



**LOCAL
ESTATE
AGENTS**

**MARKET
REPORT
2023**

A YEAR IN REVIEW

"This last year has seen significant changes to the housing market. Not just in terms of house prices, but in the number of completed transactions which have dropped at a rate of up to 40% in some areas. The simple fact is less people have moved, but the appetite to sell is still there. Which means the volume of stock carried by most estate agents has risen by a reported 30% and the average time to sell, is on average 52 days longer compared to last year.

It's not all bad news, prices have simply corrected to around post covid levels, which creates opportunity for first time buyers looking to get on the housing ladder and investors. We've seen landlords come back into the market as rents are currently rising, making it more lucrative to buy and rent property again. For those selling and buying in the same market it's a simple case of reviewing the difference, you'll get less, but you'll pay less. We've found sellers are no worse off as long as they are selling and buying under the same market conditions.

Having said all of that, we have experienced increased sales in the final



quarter of the year. Asking prices have reduced to a realistic level sparking fresh interest, mortgage rates are looking much more favourable and inflation is reducing. These are all good positive signs for the year ahead. My view is that 2024 will be a levelling off and a much more stable market place. It is my view that sales volumes will increase slightly and by the end of 2024 we start to see some consistent increase in house prices and sales volumes into 2025."

Nathan Anderson-Dixon
Managing Director

ABOUT ABODE

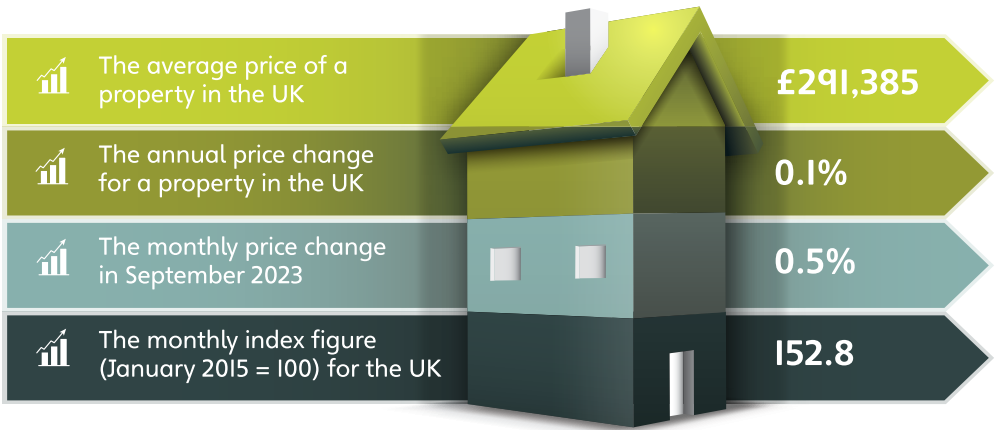
We are independent estate agents covering Staffordshire & Derbyshire. Established in 2003 the company has enjoyed over 20 years in business advising customers across the two counties. Over the years we've developed a strong reputation for putting our customers first and that's why 20% of our current clients are previous customers. We are a family business, ran by myself and brother Nathan. We have a strong team of highly motivated and enthusiastic sales agents who all live in the area they practice and are a pleasure to be around. We genuinely love what we do, and so if you are thinking of selling or renting in 2024 we would love to hear from you.

Sonia Bettridge
Sales Director

UK HOUSE PRICE INDEX SUMMARY: SEPTEMBER 2022 - 2023

Published 16th November 2023

Headline statistics for September 2022-2023



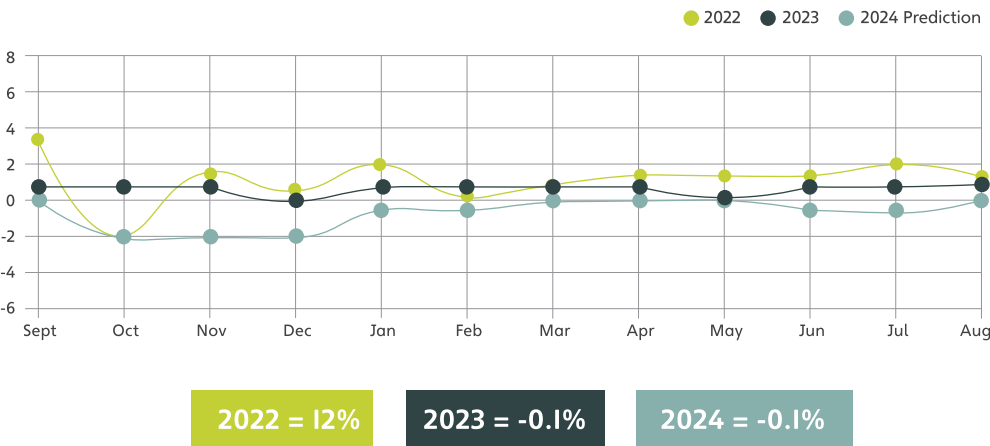
Key Factor	2022	2023	Change
Rate of Inflation	11.05%	4.6%	-6.45%
Ave F/T Income	£33,000	£38,000	£5,000
BOE Interest Rate	3%	5.25%	2.25%
Rate of Employment	75.50%	75.50%	0%

As of **September 2023**, the average house price in the UK is **£291,385**, and the index stands at **152.8**. Property prices have **fallen by 0.5%** compared to the previous month, and **fallen by 0.1%** compared to the previous year.

Correct at time of print. December 2023. Source Bank of England, office of national statistics.

Annual Price Change UK

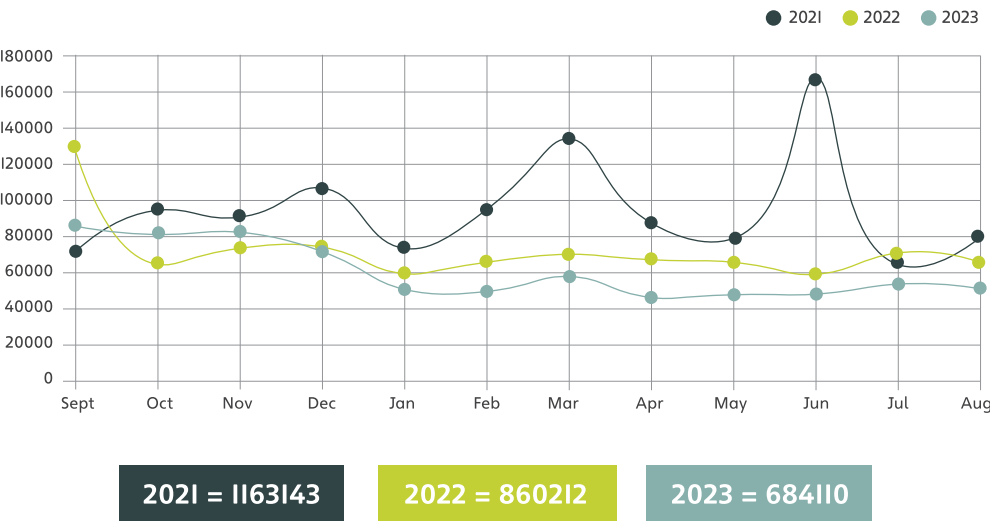
Annual monthly price change 2022, 2023 & 2024 prediction



We estimate an average house price rise of 5 % over the next 12 months.

Sales Volumes UK

The number of monthly house completions 2021, 2022 & 2023



FOR SALE - ASHBOURNE



ACORN DRIVE

£285,000

🏠 Semi

🚗 x 3

🛏 x 2



THE GREEN

£330,000

🏠 Semi

🚗 x 2

🛏 x 1



HARLOW WAY

£365,000

🏠 Detached

🚗 x 3

🛏 x 2



PEAK VIEW DRIVE

£475,000

🏠 Detached

🚗 x 4

🛏 x 3



DAVENPORT GROVE

£585,000

🏠 Detached

🚗 x 5

🛏 x 3



YEW TREE COTTAGE

HULLAND VILLAGE £650,000

🏠 Cottage

🚗 x 4

🛏 x 2

FOR SALE - CHEADLE



COLERIDGE DRIVE

£190,000

🏠 Semi

🚗 x 3

🛏 x 1



HIGHFIELD AVENUE

£210,000

🏠 Semi

🚗 x 3

🛏 x 1



HILLCREST AVENUE

KINGSLEY HOLT £269,950

🏠 Detached

🚗 x 2

🛏 x 1



MOUNT PLEASANT

FOXT £350,000

🏠 Cottage

🚗 x 3

🛏 x 1



BALA GROVE

£399,950

🏠 Detached

🚗 x 4

🛏 x 2



HAREWOOD CLOSE

£549,950

🏠 Detached

🚗 x 4

🛏 x 2

FOR SALE - BURTON



HEVEA ROAD
HORNINGLOW £200,000

🏠 Detached 🚗 x 3 🛏 x 2



PRIORILANDS
STRETTON £250,000

🏠 Detached 🚗 x 2 🛏 x 1



LADYBOWER
HILTON £290,000

🏠 Detached 🚗 x 3 🛏 x 2



KNIGHTSBRIDGE WAY
STRETTON £350,000

🏠 Detached 🚗 x 4 🛏 x 2



BLUEBELL WAY
TUTBURY £425,000

🏠 Detached 🚗 x 4 🛏 x 2



MEADOW VIEW
ROLLESTON ON DOVE £545,000

🏠 Detached 🚗 x 4 🛏 x 2

FOR SALE - UTTOXETER



ENVIL HOUSE
BALANCE STREET £795,000

🏠 Semi 🚗 x 7 🛏 x 3



HOLLY ROAD
£699,950

🏠 Detached 🚗 x 4 🛏 x 2



SMALLCROSS CLOSE
£545,000

🏠 Detached 🚗 x 5 🛏 x 2



EAST LAWN DRIVE
DOVERIDGE £500,000

🏠 Detached 🚗 x 4 🛏 x 2



PENNYCROFT ROAD
£189,995

🏠 Semi 🚗 x 2 🛏 x 1



FLAT HAWTHORNDEN
MANOR £135,000

🏠 Apartment 🚗 x 2 🛏 x 1

LETTINGS



LEESE HILL
UTTOXETER £595 PCM

🏠 Apartment 🚗 x 1 🚿 x 1



WILLOW MEADOW RD
ASHBOURNE £850 PCM

🏠 Apartment 🚗 x 2 🚿 x 1



ABBEY CLOSE
ROCESTER £750 PCM

🏠 Semi 🚗 x 2 🚿 x 1



ASHBROOK LANE
RUGELEY £1,150 PCM

🏠 Detached 🚗 x 2 🚿 x 1



STATION ROAD
ST10 4BX £1,000 PCM

🏠 Detached 🚗 x 2 🚿 x 2



MILL GREEN
SHARDLOW £825 PCM

🏠 Terraced 🚗 x 2 🚿 x 1



DRUM CLOSE
DERBY £1,100 PCM

🏠 Terraced 🚗 x 3 🚿 x 1



MADDOCKE WALK
LICHFIELD £1,475 PCM

🏠 Detached 🚗 x 3 🚿 x 2



KIMBERLEY DRIVE
UTTOXETER £925 PCM

🏠 Semi 🚗 x 4 🚿 x 3



BOGGY LANE
DE65 5AR £995 PCM

🏠 Semi 🚗 x 3 🚿 x 2



PARK VALE
LEEK £995 PCM

🏠 Semi 🚗 x 4 🚿 x 2



BROOK LANE
DE65 5PN £2,995 PCM

🏠 Detached 🚗 x 6 🚿 x 4

LANDLORDS WANTED

Call **01283 845 888** or
Visit www.abodemidlands.co.uk

“THANK YOU TO **ALL**
OUR CUSTOMERS FOR
SUPPORTING **OUR** LOCAL
FAMILY BUSINESS”

IF YOU'RE LOOKING FOR ADVICE OR ARE THINKING
ABOUT SELLING, PLEASE GET IN TOUCH.



Sales
Ashbourne
Victoria

☎ 01335 300 600



Sales
Burton
Luke

☎ 01283 845 888



Sales
Cheadle
Chloe

☎ 01538 750 081



Sales
Tutbury
Sonia

☎ 01283 845 888



Sales
Uttoxeter
George

☎ 01889 567 777



Lettings
Regional
Dave

☎ 01283 845 888



SCAN HERE TO BOOK A VALUATION