



THE MARKET

MONTHLY PROPERTY MARKET UPDATE

MARCH 2026

THE MONTHS HEADLINES

- 1291 properties listed for sale in Worthing
- 1019 homes currently shown as under offer in Worthing
- 279 properties reduced or listed in Worthing over the last 14 days
- Highest priced property, £7,500,000 in Thakeham, West Sussex
- Worthing's highest priced home, £1,950,000 in Marine Drive, Goring by Sea
- Golf Links Lane, Selsey, at £20,000 is the lowest priced property in West Sussex
- At £75,000, homes in Offington Lane and St Botolph's Road are Worthing's lowest priced properties

Market Comments

WAS MARCH ONE TO BE FORGOTTEN?

So with the state of affairs in the world and financial markets what has happened to the property market locally in the last month, has it really been a month to forget?

Yes... and yet no!

There is no hiding behind the fact that the phones have been a lot slower during March, our recent stats update showed a steady decline in viewing number and offers but sales are still being agreed and we have seen more new listings, and for that we are rather grateful!

The rise in new listings is also apparant across the area when noting the rise of overall listings increasing on Rightmove too!

So, yes it is not great, but, there appears to be an undercurrent of movement and activity which could well lead to a great Spring and Summer!





Property Feature

A'Becket Gardens, Worthing
Asking Price £425,000

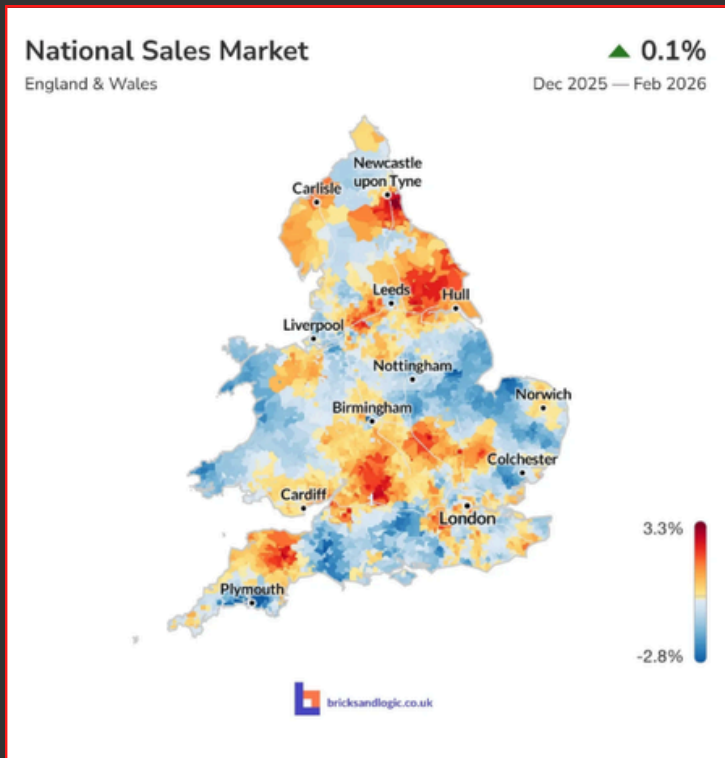
A stylish semi-detached two bedroom bungalow with contemporary interiors, decked patio, garage and versatile outbuilding/cabin in a sought-after Worthing location.

Offering a perfect blend of modern comfort and timeless charm, this beautifully presented bungalow is ideal for those seeking single-level living close to local amenities and the Sussex coastline.

The property is offered for sale with no ongoing chain and features an attractive frontage with a bay window and low-maintenance garden, complemented by a private driveway and a detached garage.

Where's hot & where's not!

Across England and Wales, the average sale value increased by 0.1% over the past three months. Depending on your location, the local changes varied between a drop of 2.8% and an increase of 3.3%



Average sale value change between 1st December 2025 and 28th February 2026

Monthly planning stats

Submitted: 17 applications totalling 381 new homes

Key sites:

- Worthing (13)
- Pagham (250)
- Fontwell (64)

Adjoining: 8 applications submitted totalling 1116 new homes, 4 decided for 3466 properties

Key sites:

- Waterlooville (125)
- Portslade (29)
- Hove (1062)
- Chichester (850)
- Bosham (300)
- Clanfield (125)
- Billingshurst (1100)

Approved: 8 applications totalling 116 homes
Key site: Worthing (101)

2 applications for 5 homes withdrawn
2 applications for 2 properties withdrawn

Our month in numbers...

THE NEWS



Company news

Sean Smyth becomes an FNAEA!

After many, many years in the property industry (More than he would admit to!), Sean was delighted to receive the amazing accolade of becoming a Fellow of The National Association of Estate Agents, the highest level of membership available! Congratulations Sean!!!

Chris Trott hands over the baton as President of the WDEAA!

Amazingly, Chris was the longest serving president of the Worthing and District Estate Agency Association and throughout this time, achieved so much for the industry at a local level, bringing together likeminded property experts and raising thousands of pounds for local charities!

We wish Nick from Oakley Property all the very best in his new role as he takes up the reins.

WHAT'S UP WITH PLANNING?

Whilst the property market remains challenging, it would seem that March was very much the month developers and house builders chose to get their skates on and start moving ahead with their plans to build more homes.

Aside from 101 proposed new apartments in Worthing achieving planning, it was very much a case of not on our doorstep, with some huge developments proposed in Pagham and Fontwell, and larger still in Hove, Chichester and Billingshurst... just to mention a few!

In total some 5086 new homes found their way into the planning stats during March via the South Downs National Park, Worthing and Adur and Arun planning portals... which has to be some kind of record!

REGIONAL UPS AND DOWNS, IT'S STRANGE HOW THINGS CAN DIFFER!

Statics have a real tendency to conflict each other depending on the source and the time or year, global, regional and local differences can make for interesting reading too! Just take the reports on day on day increases and decreases in oil prices as a prime example!

Of course, we know how much of this relates to unrest in the world, and looking at how this may alter the property market, we can see some interesting reads on the average sales value in England and Wales, with Bricks and Logic reporting a drop by 0.6% over the past three months in their February report, yet a rise, (Yes a rise) of 0.1% in their March report for the same period... strange isn't it!

Naturally this is an entire country average, and there are regional differences although, these too show an upwards trend in the last months report.

What is even more interesting is noting the heat map, (see page 2), this clearly shows a warming pattern developing along the M23 Corridor from London to the South Coast!

According to the BBC, Nationwide expect a cooling of the UK property market due to the ongoing Iran War, yet, in the same article, it states that this prediction comes after they saw a 0.9% jump in house prices during March!

Confused, you're not the only ones!!!



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Sources: Rightmove, South Downs National Park, Arun, Adur and Worthing, Bricks & Logic

Wow...what can I say! I wish there was a higher star rating for these guys because they defiantly deserve it!! They didn't just help sell our, what myself and my partner thought was an unsellable little flat, but they were our councillor, reassurance, guide and eventually felt like part of the family!

Phil, Chris, Rich, Char, we just want to say thank you so much for all you've done and for all you'll continue to do, we never thought we would get to where we are, but thanks to all of you we finally had moved into our forever home and we do not think we would've got here without you all!

If you're thinking of selling, these are your guys! They wont be just your estate agents by the end of it all, they'll be your friends.