



Initial market information on your property

Getting your price right!

Welcome to your market information report! The aim of this report is to provide you with a little extra information about your local property market. We have used online information to gauge pricing trends, average selling time, houses that have sold, houses that are for sale, and some background information on the local estate agents.

When it comes to selling your home, getting the price right is key. It is a fact that 70% of properties available on Rightmove will not sell at their current asking price. Everyone wants to get the most that they can for their house and, of course, you are free to ask whatever you wish for your property. However, in our experience, over-pricing your property will, on average, prolong the selling process and reduce the number of buyers competing for it. House price predictions are not an exact science but this report should give you some facts and evidence that will provide you with an idea of where your property, in terms of price, should sit on the open market.

Your property

Address		
Style		
Number of bedrooms		
Purchase price		
Purchase date		

Your local area

There are currently 30 properties for sale within ¼ mile from your property for under £200,000. Property prices in the PE10 area remained consistent between December and February. Our market data suggests that the average selling time is approximately 30 weeks. Demand has also remained consistent with average viewings per sale at 17.

Recent home sales in your area

Recently sold properties give the clearest indication of what your home is likely to achieve. The following are properties that have sold in your area within the last six months (unless stated otherwise). It is useful to look at how you might have competed for the buyer of these properties and whether they would have compromised or benefited in buying your property.

Address			
Agent			
Distance			
Style			
Number of bedrooms			
Asking price when sold			
Number of viewings			
Number of offers			
Sold price			
Date on market			
Date sold			
<p>Comments: This property originally came on the market for considerably more than its asking price when it sold. As the property was on the market for so long our data does not go back to its original price. However we do know that in 2008 it was being marketed at £169,950. It was reduced to £149,950 in February 2010 and was reduced further in June 2010 to its asking price when sold. The property appears to be in good condition throughout.</p>			

Address			
Agent			
Distance			
Style			
Number of bedrooms			
Asking price when sold			
Number of viewings			
Number of offers			
Sold price			
Date on market			
Date sold			
<p>Comments: This property came on the market in May 2010 and exchanged 7 months later. It is a large 4 bedroom semi detached town house that benefits from an integral garage. The property appears to be in very good condition.</p>			

Current homes for sale in your area

Properties currently for sale show what your home will be up against. If you set the price higher than the competition can you warrant the price difference? Put yourself in the buyer's position – would you choose your house based on price? Some of the properties you are competing with may have been around for some time which should give an indication as to whether they are priced correctly.

Address			
Agent			
Distance			
Style			
Number of bedrooms		<p>Comments: This property has been on the market for over a year. It appears to be in good condition throughout and benefits from being detached.</p>	
On market price			
Number of viewings			
Number of offers			
Date on market			

Address			
Agent			
Distance			
Style			
Number of bedrooms		<p>Comments: This property has been on the market since August 2010. It is in good condition and well presented. The asking price is for 'offers above' £145,000.</p>	
On market price			
Number of viewings			
Number of offers			
Date on market			



Summary

The good news is that property prices and demand have remained consistent over the last 3 months showing that there is activity in your local housing market.

The 'sold' comparables are for 2 other town houses within 0.25 miles of your property and should provide a very rough pricing guide.

There are no properties currently for sale in your street. However there are quite a few houses on the market within 0.25 miles of your property. The 'for sale' comparables show a 3 floor town house and a two floor detached house. The three floor house (X) appears to be more similar to your property than the two floor detached house (X) but both give an indication as to what competition your property will face.

Once the valuations have been carried out, we will be in touch to discuss your marketing strategy in more detail.

Estate agents in your area

The most active agents in your area are ESTATE AGENT, ESTATE AGENT and ESTATE AGENT. This is based on market share, as shown in our market data, and properties sold and for sale on Rightmove. ESTATE AGENT and ESTATE AGENT are both certified Move with Us recommended agents. This means they have been carefully chosen based on their ability to sell houses, accuracy of valuations and their high levels of customer service. The below figures are a snapshot of the current local market. Our recommended agents may not be top when this snapshot is taken but, from our experience, they always deliver to high standards.

Agent name	Properties on market		Average time to sell (weeks)	Status
AGENT	123	15	33	Recommended
AGENT	88	5	34	-
AGENT	44	9	26	-
AGENT	27	1	41	Recommended
AGENT	1	3	28	-

*most recent data available for the last 12 months in your postcode



Next steps

We have arranged valuations with two of the popular agents in your area. We would like to help you choose an agent that will best represent your interests. With this in mind, here are some key questions that we use when we are selling property on behalf of some of the larger companies we work with.

- What homes has the agent sold recently in your area?
- How has the agent arrived at the valuation figure?
- What information will I receive about the viewers of the property?
- Where will the agent advertise?
- How will I know what stage my sale is at?

Once the agent has valued your home, you will have a better idea of the achievable price of your property. It is then time to decide whether you still wish to proceed in selling your home and which agent to use. This is an important decision and, although we recommend certain agents, we will still offer impartial advice should you need any help.

We are still here even if you choose not to instruct a Move with Us recommended agent. Although they meet our high standards, they may not meet yours. If this is the case tell us what it is you want (and what our agent lacked) and we'll find someone more suitable. We want to help you move in any way that we can.

We hope that you find this report useful. It is intended to give you a head start in selling your home. Your Move Planner will be calling you shortly to discuss this report further so have any questions ready for their call. If you don't want to wait, give us a call and we will help with any questions you have now.

Move with Us

Move with Us has been in business since 1997, and manage over 5,000 moves every year right across the UK from Newquay to Newcastle and everywhere in between. We bring out new ideas every day to help you make your next move. Many of these ideas we have already used with our large corporate customers, including new home builders and relocation companies, who trust us to sell their houses.

We want to make your move a reality.