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TOP 10 BEST AND WORST PLACES TO SELL A HOUSE IN ENGLAND AND WALES

Walthamstow has been named the best place to sell a property in England or Wales, based on having the lowest average time on market, according to data released today by [Quick Move Now](https://www.quickmove.co.uk) and [home.co.uk](https://www.home.co.uk).

Properties in the North East London district have the lowest typical time on market, at just 35 days.

It seems London is currently experiencing a very mixed property market, however, with areas of the capital city making up seven of the ten best places to sell, and all ten of the worst places to sell.

Pricing may also play a significant role in time on market. All ten areas on the worst places to sell list have an average property asking price in excess of £1million, whereas each of the best areas to sell has an average property asking price of less than £500,000, signalling that the prime housing market is struggling significantly more than the mass market.

Best places to sell a property:

Location	Median number of days on market	Median price
Walthamstow, Greater London	35	£450,000
Ashford, Kent	36	£280,000
Sale, Greater Manchester	39	£300,000
Rainham, Greater London	42	£300,000
Bexley, Greater London	42	£399,995
Brockley, Greater London	43	£435,000
Upper Sydenham, Greater London	44	£425,000
Bristol	44	£300,000
Penge, Greater London	45	£375,000
Forest Hill, Greater London	45	£450,000

Worst places to sell a property:

Location	Median number of days on market	Median price
Mayfair, Greater London	244	£2,250,000
Marylebone, Greater London	236	£1,695,000
Soho, Greater London	229	£2,000,000
Knightsbridge, Greater London	220	£2,250,000

Charing Cross, Greater London	214	£1,300,000
Strand, Greater London	212	£1,150,000
Regents Park, Greater London	204	£1,650,000
Westminster, Greater London	202	£1,100,000
Holborn, Greater London	191	£1,050,000
Belgravia, Greater London	185	£1,550,000

The typical time on market for the whole of England and Wales is currently 70 days.

Danny Luke, Quick Move Now's managing director, commented: "Despite grave concern about how the property market would fair during the COVID pandemic, there are some very positive signs.

"Overall, a property in England or Wales typically now sits on the market for 41 days less than it did in March of this year. Properties in the best areas to sell are removed from the market in an average of 35 to 45 days. Back in March of this year, properties in the best areas to sell typically stayed on the market for 46 to 65 days. It is important to note, however, that stock levels are significantly lower than they were this time last year.

"At the other end of the spectrum, we can see that the prime residential market is not doing quite so well. Increased home-working, less secure employment and a drop in demand for flats could all be contributing to the typical time on market for the ten worst areas to sell a property.

"Looking ahead, I would expect to see a price correction across prime residential property in the coming months, certainly in London and specifically on flats. With fewer commuting restraints and an increased desire for outdoor space, London's current oversupply of flats will undoubtedly have an impact on price.

"We will also have to wait to see what effect stricter lending criteria for first-time buyers has on the market. Although many movers have been encouraged by stamp duty measures, first-time buyers are the lifeblood of a property market. Without them, many second- and third-time buyers will find their options severely limited."

Doug Shephard, director at [home.co.uk](https://www.home.co.uk), added: "It is highly noteworthy that, despite the COVID driven exodus from central urban areas, the more leafy suburbs of London remain highly popular with homebuyers. So too are the well-connected property-boom towns of Ashford, Bristol and Sale (Greater Manchester). However, Prime Central London is clearly not the place to sell right now. In prestigious London Boroughs such as Kensington and Chelsea and the City of Westminster a glut of ex-short-term lets has already crashed rental values and rapidly rising sales stock levels look set to drive down capital values."

- End -

Notes to editors:

Typical time on market is the median number of days.

Quick Move Now was founded in 1998 to offer homeowners a quick and guaranteed property sale.

As the UK's original and largest property buying company, Quick Move Now has helped more than 6,000 homeowners.

Quick Move Now is a founding member of the National Association of Property Buyers and a member of The Property Ombudsman.

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