

YOUR MONTHLY LOCAL MARKET UPDATE

Why so little is coming up for sale — and what that quietly means for your home's value

£530k

Average flat · Crouch End N8

£1.1m+

Average terraced house · N8

2x+

The house-to-flat price multiple

The N8 price gap — average sold price by property type



Source: HM Land Registry sold-price data for N8, cross-checked with Rightmove, Zoopla & KFH. Figures rounded.

If it feels like there's barely anything decent for sale in Crouch End at the moment, you're not imagining it. Stock is tight — and for anyone who owns here, that's a more important fact than any headline about the national market.

Every week I have buyers — good, committed, mortgage-ready buyers — asking the same thing: "Is that really all there is?" Demand has not gone anywhere, while the number of homes coming to market has stayed stubbornly low. When demand holds firm and supply thins out, prices are supported even in a flatter national picture.

Those aren't the numbers of an area in trouble — they're the numbers of a place people are determined to stay in.

Here's why that matters to you. When very little is on the market, a well-presented, sensibly-priced home doesn't get lost in a crowd of competing listings — it stands out, and the right buyers move quickly because they know the next one might not appear for months.

YOUR LOCAL AGENT



Rebecca Ashcroft

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If you've wondered whether this quiet, low-supply market is actually a good moment to sell — for many Crouch End owners, it is. I'd be happy to tell you honestly what your home would achieve today, with no obligation.

Rebecca

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- > The scarcity premium supporting values
- > Selling well in a quiet market