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THE WEEK IN ONE LINE

More choice for buyers: 159 homes for sale, the most this year, though sales agreed picked up to 7 last week.

NEW TO MARKET

10

▼ 6 on last week

SALES AGREED

7

▲ 2 on last week

PRICE PER SQ FT

£559

▲ £9 on last week

WHO HAS THE UPPER HAND?

Leaning to buyers

Last 4 weeks: 19 new homes for every 10 sold



Our week

- Thank you to everyone who came to our launch drinks at 2 Sussex Place on Friday. It was lovely to see the shop so full, with the party spilling out onto the pavement.
- [Green Park, Bath](#) drew 903 Rightmove views in its first two days on the market and four viewings in week one, with more booked in this week. Demand has been strong.
- Trinity, Trowbridge Unit 4 completed on Friday, with the keys handed over alongside flowers and a bottle of wine.
- Julia House completes this Wednesday, 30 September.



For sale with us

[All properties →](#)



St James Passage, Bath

3 bedrooms · New-build townhouse, rooftop terrace, Abbey views

£850,000

[VIEW](#)



Sydney Place, Bath

3 bedrooms · 3,056 sq ft, three private courtyards

£699,995

[VIEW](#)



Green Park, Bath

2 bedrooms · First floor, share of freehold, 7.1% gross yield

£380,000

[VIEW](#)

The week in numbers



Sales

On the market = homes available to buy now, not those under offer

ON THE MARKET

159

▲ 2 on last week
a new high for 2026

NEW INSTRUCTIONS

10

▼ 6 on last week
3-month avg 10.4

SALES AGREED

7

▲ 2 on last week
3-month avg 6.6

PRICE PER SQ FT

£559

▲ £9 on last week
3-month avg £564

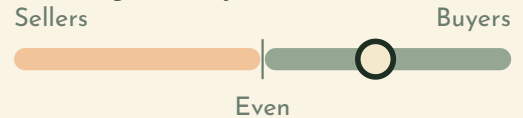
WHAT IT MEANS

Selling? Buyers have more to choose from than at any point this year, so price it right from day one. The busiest band last week was £350,000 to £500,000, with four sales agreed.

Buying? Choice is up and some sellers are open to offers, especially on homes that have been listed for a while.

WHO HAS THE UPPER HAND?

Leaning to buyers



SUPPLY VS DEMAND, LAST 4 WEEKS

46 came on, 24 sold: 19 new for every 10 sold

Buyers

HOMES ON THE MARKET

near its 2026 high

PRICES

Price per sq ft down 1% on the 3-month average

Neither

Thinking of selling? Find out what your home is worth in this market, with a free valuation from Jack.

BOOK A VALUATION



Lettings

On the market = homes available to rent now, not those let agreed

ON THE MARKET

23

▼ 3 on last week
2026 low is 25

NEW INSTRUCTIONS

8

▲ 5 on last week
3-month avg 8.0

LETS AGREED

3

▼ 1 on last week
3-month avg 5.4

AVERAGE RENT AGREED

£1,725

▼ £588 on last week
3-month avg £1,926pcm

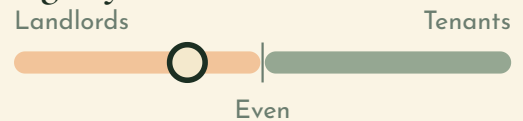
WHAT IT MEANS

Letting? Still tipped towards landlords: only 23 homes to rent, the fewest this year, and 18 let in the last month against 21 new. Rents have levelled off, with two of last week's three lets agreed between £1,500 and £2,000pcm.

Renting? Be ready to commit the day you view: references, deposit and a decision.

WHO HAS THE UPPER HAND?

Slightly to landlords



SUPPLY VS DEMAND, LAST 4 WEEKS

21 came on, 18 let: 12 new for every 10 let

Neither

HOMES ON THE MARKET

near its 2026 low

PRICES

Rents level with the 3-month average

Neither

Letting a property? With so few homes to rent in Bath, now is a good time to review your rent. Ask Luke for a free rental valuation.

EMAIL LUKE



INVESTMENT PICK OF THE WEEK

Green Park, Bath · £380,000

Two bedrooms, share of freehold, no work needed. At £2,250pcm it would let above the local three-month average of £1,926pcm.

Achievable rent £2,250pcm

Gross yield 7.1%

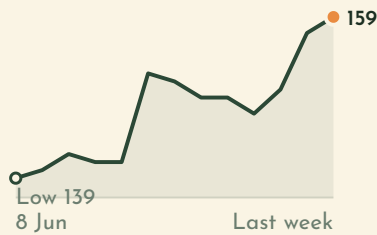
SEE THE LISTING

The last three months

One number per chart, week by week. The orange dot is last week and the dashed line is the three-month average.

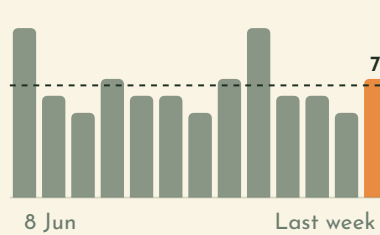
Homes for sale

139 then, 159 now



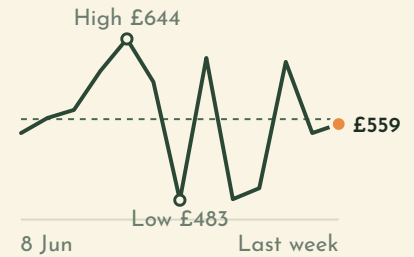
Sales agreed each week

Averaging 6.6 a week



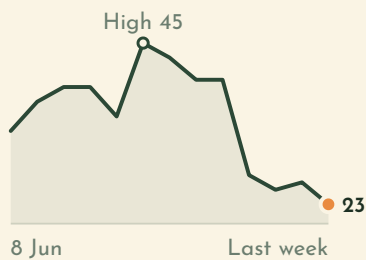
Price per square foot

Weighted average £564



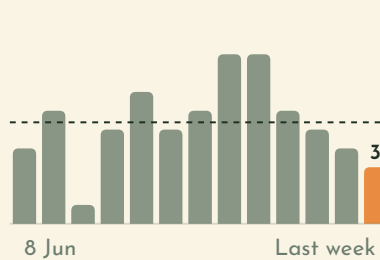
Homes to let

33 then, 23 now



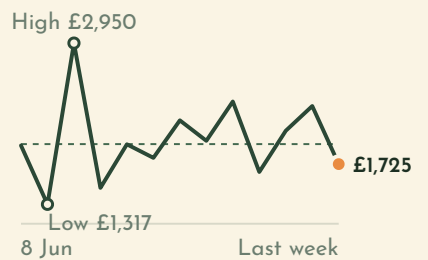
Lets agreed each week

Averaging 5.4 a week



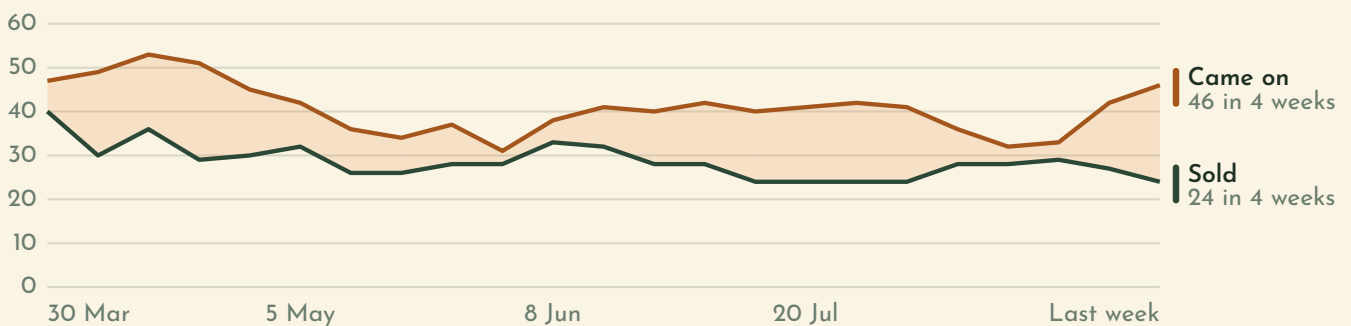
Average rent agreed

Weighted average £1,926pcm



Who has the upper hand? Homes coming on against homes selling

Each point adds up the previous four weeks. When more homes come on than sell, buyers get more choice and more room to negotiate. When fewer come on, sellers are in charge.



IN SHORT

Supply is building: 159 homes for sale, up from 139 three months ago, while sales agreed have averaged 6.6 a week. Over the last four weeks 46 homes came on and 24 sold, so for every 10 sales, 19 new homes arrived: the balance is leaning towards buyers. Lettings is the opposite story and still tipped towards landlords: 23 homes to let against 33 three months ago, and rents agreed averaging £1,926pcm.

Our quarter

- Trinity, Trowbridge: sold out, and all seven homes now complete.
- Green Park, Bath launched at £380,000.
- Julia House completes on 30 September.
- 2 Sussex Place opened its doors, with launch drinks on 25 September.

The bigger picture

Widcombe and Bathwick, side by side

SALES ONLY · RIGHTMOVE, 28 SEP

	Widcombe BA2 4	Bathwick BA2 6
Homes listed	43	146
Share already under offer	56%	41%
Median asking price, available	£625,000	£450,000
Median days on the market	72	97
New listings, last 7 days	2	3
Price cuts, last 14 days	1	11

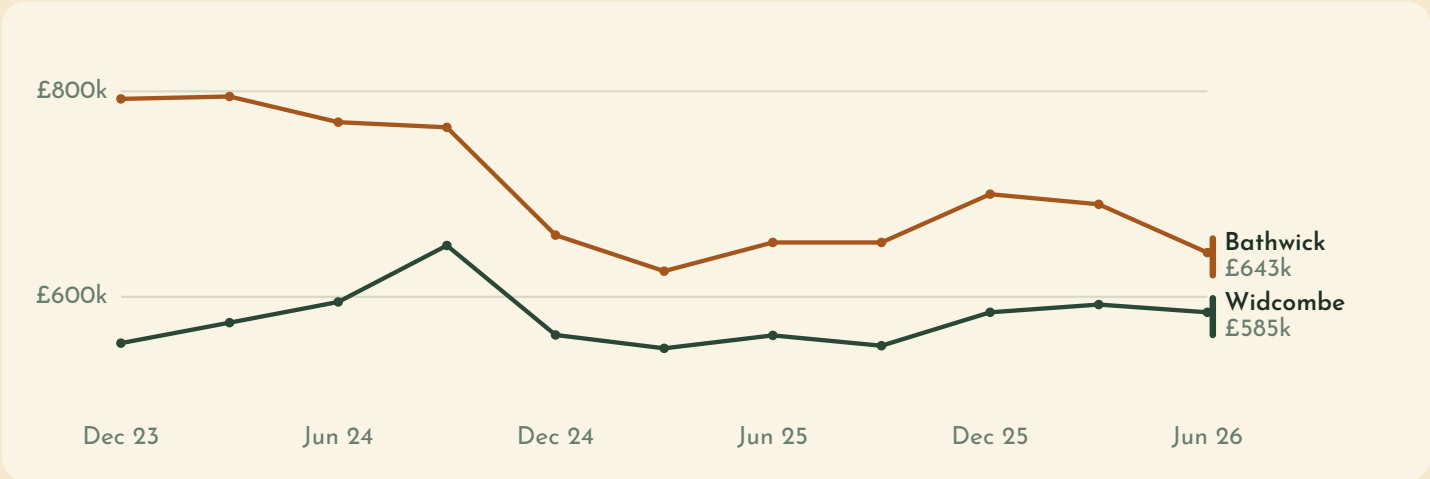
Homes listed includes homes already under offer, and the areas follow Rightmove's Widcombe and Bathwick boundaries, which is why the totals differ from the weekly figures on page 2.

OUR TAKE

Widcombe is the tighter market: more than half of what is listed is already under offer, homes sell faster and only one seller has cut their price in a fortnight. Bathwick has far more choice and more price cuts, which is where buyers will find room to negotiate.

What homes actually sold for

MEDIAN SOLD PRICE, ROLLING 12 MONTHS · HM LAND REGISTRY



Each point is the middle sale price over the 12 months to that date, which smooths out the lumpiness of a few big sales. Land Registry records sales two to three months after completion, so the latest figures will firm up.

The last 12 months, by type

July 2025 to June 2026, 233 sales

	MEDIAN	SALES	VS YEAR BEFORE
Flats	£350,000	87	+1%
Terraced	£700,000	69	-5%
Semi-detached	£865,000	35	+21%
Detached	£910,000	34	-24%

BIGGEST SALES

15 Cleveland Walk, BA2 6	£4,834,000
Osborne House, The Avenue, BA2 6	£3,350,000
15 Johnstone Street, BA2 4	£3,165,000

Where the money went

Share of sales by price, last 12 months

Under £300k	13%
£300k to £500k	26%
£500k to £750k	24%
£750k to £1m	16%
£1m and over	21%

Over half of all sales were above £500,000, and one in five was over £1m.

BANK RATE

3.75%

Held on 17 September by 6 votes to 3 (three wanted a rise). Next decision 5 November.

BATH & NE SOMERSET, AVERAGE PRICE

£409,000

-0.7% on a year, July 2026 (ONS)

BATH & NE SOMERSET, AVERAGE RENT

£1,885pcm

+7.4% on a year, August 2026 (ONS)

What's on in Widcombe & Bathwick

30

WED ·
SEP
19:00

Practical Retrofit: Natural Materials

WIDCOMBE SOCIAL CLUB · FREE

Short practical talks on improving older homes, from Go Green Widcombe. [See the details](#)

2

FRI ·
OCT
19:45

Bath Rugby v Exeter Chiefs

THE RECREATION GROUND · PREMIERSHIP

Friday night rugby at the Rec, a short walk over Pulteney Bridge. [Buy tickets](#)

3

SAT ·
OCT
Opens

Eric Ravilious and the Artists of the Chalk Downs

THE HOLBURN MUSEUM · WITH ADMISSION

A new exhibition of English landscape, running until 10 January. [Find out more](#)

II

SUN ·
OCT
18:30

Off the Wall Films: Deaf (Sorda)

WIDCOMBE SOCIAL CLUB · £9, MEMBERS £7

Community cinema in the heart of Widcombe. [Book a seat](#)



Where will you bloom?

Twenty questions, about three minutes: find the part of Bath or the villages that suits how you want to live, with real prices, trains, schools and pubs.

TAKE THE QUIZ



Pop in, the kettle's on

2 Sussex Place, Widcombe Parade, BA2 4LA. Two minutes from Bath Spa station, no appointment needed.

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TWO BROTHERS. GROWING SOMETHING DIFFERENT.

NEXT WEEK What Bathwick flats are really selling for, street by street.

Sources: weekly figures TwentyEA; listings Rightmove (28 Sep); sold prices HM Land Registry Price Paid Data, Crown copyright, Open Government Licence; averages ONS; Bank Rate Bank of England. Map © OpenStreetMap contributors © CARTO.