

ESHER

SALES MARKET INSIGHT – 2018

Prime market update

Price growth across the UK has been relatively subdued over the past 12 months, with the towns and villages in North Surrey no exception to this. Prime values in Esher fell by about 4% in the third quarter of 2018, according to Knight Frank data. However, there are reasons to be positive.

Figures from the ONS show that the number of Londoners moving to the wider area last year rose by more than 5% compared with 2016. Separately, transaction data from the Land Registry shows that prime sales volumes, while below long-term averages, have held fairly steady on an annual basis.

Bella Tellwright, Head of Knight Frank's Esher office

“One of the biggest drivers of the market in Esher is education, we regularly deal with buyers from London and around the world who are looking to move to the area to take advantage of the numerous excellent state and private schools located here. Areas such as Hinchley Wood, Thames Ditton, Claygate, East Molesey, Surbiton and Esher tend to be in highest demand for this reason. The fact that central London is just a 30 minute journey by train adds to this appeal, as does the recent opening of new restaurants and amenities in the town centre.”

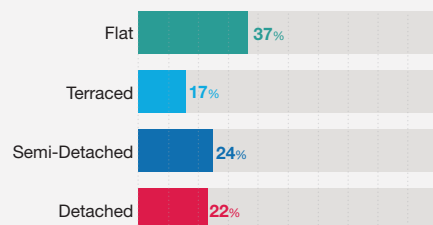
Esher: Fact file

-4.0% prime price change between July and Sept 2018 (Knight Frank data)

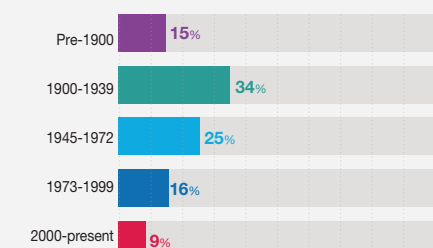
26% year-on-year increase in Knight Frank stock under offer in Esher over the year to Sept 2018

5.1% year-on-year increase in the number of Londoners moving to Elmbridge in 2017 (ONS)

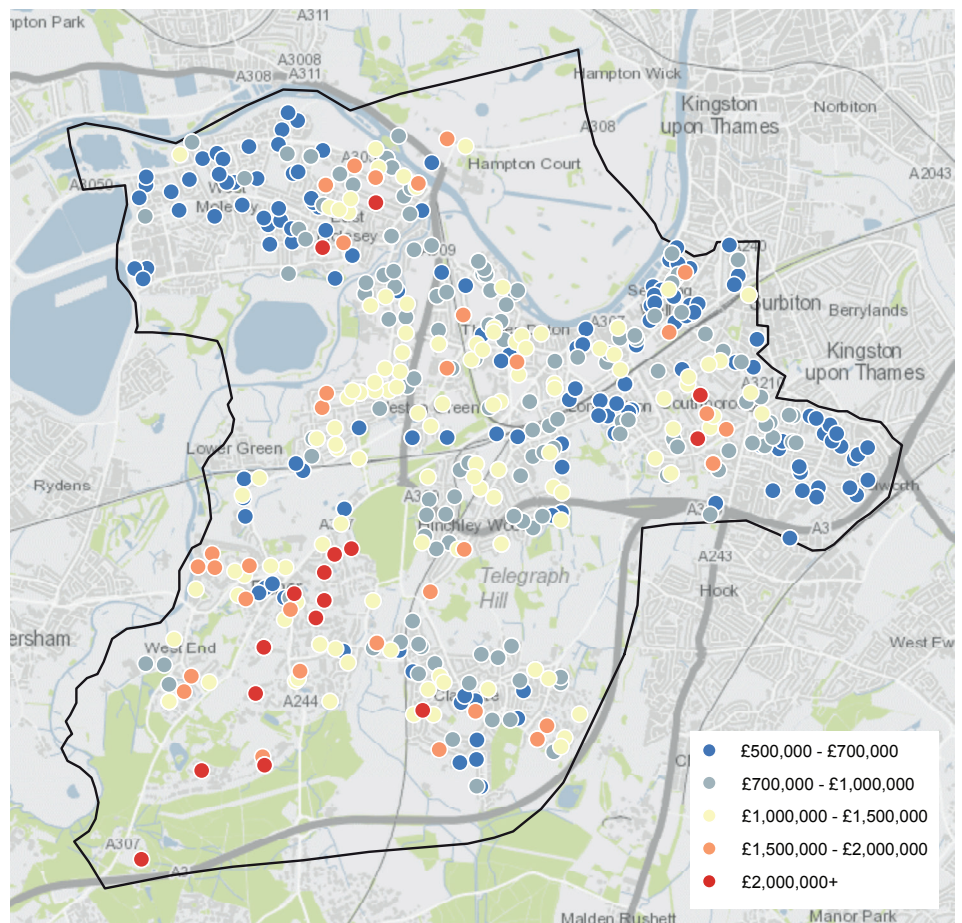
Property type Esher, all properties



Property age Esher, all properties

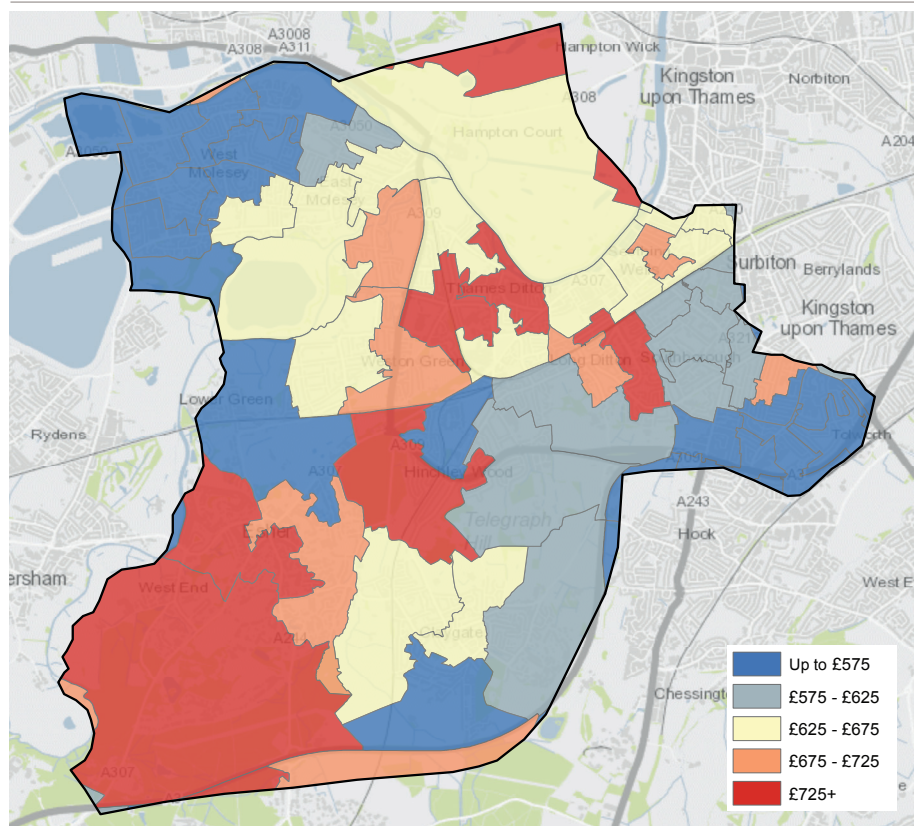


Property sales in Esher Achieved prices, year to January 2018



ESHER SALES MARKET INSIGHT 2018

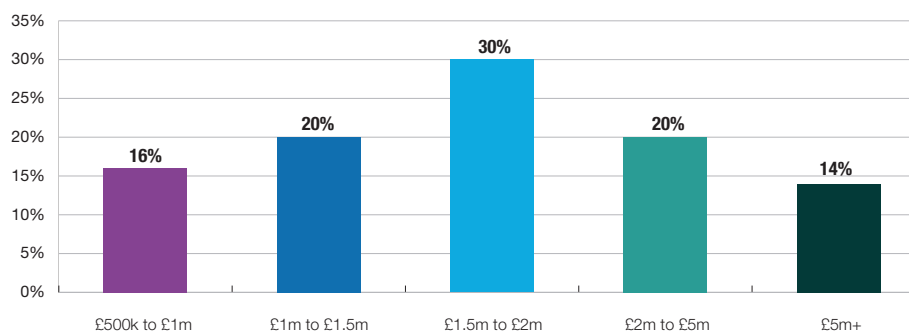
Average £psf in Esher Transactions in the year to January 2018 (£500,000-plus)



Source: Land Registry / EPC

What do buyers spend?

Esher, since 2016 (Knight Frank sales, £500,000-plus)



Source: Knight Frank Research

ESHER SALES



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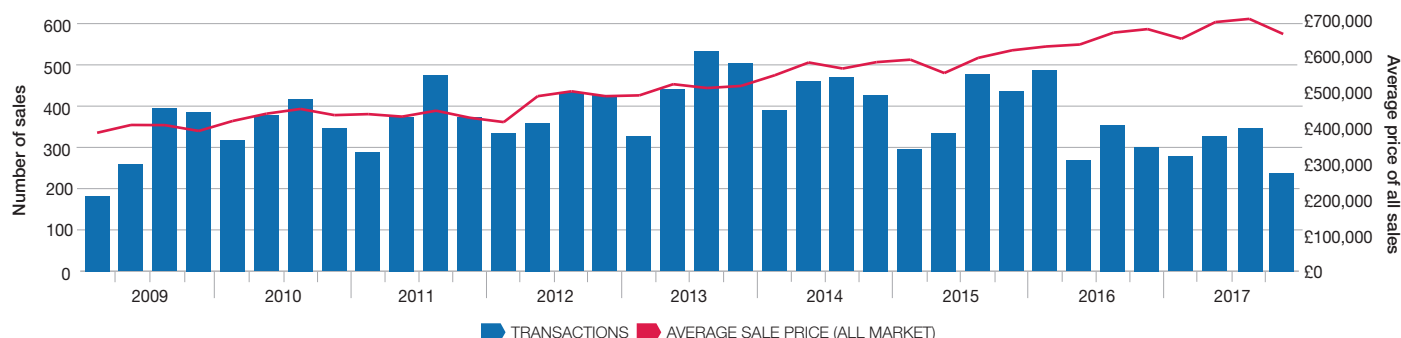
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Transaction volumes and pricing data in Esher KT10, KT6, KT7, KT8



Source: Knight Frank Research / Land Registry

Note: Variations in average sold prices between different time periods reflect stock sold and do not necessarily indicate price change