



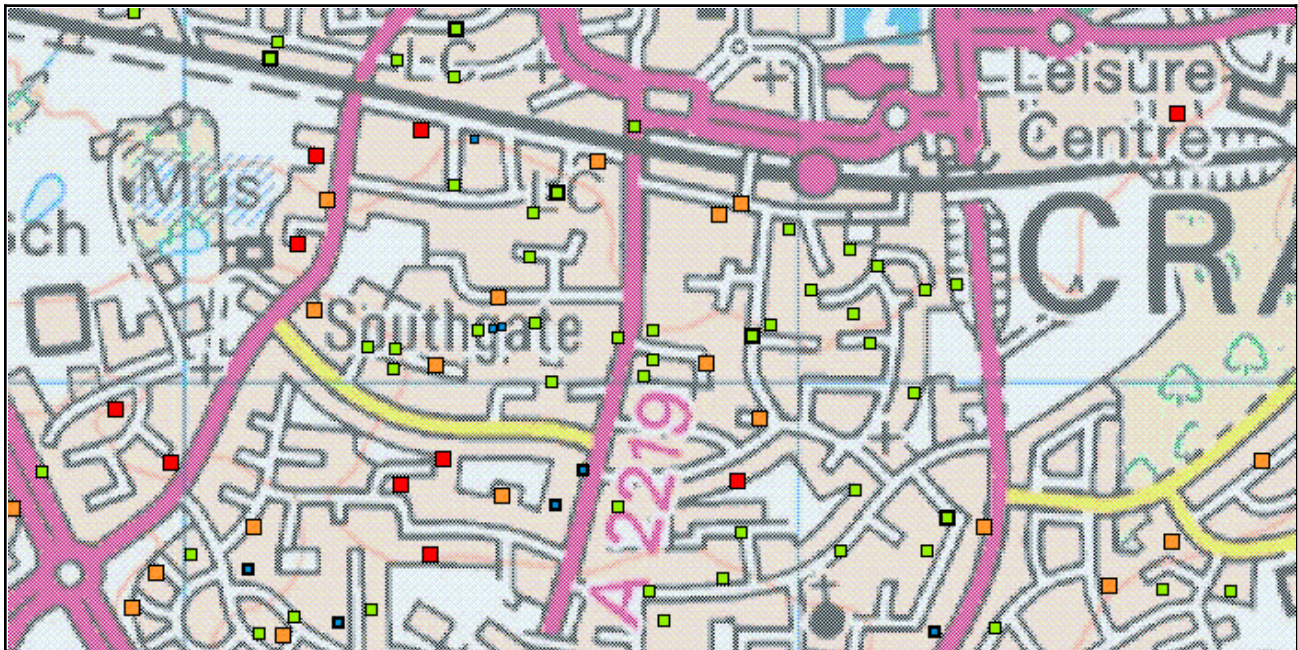
Local Market Analysis near:
'1 ALEXANDRA COURT, CRAWLEY, WEST SUSSEX, RH10 6AH'

Price Information






Property Price Analysis - collated from ALL local sales

Price Distribution Map	A map of all local property sales
Price Analysis	Average prices and percentage change for the last three years
Price Comparison	Average price trends
Property Types	Breakdown of housing stock types
Price Distribution Chart	Number of sales and average price for the past three years
Most Expensive Streets	Most expensive streets in the area
Most Transient Streets	Streets with the highest number of transactions in this area

Price Distribution Map



This map shows the 197 sales in the last year analysed & coloured according to the value of the sale.
All subsequent analysis in this report is based on the area shown in the map above.

Legend	 £60,000+	 £120,000+	 £200,000+	 £300,000 +	
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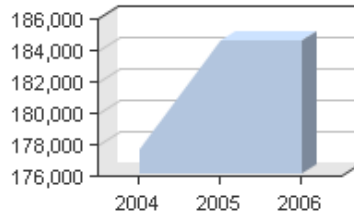
 **300m**

Price Analysis

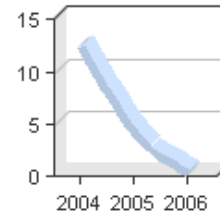
All Property Types

	Average Price	Count	% Change
Year to Jul 2006	£184,554	197	0.03
Year to Jul 2005	£184,500	175	3.91
Year to Jul 2004	£177,559	220	12.20

Average Price

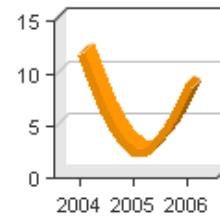
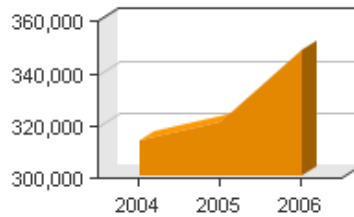


% Change



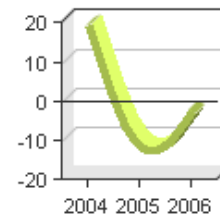
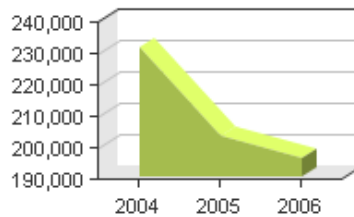
Detached

	Average Price	Count	% Change
Year to Jul 2006	£348,272	20	8.61
Year to Jul 2005	£320,660	15	2.29
Year to Jul 2004	£313,476	23	11.65



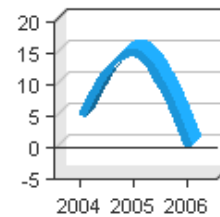
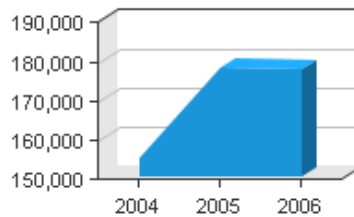
Semi-Detached

	Average Price	Count	% Change
Year to Jul 2006	£196,302	42	-3.35
Year to Jul 2005	£203,101	46	-12.21
Year to Jul 2004	£231,359	43	18.78



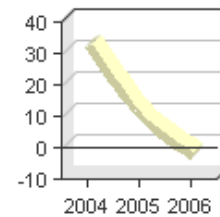
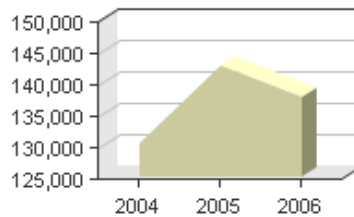
Terraced

	Average Price	Count	% Change
Year to Jul 2006	£177,589	64	-0.15
Year to Jul 2005	£177,849	53	14.90
Year to Jul 2004	£154,784	75	4.78

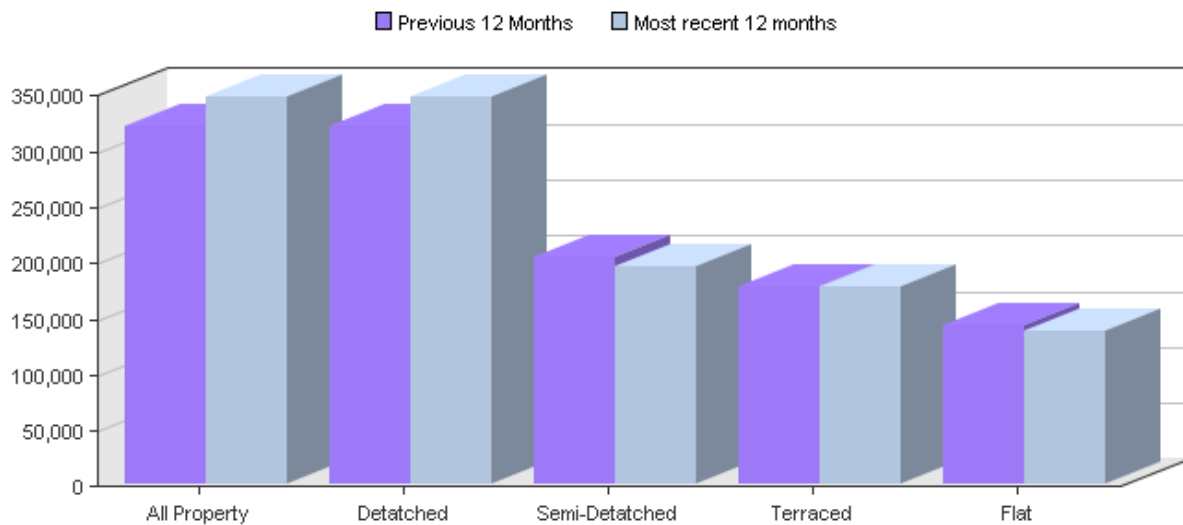


Flat

	Average Price	Count	% Change
Year to Jul 2006	£137,764	71	-3.51
Year to Jul 2005	£142,770	61	9.55
Year to Jul 2004	£130,327	79	31.81



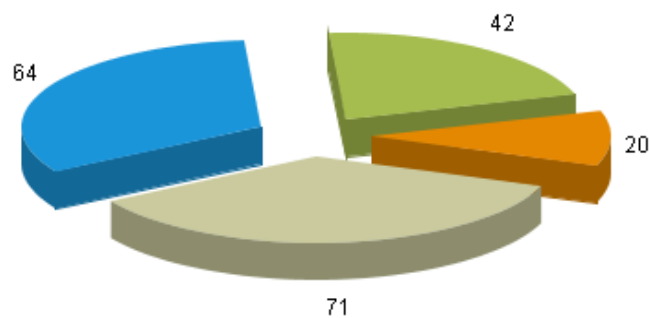
Price Comparisons



	12-24 months ago	Most recent 12 months	% Change
All Property Types	£184,500 (175)	£184,554 (197)	0.03
Detached	£320,660 (15)	£348,272 (20)	8.61
Semi Detached	£203,101 (46)	£196,302 (42)	-3.35
Terraced	£177,849 (53)	£177,589 (64)	-0.15
Flat	£142,770 (61)	£137,764 (71)	-3.51

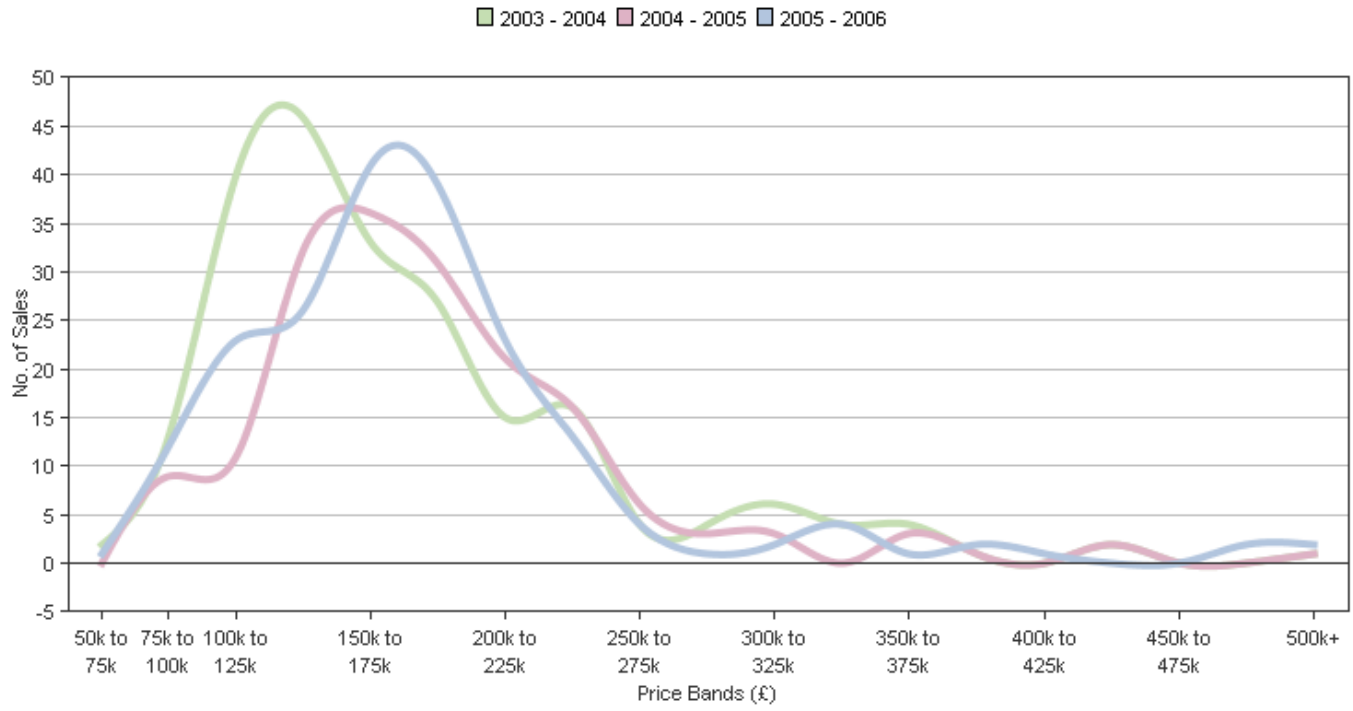
Total value of sales in the year to date: £184,554

Property Types



All	Detached	Semi Detached	Terraced	Flat
197	20 (10.2%)	42 (21.3%)	64 (32.5%)	71 (36.0%)

Price Distribution Chart



	50k to 75k	75k to 100k	100k to 125k	125k to 150k	150k to 175k	200k to 225k	250k to 275k	275k to 300k	325k to 350k	350k to 375k	375k to 400k	400k to 425k	425k to 450k	450k to 475k	475k to 500k	475k to 500k	500k+
2006	1	12	23	26	41	39	23	13	4	1	2	4	1	1	0	0	2
2005	0	9	11	32	36	31	21	16	6	3	3	0	3	0	2	0	1
2004	2	13	40	46	33	27	15	16	4	4	6	4	4	0	2	0	1

Most Expensive Streets

Averages and Totals are not calculated where there is only one observed sale. Instead '-' is shown.

Rank	Street	Average Price	No. of Sales	Total Value of Sales
1	SPINDLE WAY	£755,000	2	£1,510,000
2	GOFFS CLOSE	-	1	-
3	GOFFS PARK ROAD	£446,250	2	£892,500
4	CHANCTONBURY WAY	-	1	-
5	PARK VIEW	£345,000	2	£690,000
6	WOLSTONBURY CLOSE	-	1	-
7	THE SPINNEY	-	1	-
8	HOLMBURY CLOSE	-	1	-
9	FURNACE DRIVE	£253,666	3	£761,000
10	KITHURST CLOSE	-	1	-
11	KINGSCOTE HILL	-	1	-
12	CLAYTON HILL	-	1	-
13	STONEFIELD CLOSE	-	1	-
14	CISSBURY HILL	-	1	-
15	ARDEN ROAD	£222,316	3	£666,950

Most Transient Streets

Averages and Totals are not calculated where there is only one observed sale. Instead '-' is shown.

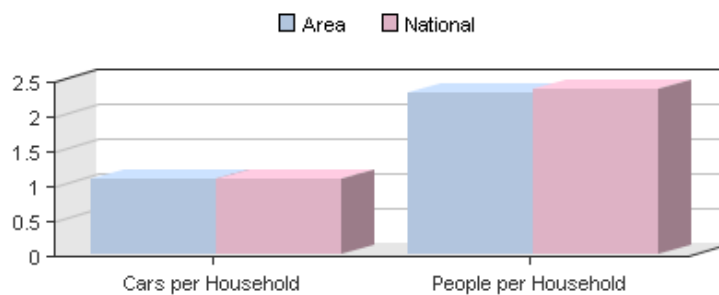
Rank	Street	Average Price	No. of Moves	Total Value of Sales
1	OAK ROAD	£118,658	12	£1,423,900
2	PERRYFIELD ROAD	£121,650	10	£1,216,500
3	WEST STREET	£191,950	10	£1,919,500
4	BRIGHTON ROAD	£129,605	9	£1,166,450
5	FORESTER ROAD	£171,272	9	£1,541,450
6	EAST PARK	£184,875	8	£1,479,000
7	HORSHAM ROAD	£208,500	7	£1,459,500
8	LANERCOST ROAD	£152,285	7	£1,066,000
9	MALTHOUSE ROAD	£220,707	7	£1,544,950
10	ROSEMEAD GARDENS	£186,778	7	£1,307,450
11	ALBANY ROAD	£174,250	6	£1,045,500
12	ASH KEYS	£137,900	5	£689,500
13	CABURN COURT	£117,400	5	£587,000
14	HAWKINS ROAD	£187,390	5	£936,950
15	HOLMCROFT	£156,300	5	£781,500

Local Population Analysis

Local Population Analysis - collated from the 2001 Census

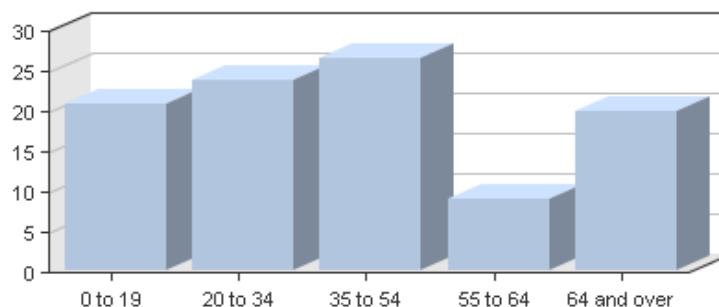
Area Information	Number of households people and cars
Age Groups	Local area age profile
Employment	Local employment profile as against National average
Social Groups	Local area social groups (AB, C1 etc)
Ethnic Origin	Ethnic mix of the local area
Religious Group	Religious mix of the local area
Household Types	Household breakdown by families, single persons, students etc
House Tenure	Local area mix of property by ownership or social and private rent

Area Information



	Number	Per Household (National)	Per Person (National)
Households	3384		
People	7838	2.32 (2.39)	
Cars	3648	1.08 (1.09)	0.47 (0.45)

Age Groups



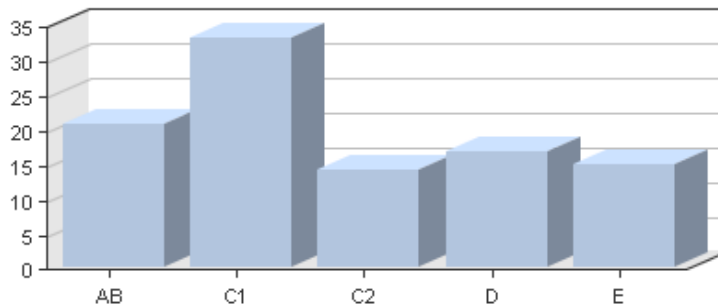
0 to 19	20 to 34	35 to 54	55 to 64	64 and over
20.87%	23.71%	26.55%	9.06%	19.81%

Employment



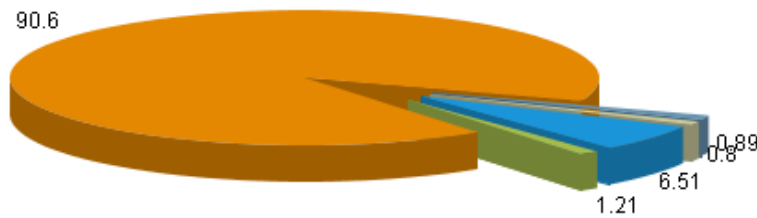
	Employed	Unemployed
Area	97.51%	2.49%
National Average	96.70%	3.30%

Social Groups



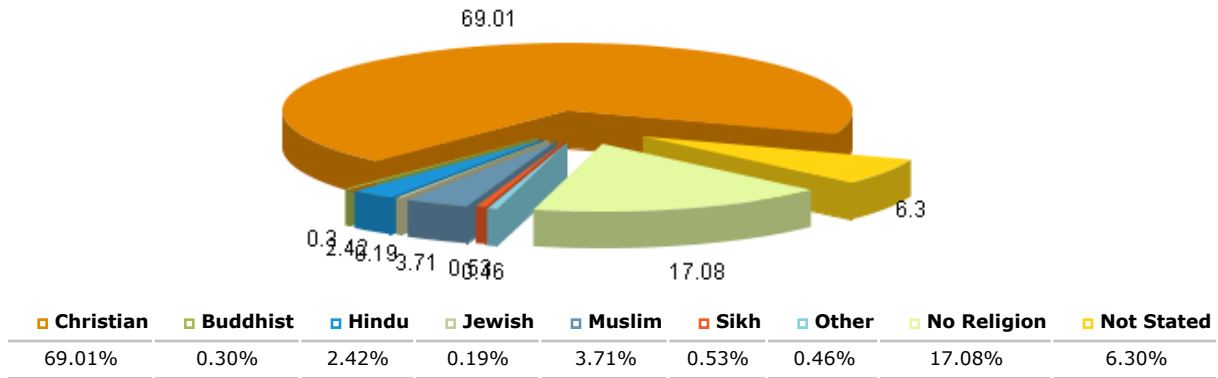
AB	C1	C2	D	E
20.87%	33.24%	14.10%	16.73%	15.05%

Ethnic Origin

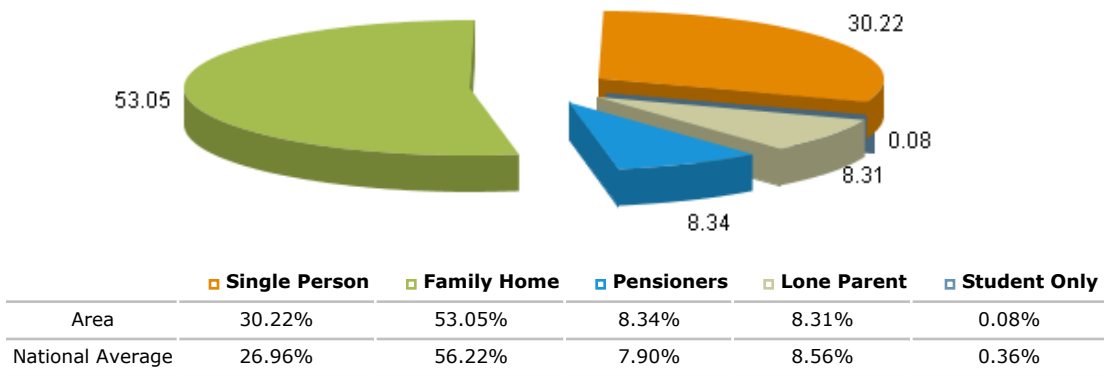


White	Mixed	Asian	Black	Other
90.60%	1.21%	6.51%	0.80%	0.89%

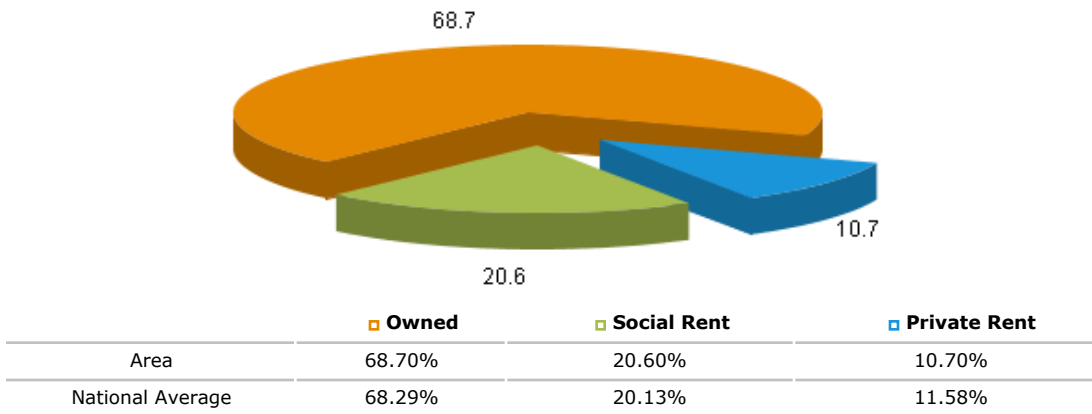
Religious Group



Household Types



House Tenure



Contact Details

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