

South West London

PROPERTY MARKET REVIEW

HARPER & VALE

ISSUE 07 · TOOTING & BALHAM

A THREE-MINUTE READ ON YOUR LOCAL MARKET

Stuck between a flat and a house in Tooting? *The gap may be smaller than you fear.*

The jump from a flat to a family house can feel impossibly far in this part of South West London — and it's true the two markets sit a long way apart. But the headline gap hides something important, and once you see it, the move can look a good deal more achievable than you'd assumed.

Tooting prices have been moving gently — up around 2% over the past year, steady rather than spectacular. And a steady market is actually good news if you're trading up.

When everything is racing away, the house you want gets more expensive faster than your flat gains value, so the gap widens. In a calm market, that gap holds still — giving you a window to make the move on more predictable terms.

The real question isn't "can I afford the difference?" — it's "what is my flat worth today, and how does that change the maths?"

Most owners are working from a value they heard two or three years ago. In a market that's drifted gently upward, that figure is often out of date — and the equity you've quietly built can change everything about your next move.

The Tooting ladder

Average sold price by property type · SW17

SEMI-DETACHED
£1.14mTERRACED HOUSE
£840k+

+£350k step

FLAT
£490k

Source: HM Land Registry sold-price data for SW17, cross-checked with Rightmove & Zoopla. Figures rounded.

A WORD FROM YOUR LOCAL AGENT

DH

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I write this each month to cut through the national noise and tell you what's really happening on Tooting and Balham's streets. If you'd like to know exactly where you stand before making your next move, I'd be glad to run the numbers with you — no obligation at all.