



# Grier & Partners

— LAND AND ESTATE AGENTS —

Spring Market  
Update

2026 is here and the year has started with some tangible signs of the market improving, now this may be my natural enthusiasm and positivity slightly clouding the cold hard facts of what has been a steady property market for the last couple of years, however the signs are there that activity levels are picking up!

The property markets health is often wrongly defined into price sections/bands/zones and those zones judged on their individual performance over a given time period, while this can give a snapshot it regularly misses the broader picture.

That picture is that the market is driven by two key factors, a) moving up and b) moving down, with this in mind the key area to look at when we look for signs of a strengthening market is the first time buyer/more affordable end of the market, in our area this covers property priced generally from £180,000 - £335,000. Movement in this sector is what we have seen in the first month and a half of 2026, first time buyers coming into the market with some enthusiasm to make a move and get on the housing ladder.

This movement as it continues will filter upwards through the broader market to properties of a higher value (a) moving up) and that is the key to the market strengthening through 2026. The second factor b) moving down, lags behind as it takes those buyers moving up and the market supporting that movement time to reach the values normally associated with 'downsizers'. However it is promising to envisage, without too much blue sky thinking, that the positive loop of the past where buyers moving up drive sales of higher value properties, which, in turn, as they downsize feeds back into supporting sales and saleability of properties at lower values. The Property market I have learned over many years is a circular, interlinked system, one that for the last few years has been knocked by interest rates, bounce down from covid highs, shaky governments and the cost of living. With nearly all of those factors (excluding the merry-go-round of government!) steadily improving, there is reason beyond endless positive thinking to get plans in motion to make the best of a better market in 2026.



At Grier & Partners, we understand the market and are here ready to get you moving, up or down, in 2026!

Please don't hesitate to get in touch for an informal conversation over the phone or pop into the office for a cup of tea and a chat!

A handwritten signature in black ink, appearing to be 'Aidan Grier'. The signature is stylized and fluid, with a long horizontal stroke extending to the right.

Aidan Grier

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Property For Sale



£575,000 Capel St Mary  
3/4 3 1,463 sqft Detached



£599,950 Holton St Mary  
3/4 2 1,615 sqft Detached



£239,000 East Bergholt  
2 1 646 sqft Mid-Terrace



£795,000 Great Wenham  
3/4 2 2,443 sqft Detached



£1,300,000 East Bergholt  
5 2 2,282 sqft Detached



£435,000 Capel St Mary  
4 2 1,129 sqft Semi-Detached



£580,000 East Bergholt  
4 2 2,110 sqft Detached



£665,000 East Bergholt  
3 2 1,700 sqft Detached



£920,000 East Bergholt  
3 2 Grade II Detached



£690,000 Great Wenham  
3 2 1,690 sqft Detached



£425,000 East Bergholt  
3 1 905 sq ft Detached



£995,000 East Bergholt  
5 4 Extended Detached

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Contact Us Today!



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