting your home, please contact Alex and the team. They would love to help.

WHAT'S NEW

Alton Community

One of the most important elements of Charters' local, independent estate agency network is the community we serve here in Alton, regularly being involved with local events' groups, charities and community organisations to support the wide variety of activities hosted each year.

Edward Kendall, Assistant Branch Partner, says "We love this part of the job and every year we increase our level of community support and activity, although this has been affected by the pandemic for the past 18 months.



However, throughout this period, we have still been fortunate enough to continue working safely alongside organisations who still required support.

Our Alton team also delivered food and medication to vulnerable members of the community and we were proud to witness, first hand, how residents have come together during this unprecedented time.

Every member of the team sets a great example and we are committed to providing real support to neighbours as we actively encourage local groups to approach us and see how we can help. It's a policy we're proud to have adopted and we feel privileged to live and work within such a generous community."

If you have a local event which you would like our support with, please contact our marketing department - marketing@charterestateagents.co.uk.

We have a team of local experts based in our High Street branch who can give you the very best property advice and support. If you would like help, please contact us.

We are experienced when it comes to sales and lettings valuations.

**IN NEED OF A LOCAL MULTI-AWARD-WINNING AGENT TO SELL OR LET YOUR PROPERTY?
PLEASE CONTACT CHARTERS:**

 **ALTON**
01420 87666
alton@charterestateagents.co.uk

 **BISHOPS WALTHAM**
01489 897711
bishopswaltham@charterestateagents.co.uk

 **ROMSEY**
01794 511107
romsey@charterestateagents.co.uk

 **ALRESFORD**
01262 734633
alresford@charterestateagents.co.uk

 **FARNHAM**
01252 891886
farnham@charterestateagents.co.uk

 **SOUTHAMPTON**
023 8254 4544
southampton@charterestateagents.co.uk

 **CHANDLERS FORD**
023 8235 8888
chandlersford@charterestateagents.co.uk

 **PARK GATE**
01489 358888
parkgate@charterestateagents.co.uk

 **WINCHESTER**
01962 830880
winchester@charterestateagents.co.uk