

BEACONSFIELD MARKET INSIGHT 2019

Market update

Pent-up demand continues to build across prime property markets as buyers respond to price adjustments, though some remain hesitant due to political uncertainty. Indeed, Knight Frank data shows an 8% increase in the number of new prospective buyers registering their interest in purchasing a property in Beaconsfield and the surrounding area so far this year compared with last and an 11% increase in the number of offers made over the same timeframe. Yet this pick-up in demand has not been matched with an increase in supply which underlines the potentially advantageous position for active and new vendors whose properties are competitively priced.

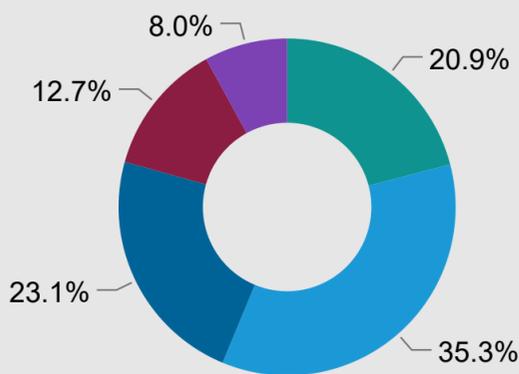
Oliver Beales, Head of Knight Frank's Beaconsfield Office

“Demand has risen across most price brackets despite the more uncertain political backdrop. This has been particularly the case for homes valued up to £1.5m located in the most popular towns and villages within Hertfordshire and Bedfordshire. Sentiment is, however, the biggest driver of the market at the current time, and buyers are price sensitive as a result. It is still the case that needs-driven buyers, who need to transact due to their personal circumstances or are moving to be closer to good schools or work, are the most active purchasers.”

Age of properties

As a percentage of total housing stock

- Pre 1900
- 1900 to 1939
- 1945 to 1972
- 1973 to 1999
- 2000 to present

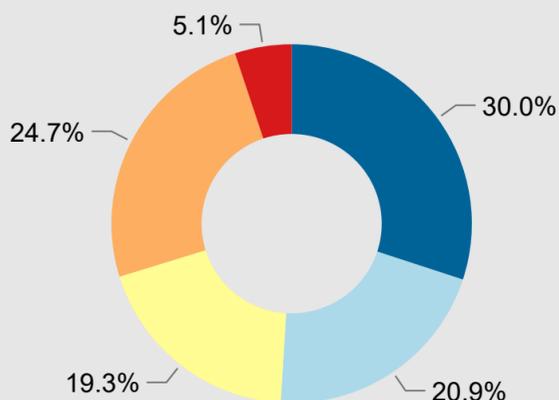


Source: Knight Frank Research / VOA

Supply by price band

Listings breakdowns 12 months to July 2019

- £400k to £500k
- £500k to £600k
- £600k to £750k
- £750k to £1.5m
- Over £1.5m

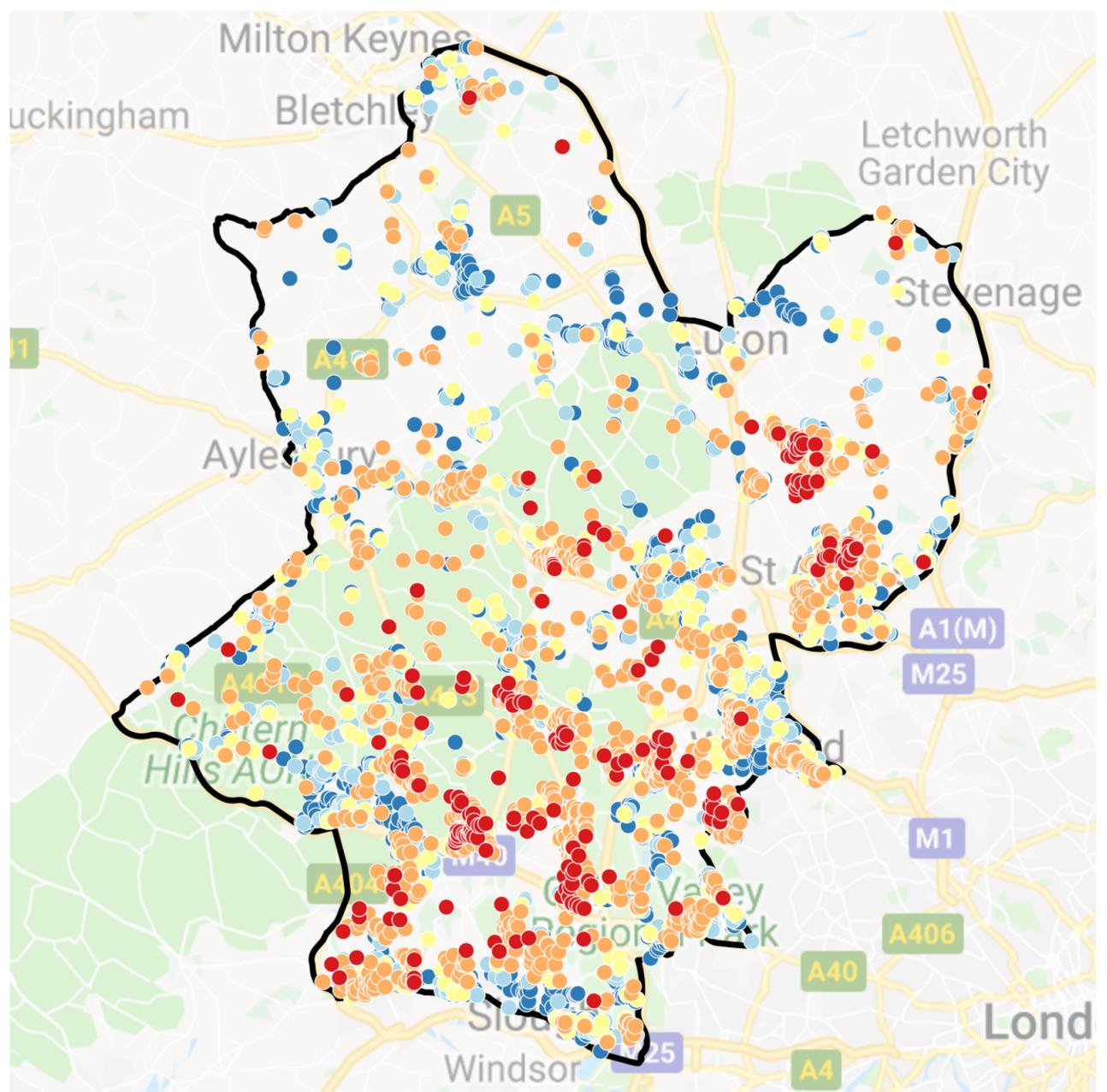


Source: Knight Frank Research / Rightmove

Property Prices

Achieved prices in the last 12 months to July 2019, circles can represent multiple sales in the same postcode in which case highest value is displayed

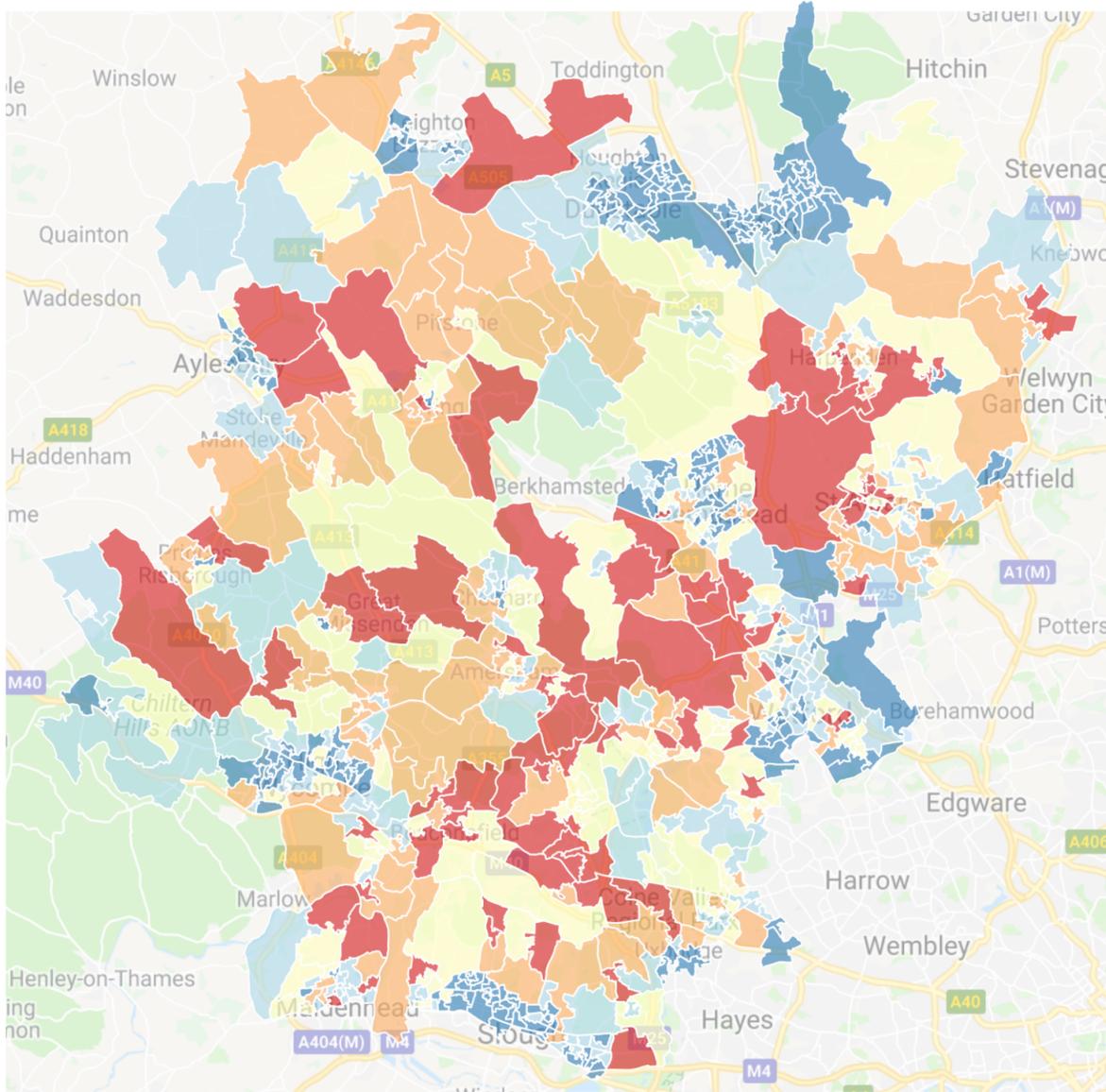
- £400k to £500k
- £500k to £600k
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- £750k to £1.5m
- Over £1.5m



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Where are properties most commonly available?

Density of listings above £400k over the last 12 months



Source: Knight Frank Research / Rightmove

Sales analysis by postcode

		Year to Apr 2017	Year to Apr 2018	Year to Apr 2019
Average Price	HP10	£657,079	£711,562	£662,184
	HP16	£780,769	£827,709	£827,202
	HP4	£729,988	£814,812	£774,431
	HP9	£1,194,994	£1,103,736	£1,104,755
Volume of Sales	HP10	177	187	152
	HP16	127	106	109
	HP4	316	352	290
	HP9	226	219	213

Source: Knight Frank Research / Land Registry

Sales volumes above £400,000 Rolling 12 month total



Source: Knight Frank Research / Land Registry

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KNIGHT FRANK SALES

Would you like to know what your property is potentially worth?
If you're thinking of buying or selling, or would just like some property advice, please get in touch.

Beaconsfield



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