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THE WEEK IN ONE LINE

Sales agreed jumped to 9, the most since August, while homes for sale edged up to a new 2026 high of 160.

NEW TO MARKET

8

▼ 2 on last week

SALES AGREED

9

▲ 2 on last week

PRICE PER SQ FT

£502

▼ £57 on last week

WHO HAS THE UPPER HAND?

Leaning to buyers

Last 4 weeks: 17 new homes for every 10 sold



Our week

- The Boater networking evening last week, organised by Luca Volentir. A fun night and a really good way to meet new professionals in Bath.
- [Our Q3 market update](#) reel is live on Instagram: the last three months in Widcombe and Bathwick.
- Julia House completed on 30 September.
- [Green Park, Bath](#) has buyers coming back for second viewings.



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

160

▲ 1 on last week
a new high for 2026

NEW INSTRUCTIONS

8

▼ 2 on last week
3-month avg 10.0

SALES AGREED

9

▲ 2 on last week
3-month avg 6.5

PRICE PER SQ FT

£502

▼ £57 on last week
3-month avg £559

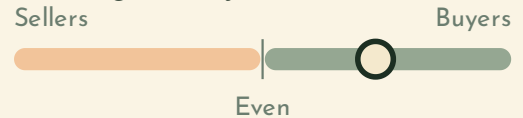
WHAT IT MEANS

Selling? Well-priced homes are selling: 9 sales agreed last week, the most since late August. The busiest bands were £600,000 to £750,000 and £750,000 to £1m, with two each.

Buying? Choice is the widest it has been all year, and some sellers are open to offers, especially on homes listed for a while.

WHO HAS THE UPPER HAND?

Leaning to buyers



SUPPLY VS DEMAND, LAST 4 WEEKS

45 came on, 27 sold: 17 new for every 10 sold

HOMES ON THE MARKET

Buyers

near its 2026 high

PRICES

Buyers

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

Neither

Thinking of selling? Buyers are agreeing sales again. 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

26

▲ 3 on last week
2026 low is 23, last week

NEW INSTRUCTIONS

7

▼ 1 on last week
3-month avg 8.1

LETS AGREED

2

▼ 1 on last week
3-month avg 5.2

AVERAGE RENT AGREED

£1,198

▼ £527 on last week
3-month avg £1,906pcm

WHAT IT MEANS

Letting? More balanced than it was: 26 homes to rent, still near the year's low, but 24 came on in the last month against 14 let. Last week's two lets averaged £1,198pcm.

Renting? More choice is coming through, but good homes still go quickly: have references and a deposit ready.

WHO HAS THE UPPER HAND?

Very slightly to landlords



SUPPLY VS DEMAND, LAST 4 WEEKS

24 came on, 14 let: 17 new for every 10 let

HOMES ON THE MARKET

Tenants

near its 2026 low

PRICES

Landlords

Rents up 2% on the 3-month average

Neither

Letting a property? Homes to rent are still scarce in Bath, so a well-presented home lets quickly. 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 £1,906pcm.

Achievable rent £2,250pcm

Gross yield 7.1%

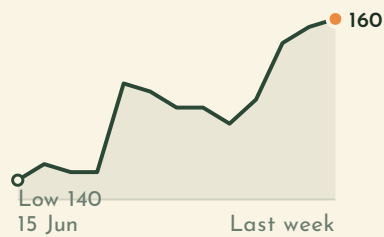
SEE THE LISTING

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.

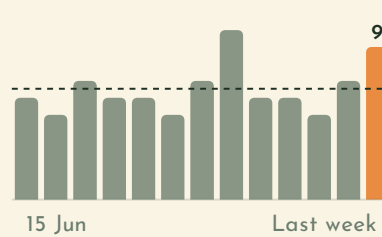
Homes for sale

140 then, 160 now



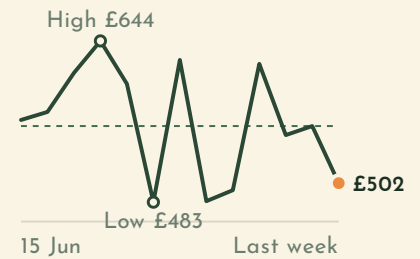
Sales agreed each week

Averaging 6.5 a week



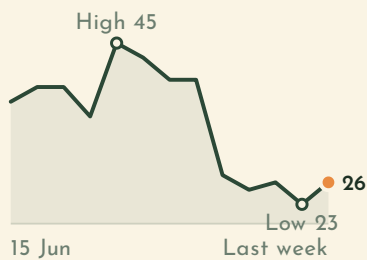
Price per square foot

Weighted average £559



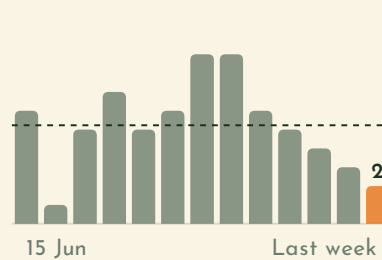
Homes to let

37 then, 26 now



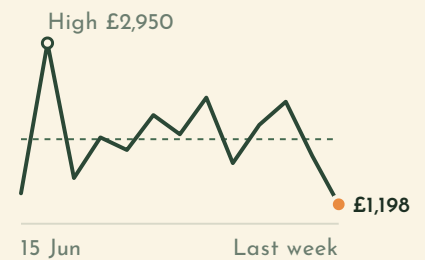
Lets agreed each week

Averaging 5.2 a week



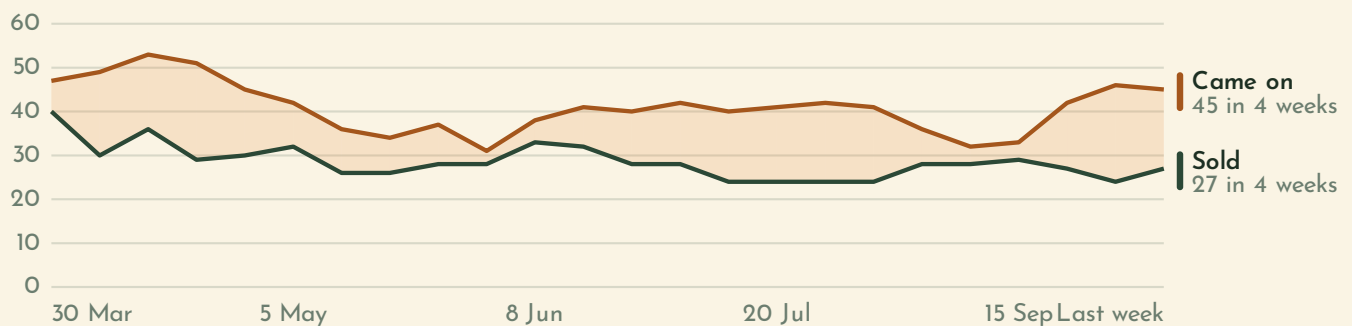
Average rent agreed

Weighted average £1,906pcm



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

Sales picked up: 9 sales agreed last week, the most since late August, and 27 in the last four weeks. Supply is still building, with 160 homes for sale against 140 three months ago and 45 coming on in the same four weeks, so for every 10 sales, 17 new homes arrived: the balance is still leaning towards buyers. Lettings has evened out: 26 homes to let against 37 three months ago, 24 coming on and 14 let in the last month, and rents agreed averaging £1,906pcm over three months.

The bigger picture

Widcombe and Bathwick, side by side

SALES ONLY · RIGHTMOVE, 5 OCT 2026

	Widcombe BA2 4	Bathwick BA2 6
Homes listed	38	153
Share already under offer	58%	42%
Median asking price, available	£587,500	£450,000
Median days on the market	51	98
New listings, last 7 days	2	9
Price cuts, last 14 days	1	10

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.

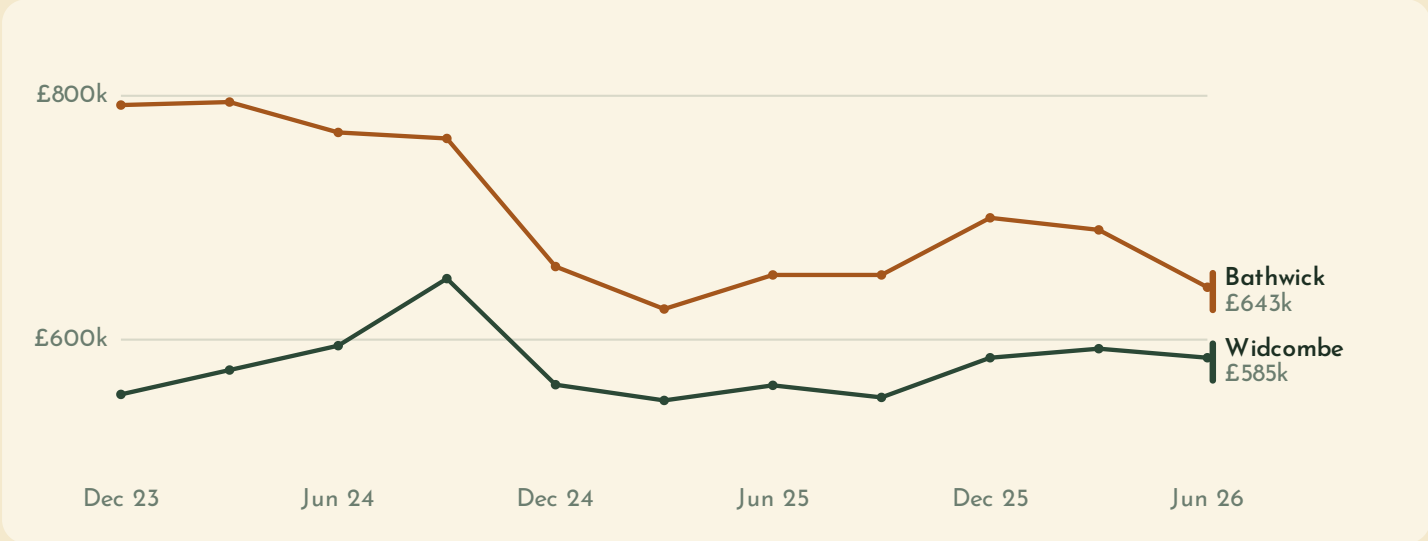
OUR TAKE

Widcombe is still the tighter market: 22 of its 38 homes are already under offer, and those still available have been listed for a median of 51 days. Only one seller has cut their price in a fortnight.

Bathwick has four times the listings, a median of 98 days on the market and 10 price cuts in a fortnight, 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. Figures as at 22 September 2026.

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 Bathwick flats really sell for

Street by street: every flat and maisonette sale in Bathwick (postcode sector BA2 6) recorded by HM Land Registry from October 2024 to August 2026. 72 sales, with a median of £353,750.

STREET	SALES	MEDIAN	LOWEST TO HIGHEST	EACH SALE ● AND THE MEDIAN					
				£200k	£400k	£600k	£800k	£1.0m	£1.2m
Sydney Road	3	£600,000	£600,000 to £625,000			●			
Henrietta Street	13	£428,000	£287,000 to £710,000	●	●	●	●	●	●
Sydney Place	10	£411,250	£195,000 to £1,350,000	●	●	●	●	●	●
Grove Street	11	£350,000	£235,000 to £493,300	●	●	●	●	●	●
Bathwick Hill	6	£320,000	£270,000 to £1,350,000	●	●	●			●
Daniel Street	3	£290,000	£280,000 to £347,500	●	●	●			
Bathwick Street	6	£275,830	£237,500 to £450,000	●	●	●			
St John's Road	5	£200,000	£180,000 to £415,000	●	●	●			
Other Bathwick streets*	15	£379,000		One or two sales on each street					

*Beckford Road, Chatham Park, Dahlia Gardens, Forester Avenue, Forester Court, Forester Road, Hampton Row, Henrietta Gardens, Henrietta Villas, Holburne Park, Rockliffe Avenue, St Patrick's Court.

OUR TAKE

The building matters more than the street name. The Georgian conversions on Henrietta Street and Sydney Place sold for a median of £411,250 to £428,000, while purpose-built blocks such as Minerva Court on St John's Road and Cleveland Court on Bathwick Hill went for £180,000 to £345,000.

The spread inside one street is huge. On Sydney Place, from £195,000 for a basement flat to £1,350,000 for a ground floor flat at No. 97. Floor, size and outside space matter more than the postcode.

Prices have been steady rather than rising. The median for the last 12 months (£347,750, 38 sales) is a little below the 11 months before (£377,500, 34 sales), but with numbers this small the mix of flats sold moves the median more than the market does.

Elsewhere in BA2 6

The sector also takes in the top of Widcombe, Claverton Down and Bathampton

	MEDIAN	SALES
Widcombe Hill and Widcombe Crescent	£473,100	6
Claverton Court, Claverton Down	£336,375	4
Bathampton	£330,000	7

Own a flat in Bathwick? We can tell you where yours sits on this table.

BOOK A VALUATION

Land Registry records a sale two to three months after it completes, so the summer of 2026 is not complete yet and the latest medians will firm up. Standard sales only (category A): reposessions, sales to companies and other non-standard transfers are left out, as is one sale of two flats together. Streets with one or two sales are grouped, because a median of one sale is just a price. Medians of an even number of sales are the midpoint of the middle two.

What's on in Widcombe & Bathwick

7
WED ·
OCT
19:00

A Garden Love Story: Paul Weiland and Rachel de Thame

THE HOLBURNE MUSEUM · £15

The filmmaker on his 30-year restoration of the Georgian landscape at Belcombe Court, in conversation with Rachel de Thame. [Book tickets](#)

11
SUN ·
OCT
18:30

Off the Wall Films: Deaf (Sorda)

WIDCOMBE SOCIAL CLUB · £9, MEMBERS £7

Community cinema in the heart of Widcombe: an award-winning Spanish drama, with subtitles. [Book a seat](#)

15
THU ·
OCT
19:00

Sarah Dunant: The Marchesa

THE HOLBURNE MUSEUM · £15

The bestselling author on Isabella d'Este, Marchesa of Mantua and one of the most influential women of the Renaissance. [Book tickets](#)

17
SAT ·
OCT
20:00

Bath Rugby v Montpellier

THE RECREATION GROUND · CHAMPIONS CUP

European rugby under the lights at the Rec, a short walk over Pulteney Bridge. [Match details](#)



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 Widcombe houses are really selling for, street by street.

Sources: weekly figures TwentyEA; listings Rightmove (5 Oct, via the Flower Property Desk); sold prices and Bathwick flats HM Land Registry Price Paid Data (flats registered by 6 Oct 2026), Crown copyright, Open Government Licence; averages ONS; Bank Rate Bank of England. Map © OpenStreetMap contributors © CARTO.