



at home

WITH MICHELLE GALLAGHER



March

NEWSLETTER

2022

SPRING GARDENING TIPS

HOUSING MARKET PREDICTIONS

MARKET STATS FEB 2022

MARCH HOME MAINTENANCE TIPS



HOUSING MARKET

predictions

1 BUYER DEMAND WILL REMAIN STRONG

There is still a very high demand for homes on the market while inventory is still very low! Despite rising living costs, buyers are still actively looking.

2 INVENTORY WILL STILL REMAIN LOW

Property Inventory is still very low. It is supply and demand that drives the market. More properties are coming to the market, however, more are still needed in order to slow the market

3 HOME PRICES WILL REMAIN HIGH

It is widely expected that the local property prices will start to stabilize in the coming months, however, they are expected to still remain high.

4 THE HOUSING MARKET WILL REMAIN STRONG

It's pretty unlikely that the housing market will crash in the near future. A crash happens when home sale prices are very high and the number of buyers willing to buy them suddenly falls. New buyers are continuing to enter the market and there still aren't enough homes for sale to meet their demand.



3 GARDENING TIPS FOR

Spring

CLEAN UP

Clean out your garden beds. Make sure to clear out all debris from the winter and remove all weeds from the root.

If any plants survived the winter prune them back so they'll grow fresh in the spring.

REVITALIZE

After a harsh winter, make sure to revitalize your soil by adding organic material like compost or manure.

This will revive your garden beds and make it ready for spring plants and flowers.

PLANT NEW

Plants that do great in the spring:

- Pansies
- Daffidols
- Lilacs
- Tulips
- Hyacinths
- Primrose
- Forget me-nots

A SELECTION OF OUR NEW LISTINGS IN MARCH

ADDRESS	BED	BATH	LIST PRICE
20 GRAHAM STREET.	4	1	£180,000
44 KNOWE HILL CRESCENT.	2	1	£225,000
16 ARMITAGE WAY.	3	2	£260,000
3 MILL STREET.	2	1	£170,000
13 SYCAMORE CRESCENT.	3	2	£290,000
9 SLAIDBURN DRIVE.	3	1	£170,000
103 CLARENDON ROAD WEST.	7	2	£155,000
3 ST CATHERINES COURT	2	1	£130,000
129 SCOTFORTH ROAD.	4	1	£325,000
4 STANSEY AVENUE.	3	1	£200,000

MARKET STATS *February* 2022

NEW LISTINGS	SOLD STC	AVERAGE PRICE PER SQFT	12 MONTH INCREASE	AVG. PROPERTY PRICE	LIST TO SALE RATIO	AVG. DAYS ON MARKET	CURRENT MARKET
93	80	£190 psf	9.4%	£168,884	60%	44	SELLERS

LATEST SOLD RESULTS

ADDRESS	BED	BATH	DAYS ON MARKET	SALE PRICE
40 HAMPTON ROAD.	4	1	10	£116,500
82 BARTON ROAD	4	2	4	£350,000
2A YEALAND DRIVE	4	3	42	£470,000
4 REGENT STREET	6	3	79	£512,500
26 HIGHLAND BROW	4	1	12	£250,000
WASHINGTON CLOSE	LAND	0	7	£150,000
60 LUNE SQUARE	2	2	5	£162,500
22 BARTHOLOMEW RD	2	1	1	£137,500
46 PARK ROAD	2	1	4	£162,500
6 KENT STREET	2	1	8	£115,000

MARCH HOME MAINTENANCE *tips*



- ✓ SPRING CLEAN YOUR HOME
- ✓ WASH YOUR WINDOWS
- ✓ CHECK ROOF FOR LOOSE/BROKEN TILES
- ✓ CLEAN OUT YOUR GUTTERS
- ✓ CHECK WATER FLOW ON DOWNSPOUTS
- ✓ CHECK & RE-CAULK SHOWERS & TUBS

Clear away the last of the Autumn Leaves and the winter residue.

Your home needs to look as fresh as Spring feels!

living LOCAL DOG FRIENDLY PLACES TO VISIT IN LANCASTER



- The Hall - Atkinsons Coffee Shop
- Brew
- Holm
- The Merchants

- Red Door Cafe, Halton
- The Borough
- The Herbarium
- Viva Interiors