



SUMMER 2022 UPDATE

Your **LOCAL** estate agent



Hello, my name is Janice Macleod and I am the Proprietor of Gray and Company in Great Bardfield. Established for over 25 years, we are proud to remain independent and focussed very much on the local area, particularly, but not exclusively, The Bardfields, The Salings, Finchingfield, Thaxted, Felsted, Dunmow and Cornish Hall End. My team and I take time to really get to know your requirements, whether buying, selling or renting a property. We have developed this newsletter in order to keep our clients, new and existing, up to speed with the local market but we'd love to hear your ideas on future content so feel free to get in touch!





Hot Property



£375,000

Si Rusa is a pretty semi-detached house overlooking the highly sought-after village of Wethersfield. It benefits from fantastic views across the village and playing fields towards the church and comprises: lounge, fitted kitchen, conservatory, ground floor bathroom, 3 bedrooms (1 en-suite), single garage and pretty front and rear gardens

Mill House in Wethersfield is a spacious, detached period property situated in the heart of the village with a lovely walled garden. The property comprises: sitting room, garden room, dining room, kitchen, ground floor WC, cellar, 3 bedrooms, family bathroom, lawned garden and detached double garage.



£495,000

**Call Gray & Company on 01371 810154
or email enquiries@grayandcompany.co.uk
for further information**

Recently Sold

Little Bardfield



Little Bardfield



Great Bardfield



Great Bardfield



Bardfield Saling



Quendon



The Housing Market Post-Covid

The recent Covid pandemic had an impact on almost all areas of life, particularly when it comes to the property markets; working from home became the norm and peoples' views on what they wanted from their homes changed dramatically.

While the mass exodus from the cities has now, largely, steadied there are still plenty of people seeking a different pace of life in the countryside, North Essex being particularly appealing with its easy accessibility and space. Indeed outside space has become a priority along with the potential for home working. This has resulted in depleted numbers of houses being available causing supply issues and rising costs. A recent report by RICS confirms that "there is no sign of the recent strong pace of growth losing momentum". The property portal On The Market states that 48% of all properties are currently being sold subject to contract within 40 days, the number of valuations has increased by 6.8% and the number of new buyers by 42%.

Here at Gray and Company we keep a steady eye on how this is all reflected locally and we are always on the look-out for properties to sell on your behalf. Our friendly team would love to talk to you so why not give us a call?

6 MARKET TRENDS



The average house price has increased by 10.9% over the last year.



The average cost of a house in England is £296K



Property values in the East of England rose by 11.4% in 2021



The average sale takes 41 days to agree



It is likely that prices could rise by up to 4% over 2022



The East of England showed the highest price growth



**Call Gray & Company on 01371 810154
or email enquiries@grayandcompany.co.uk
for further information**