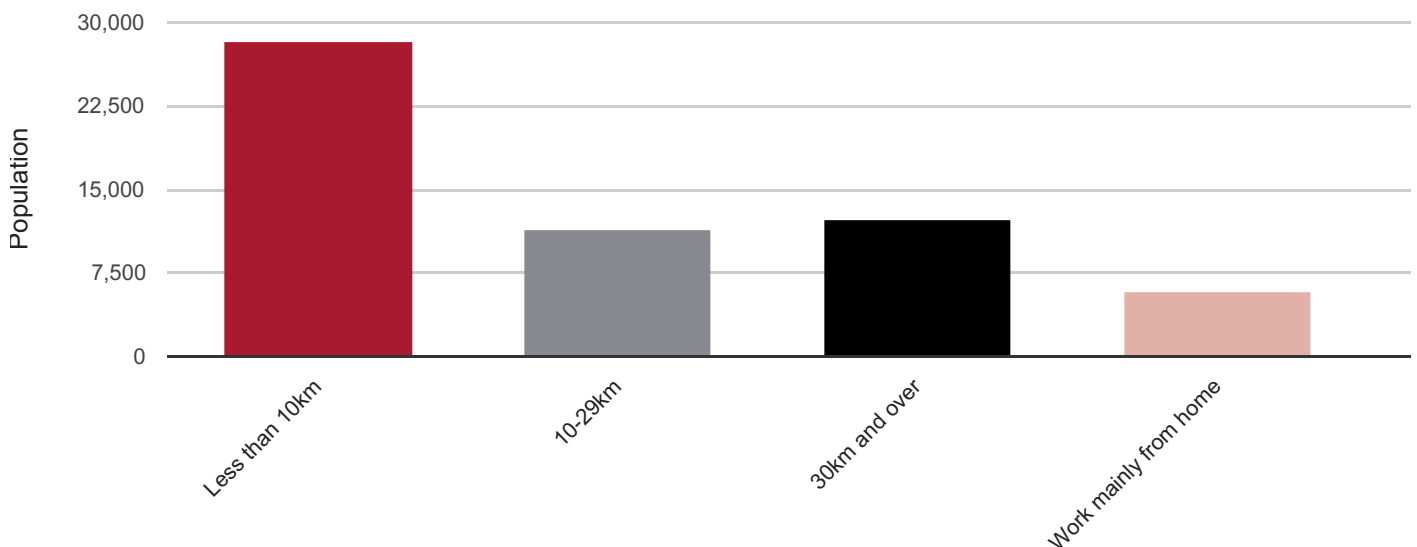


How commuting patterns are helping the local property market



How often we commute to the office and how long it takes each day has major implications on where we all choose to live. While the ever-increasing use of technology has made it easier to work from home, most people living in Britain still take part in the 'daily grind', with a staggering three-million commuters now spending more than two hours to get to work.

But what does the commuting landscape look like in Chelmsford? The first thing we know is that most people have a commute of less than 10km (45 per cent of the total work force). This is the case for most of the UK and probably won't come as a massive surprise. The second most common commute is 30km and over which accounts for 19.6 per cent of the total workforce in our area.

Those thinking of buying a property in Chelmsford will want to consider its proximity to local transport. However, with house prices sitting 15 per cent lower for every five miles you move away from a station, the temptation to find a home further afield is certainly strong. The prospect of getting more bang for your buck will make sense for less frequent commuters.

Longer journeys won't be disappearing anytime soon, but we do expect the number of commutes in England and Wales to reduce slightly over the next five years with more virtual offices and technologies like Google Hangouts and Skype. Why don't you pop into our office so we can advise you on all things property, whether buying, selling or renting.

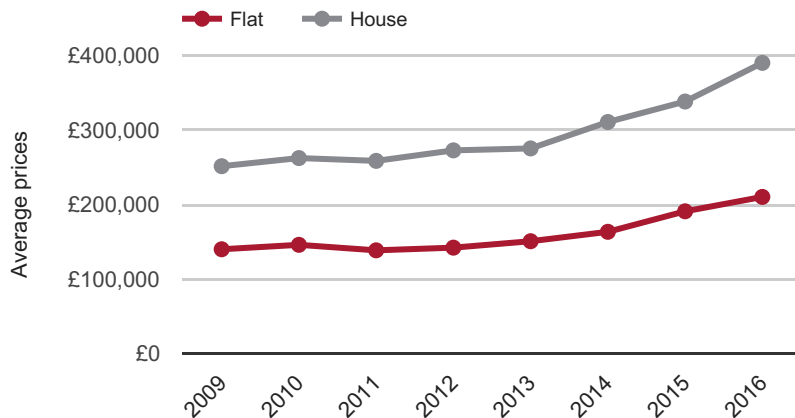


The fact that 45 per cent of local buyers travel less than 10km to work influences the local market a great deal

Find out more information on property market news

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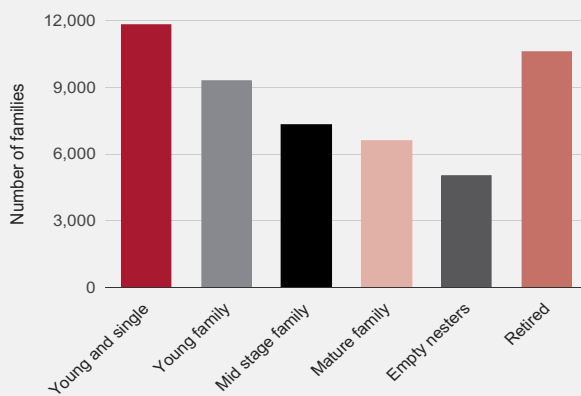
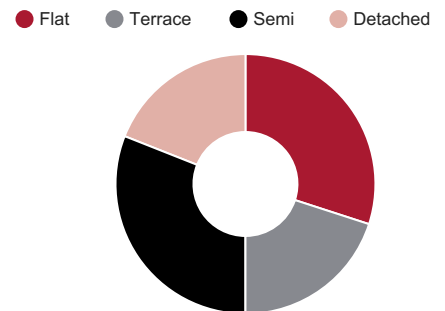
Prices by type in the last few years



The average unweighted sold prices of houses and flats have generally seen a steady incline over the last eight years. It'll come as no massive surprise the houses are typically more expensive than flats but, the movements over time are nonetheless telling.

Annualised breakdown of sales by type

We've used a donut chart (excuse the American spelling) to illustrate the mix of properties that have sold in the last 12 months. Given the profile of the housing stock in the area, there's nothing too surprising here, but it's interesting to see how the different types of properties are represented in the local market.



Lifecycles in our area

Lifecycle profile is a useful indicator of the complexion of residents in a locality. Some areas, like inner cities and built-up areas, have lots of young single people who live in flat shares or alone. Most of the suburban parts of the country are filled up with families. Some parts have a large elderly population, particularly around the coast.

Source: ResiAnalytics, Office for National Statistics and Land Registry © Crown copyright 2016. Note: Dotted lines indicate estimates based on historical patterns.



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