

Your Urmston house could be worth more than you think

Last week, I was discussing the various parts of Urmston to buy from Oldham, who was having to move to our part of the world in Urmston for his new job in Warrington. He asked me how the housing market was doing in Urmston. I did some research, which we both found very interesting, and I wanted to share with you.



The average value of property in Urmston has risen by 2.6% in the last 12 months



taking the average value of a property from **£182,800 > £187,700**



an impressive rise of **£408** per month during the 2013!

Even more impressive is that whilst there are around 550 properties on the market in Urmston, 265 of those are sold subject to contract, meaning:

Urmston

47%

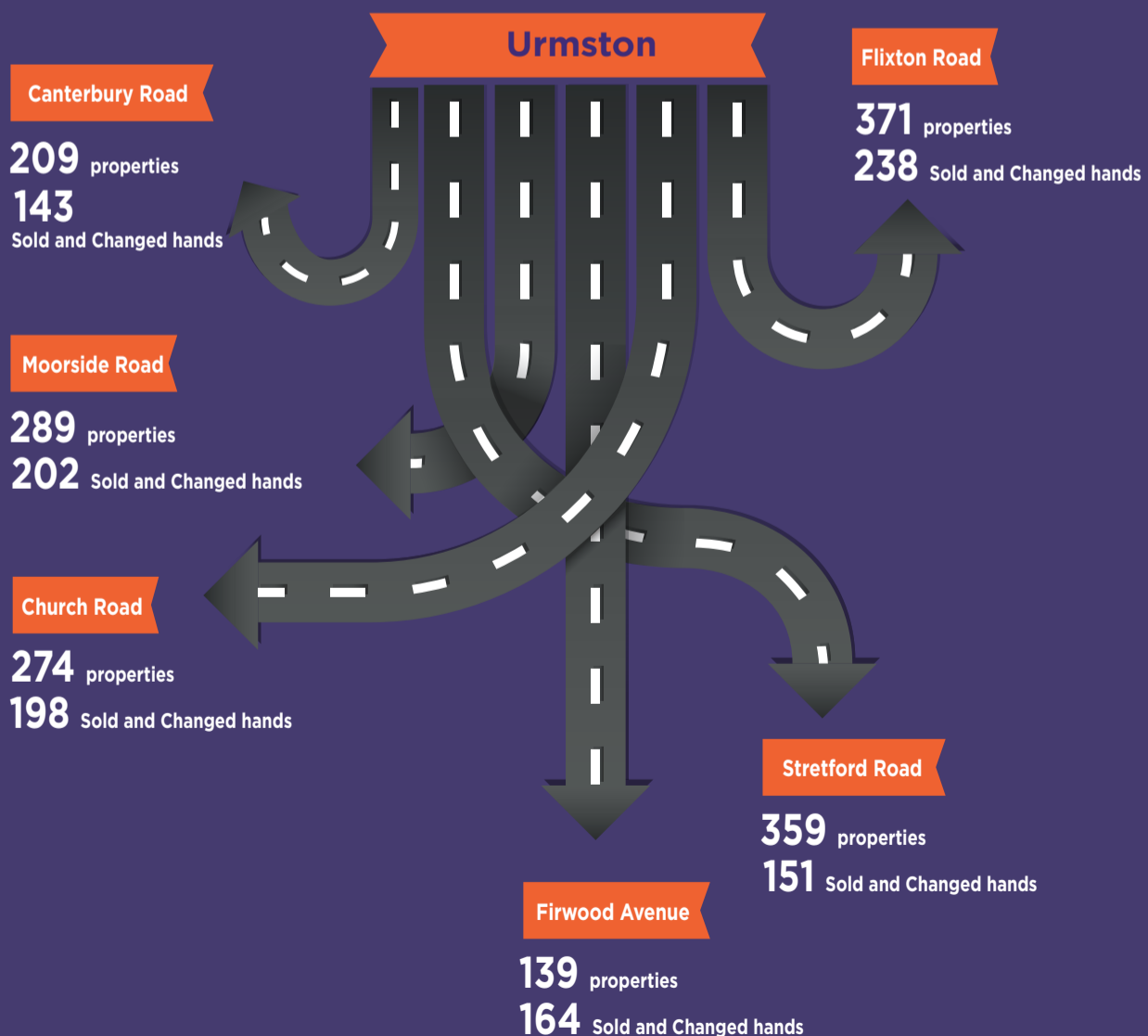
of the properties on the market today in Urmston have a buyer

Oldham

21%

when in Oldham, where our man comes from, only 21% of the properties are sold subject to contract

The reason he and his wife chose Urmston was for the schools and they recognised the huge investment in the Eden Square shopping area. One thing he was worried about was the saleability of the house he bought. I pride myself on keeping tabs on all Urmston housing market and have records going back as far as the mid 1990's. My investigations showed that, since 1995, the roads in Urmston which had sold the most were these.



Demand remains good for Urmston property and the buyer was particularly impressed when I told him that whilst it is true that prices in neighbouring Stretford have risen slightly more at 3.6% in the last 12 months, one must consider property ownership over the long term. Therefore, if you are considering selling your property in the near future, I am always happy to give you my considered opinion on how to get the best price possible in this market. Feel free to pop into our offices on Flixton Road in Urmston or pick up the phone for a free valuation... you might be surprised just how much your own property is worth in today's market