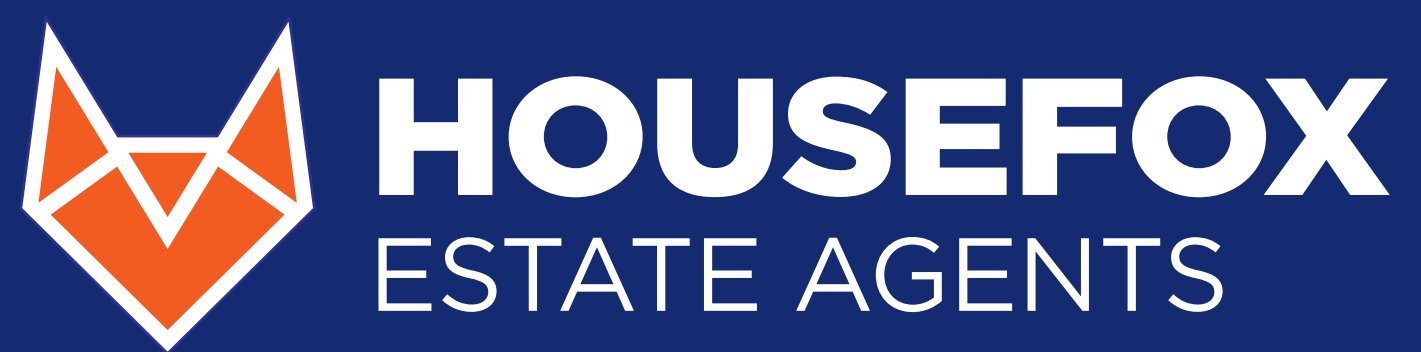




# LOCAL PROPERTY PERFORMANCE

## THE WESTON-SUPER-MARE PROPERTY MARKET REPORT



July 2026 - issue 1

BS22 • BS23 • BS24

# WELCOME TO PROPERTY PERFORMANCE BY HOUSE FOX ESTATE AGENTS

A clear, useful look at the Weston-super-Mare property market.



If you own a property in Weston-super-Mare, chances are you've wondered what's really happening in the market. That's why we created House Fox Property Intelligence — bringing together trusted market data with the insight our team gains every day through valuations, viewings, negotiations and sales across BS22, BS23 and BS24.

Whether you're planning a move, considering selling, or simply keeping an eye on the local property market, our aim is to give you a clear and straightforward picture of what's happening — and what it could mean for you.

## HOUSE FOX SAYS

**The market remains active, but buyers have more choice and are increasingly price-conscious. Well-presented homes that are launched at the right price are continuing to attract strong interest, making the right pricing and marketing strategy more important than ever.**

# WESTON-SUPER-MARE MARKET OVERVIEW

**ALL AGENT LOCAL MARKET DATA** BS22, BS23, BS24 ytd

AVAILABLE STOCK

**3129**

NEW INSTRUCTIONS

**2034**

SALES AGREED

**1148**

AVERAGE PROPERTY PRICE

**£279,276**

AVERAGE TIME TO SELL

**65 days**

AVERAGE TIME TO COMPLETION

**131 days**

## LOCAL MARKET COMMENTARY

The Weston-super-Mare property market remains active, with more than 1,200 properties currently available across BS22, BS23 and BS24. Buyers have plenty of choice, making accurate pricing and strong presentation increasingly important. Despite this increased competition, more than 200 sales were agreed during the latest reporting month, showing that committed buyers remain active and ready to move when the right property comes to market.

# THE NATIONAL PICTURE

A view of the wider UK market.

AVERAGE UK HOUSE PRICE

**£270,000**

ANNUAL PRICE CHANGE

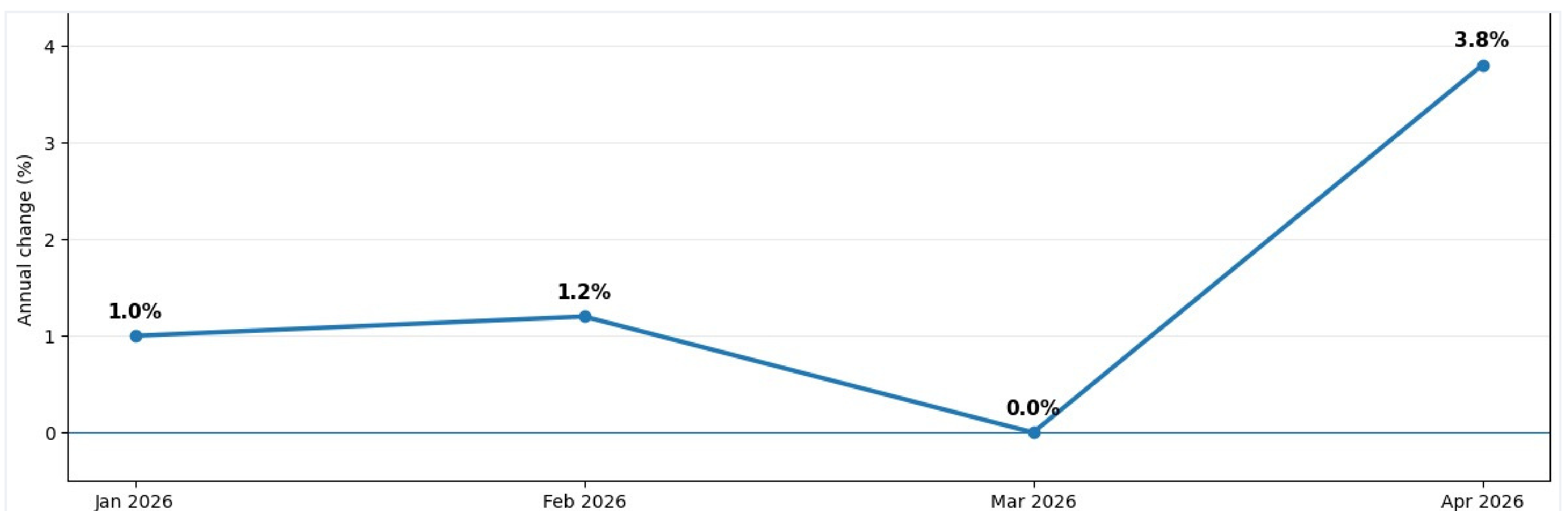
**+3.8%**

BUYER CONFIDENCE

**Cautious**

BASE RATE

**3.75%**



The national property market remains active despite continued caution among consumers. House prices have returned to annual growth, while borrowing conditions have improved from recent peaks. Although buyers remain price-conscious, transaction levels show that people are still prepared to move when the right property comes to market at the right price.

# BS22 MARKET REVIEW

A data-led postcode review.

SALES AGREED YTD

**414**

NEW INSTRUCTIONS YTD

**629**

HOUSE FOX MARKET SHARE SSTC

**12.08%**

HOUSE FOX MARKET SHARE NEW  
INSTRUCTIONS

**12.24%**

AVERAGE SOLD PRICE  
all of market

**£299,917**

AVERAGE TIME TO SELL  
all of market

**64 days**

## LOCAL COMMENTARY

BS22 has remained an active and competitive market through the first half of 2026. The average sold price stands at £299,917, with 414 properties reaching sold subject to contract. House Fox continues to hold a strong position in the area, accounting for 12.08% of agreed sales and 12.24% of new instructions. With an all agent average selling time of 64 days, correctly priced and well-presented homes continue to attract committed buyers.

# BS23 MARKET REVIEW

A data-led postcode review.

SALES AGREED YTD

**451**

NEW INSTRUCTIONS YTD

**711**

HOUSE FOX MARKET SHARE SSTC

**8.43%**

HOUSE FOX MARKET SHARE NEW  
INSTRUCTIONS

**7.03%**

AVERAGE SOLD PRICE  
all of market

**£243,390**

AVERAGE TIME TO SELL  
all of market

**91 days**

## LOCAL COMMENTARY

BS23 has remained an active and competitive market through the first half of 2026, with 451 properties reaching sold subject to contract and 711 new instructions coming to market. House Fox has continued to perform strongly, accounting for 8.43% of agreed sales and 7.03% of new instructions. Our average agreed sale price of £257,998 was around 6% above the overall BS23 market average of £243,390. With an average market selling time of 91 days, correctly priced and well-presented homes continue to attract committed buyers.

# BS24 MARKET REVIEW

A data-led postcode review.

SALES AGREED YTD

**373**

NEW INSTRUCTIONS YTD

**633**

HOUSE FOX MARKET SHARE SSTC

**16.09%**

HOUSE FOX MARKET SHARE NEW  
INSTRUCTIONS

**11.53%**

AVERAGE SOLD PRICE  
all of market

**£300,975**

AVERAGE TIME TO SELL  
all of market

**69 days**

## LOCAL COMMENTARY

BS24 has remained an active and competitive market through the first half of 2026, with 373 properties reaching sold subject to contract and 633 new instructions coming to market. House Fox has performed particularly strongly, accounting for 16.09% of agreed sales and 11.53% of new instructions. Our average agreed sale price of £305,615 was approximately 1.5% above the overall BS24 market average of £300,974. With an average all of market selling time of 69 days, correctly priced and well-presented homes continue to attract committed buyers.

# HOUSE FOX PERFORMANCE

House Fox performance and buyer activity.

BUYERS REGISTERED YTD

**675** ytd

VIEWINGS CONDUCTED YTD

**1970** ytd

SALES AGREED

**147** ytd

COMPLETIONS

**104** ytd

AVAILABLE PROPERTIES

**203** ytd

MARKET SHARE OF SSTC

**12.01%** ytd

LOCAL AVERAGE SOLD PRICE  
HOUSE FOX

**£289,201** ytd

LOCAL AVERAGE SOLD PRICE

**£279,276** ytd

LOCAL AVERAGE SOLD PRICE £ PER SQ FT  
HOUSE FOX

**£311**

LOCAL AVERAGE SOLD PRICE £ PER SQ FT

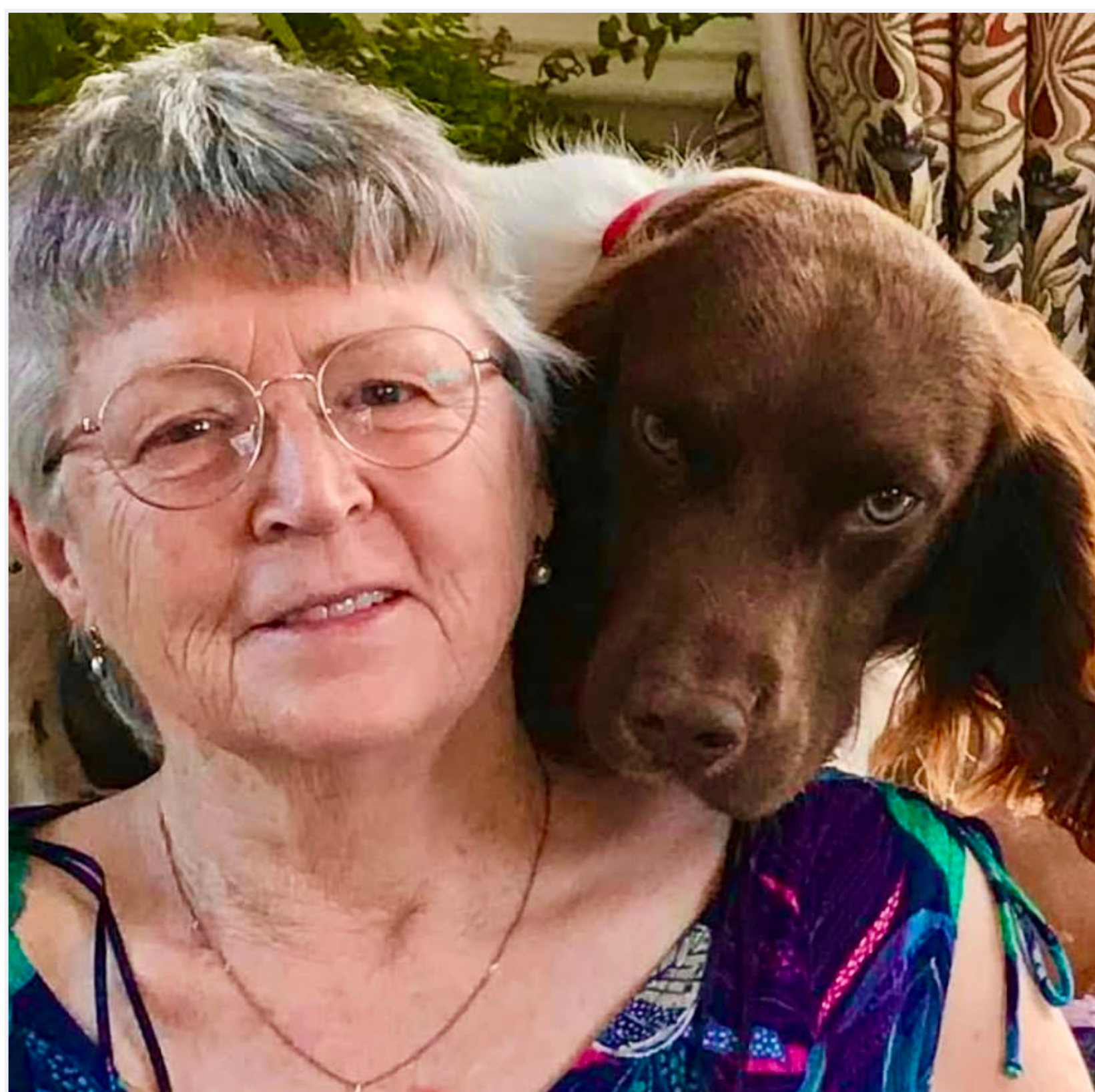
**£300**

HOUSE FOX SOLD PRICE VS LOCAL  
AVERAGE

**+ 3.6%**

# GRACE'S STORY

**PROPERTY SOLD IN SIX HOURS. SUPPORTED EVERY STEP OF THE WAY.**



## VENDOR FEEDBACK

House Fox was recommended to me by a friend and after I contacted them Neil Urch came and advised me on the valuation. He is so kind, respectful and polite and produced an amazing video and details of the property. He put it on the market at noon and it sold by 6pm. Neil then arranged for an offer to be put forward on a property I wanted to purchase that was with another estate agent. He negotiated this for me and kept me fully informed when my offer was accepted. Neil has been so ready to answer my questions and I could not have done this without his help. I can thoroughly recommend House Fox Estate Agents.

## BUYER FEEDBACK

We lived out of the area, so didn't use house fox to sell, but we bought our home off a lady who did. Neil helped me so much with chasing when I asked to push the deal over the line. Genuinely a really lovely bloke Neil was. I bought my house off an older lady who I really cared for and I knew Neil was doing everything for her and in her best interests. You can tell his priority wasn't money it was making sure the seller was safe and doing the right thing. Thankyou Neil.



# PROPERTY PRESENTATION THAT SETS YOUR HOME APART

**Because first impressions matter.**



## **HOUSE FOX PROPERTY PRESENTATION**

At House Fox, we go beyond standard property photography. We use advanced imaging technology to create sharper, more engaging images that showcase your home at its very best, alongside immersive interactive tours that allow buyers to explore the space before they visit. Where appropriate, imagery can also be enhanced to improve presentation and help buyers visualise a property's full potential. The result is a stronger first impression, greater online engagement and better-quality enquiries from serious buyers.

**Your home only gets one chance to make a first impression.  
We make sure it counts.**

# AWARD-WINNING SERVICE

Independent recognition. Proven local results.



## NATIONAL RECOGNITION

Recognised at national level for outstanding estate agency.

## CLIENT EXPERIENCE

A service built around communication, care and achieving the best possible outcome.

## LOCAL EXPERTISE

Detailed knowledge of the Weston-super-Mare property market.

## PROVEN RESULTS

Strong market share and consistent performance across BS22, BS23 and BS24.



Our awards are more than badges. They reflect the service, marketing and results our team delivers for homeowners across Weston-super-Mare and North Somerset.

# YOUR NEXT MOVE COULD BE **CLOSER THAN YOU THINK.**

Wondering what your home is worth?  
**You might be pleasantly surprised.**



## KNOW YOUR VALUE



Discover what your home could achieve in today's market.

## UNDERSTAND DEMAND



Find out what buyers are looking for in your area.



## EXPLORE YOUR OPTIONS

Moving now, later, or just curious? A conversation costs nothing.



## PLAN WITH CONFIDENCE

Good decisions start with knowing where you stand.

# BOOK YOUR FREE **NO-OBLIGATION VALUATION**

Get a clear view of your likely value, buyer demand and the best strategy for your move.

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**LOCAL EXPERTS. PREMIUM MARKETING. OUTSTANDING RESULTS.**