THE MARKET RIGHT NOW

GRANT PROPERTY
INVESTMENT + MANAGEMENT

	Edinburgh	Glasgow	Stirling	Dundee	Aberdeen	Nottingham	Bristol	Average
Population	487,500	603,300	29,850	144,290	219,200	286,000	440,000	
Students	40,000	65,300	11.500	20,470	31,000	34,000	47,000	
Target yield	6%	6%	7%	7%	7%	7%	6%	
Flats considered	**187**	**97**	**8**	**58**	**96**	**12**	**11**	**67**
Flats offered on	**101**	**38**	**2**	**16**	**42**	**9**	**10**	**31**
Won	**13**	**12**	**1**	**4**	**19**	**5**	**3**	**8**
Average number of bids	**18**	**8**	**0**	**0**	**1**	**1**	**6**	**4**
Ave. price above "offers over"	30%	15%	Going under valuation	Going for home report valuation	Going under valuation	Going for home report valuation	12%	8%
Buyer comments	*Very competitive. Majority of properties have several notes of interest and are going to closing. Investors need to move quickly in order to avoid losing out.*	*Very competitive within the Flat market. There is not enough supply for the demand in Glasgow, once a property comes on the open market there will be several notes of interest and a closing date set.*	*Not many new properties coming on the market at the moment. When we do win a property in Stirling investors need to move quickly to avoid losing out.*	*More properties are selling as the market is starting to pick up. Investors need to move quickly now, they will not have the advantage of thinking over a property and securing this at home report.*	*The market is starting to pick up with more buyers in the market. The 3 bedroom+ market is competitive.*	*Not many new properties coming on the market at the moment. When we do win a property, I would advise investors to move quickly to avoid losing out.*	*Very competitive, properties are moving quickly and not on the open market for very long.*	