

Britain's most dynamic property markets revealed: hot to trot as homes in Edinburgh, Falkirk, Glasgow and Stirling receive the fastest offers



Scots

By MYRA BUTTERWORTH FOR MAILONLINE

Average time it takes to sell a property in Britain is 56 days, says Zoopla
Glasgow, Stirling and Cardiff are also in the top five locations for fast offers
Homes in London take longer to go under offer, typically 70 days

Homes in some areas of Scotland are in such demand that they typically take less than a month to sell, new research has revealed. Edinburgh and Falkirk - which is between the capital and Glasgow - are the fastest places to sell a home in Britain, with the average wait for an offer in both areas coming in at 27 days, according to the latest figures by property website Zoopla. It is 29 days quicker than the average across Britain and is less than half the amount of time in London, where homes take 70 on average to secure an offer.



Zoopla reveals the fastest places to sell a property, with Falkirk and Edinburgh topping the list

Buyers searching for a home in Glasgow and Stirling also need to act quickly as homes in these areas take 31 days and 32 days respectively. The top five fastest places to sell a home are rounded off by Cardiff at 37 days. On a regional level, Scotland and the West Midlands are both home to the 'speediest' property markets with the average sale listing going under offer in 42 and 46 days respectively. It appears that Scotland's hot property market is due to an on-going shortage of homes available to buy. Peter Drennan, of Allied Surveyors in Edinburgh, explained: 'Limited supply means prices are holding up, especially at mid-market levels. An underlying shortage continues, and Edinburgh is expected to grow, partly at a cost to the rest of the country.'



The average amount of time that it takes to sell a property in Edinburgh is 27 days, with this three-bed flat in the area's Leith Links for sale for £350,000 via estate agent VHM Solicitors



The average amount of time that it takes to sell a property in Falkirk is 27 days, with this five-bed house in the area on the market for £285,000 via

estate agents McEwan Fraser Legal

Zoopla also looked at the most commonly sold property type with three-bedroom detached properties the most sought after in Manchester and three-bedroom terraced houses being the most commonly purchased in Bristol.

In both London, and Sterling in Scotland, two-bedroom flats top the list.



The average amount of time that it takes to sell a property in Cardiff is 37 days, with this four-bed house in the area for sale for £299,000 via estate agent Edwards & Co

Zoopla's Annabel Dixon said: 'Despite widespread reports of a subdued housing market, Britons may be surprised that it takes less than two months for the average British property to go under offer from the date it was first listed for sale.

'The key is to get your pricing correct, meaning the best way to sell your home quickly is to ask for its true value given the current market. Overpriced homes won't shift and may have to be discounted and on the flip side nobody wants to sell for less than their property is worth.'

She added: 'It's important to state that wherever in the country you are buying, it will pay dividends to get your finances and paperwork in good order ahead of time.

'Buyers outside Scotland should also ask the seller's agent to take the property off the market once their offer has been accepted to help pave the way for a smooth transaction.'

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