



VIRGINIA WATER MARKET INSIGHT 2018

Market update

Average prices for prime property in Virginia Water rose by 1.7% in the year to September 2018. This compares to more than 10% annual growth reported at the end of 2014. This comparatively subdued level of price change more recently is a reflection of a market continuing to adjust to higher levels of stamp

duty, as well as the more uncertain political and economic climate. As price growth has moderated, there is evidence of pent-up demand being released back into the market, with a 13% year-on-year increase in sales completed in Virginia Water and the surrounding area with a value of £500,000 and above over the 12 months to May 2018.

Paul Cockerham, Partner, Virginia Water Office Head

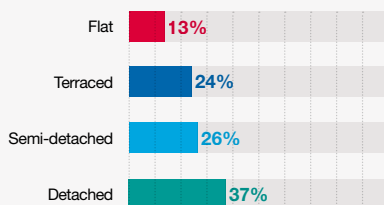
“Despite a more uncertain political and economic environment, the fundamentals that drive demand in Virginia Water remain unchanged. Good schooling, fast transport links to London, as well as plentiful leisure facilities, remain an attraction to prospective buyers - underlined by the increase in sales seen over the last year. However, prospective purchasers remain price sensitive and, while deals are being completed, this has kept a check on values over the last 12 months, especially in the market for homes valued at above £2m.”

Virginia Water: Fact file

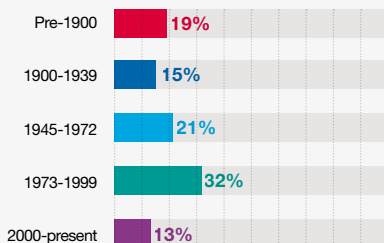
1.7% prime price change over the year to Q3 2018

6.9% prime price change over the 5 years to Q3 2018

STOCK BY PROPERTY TYPE



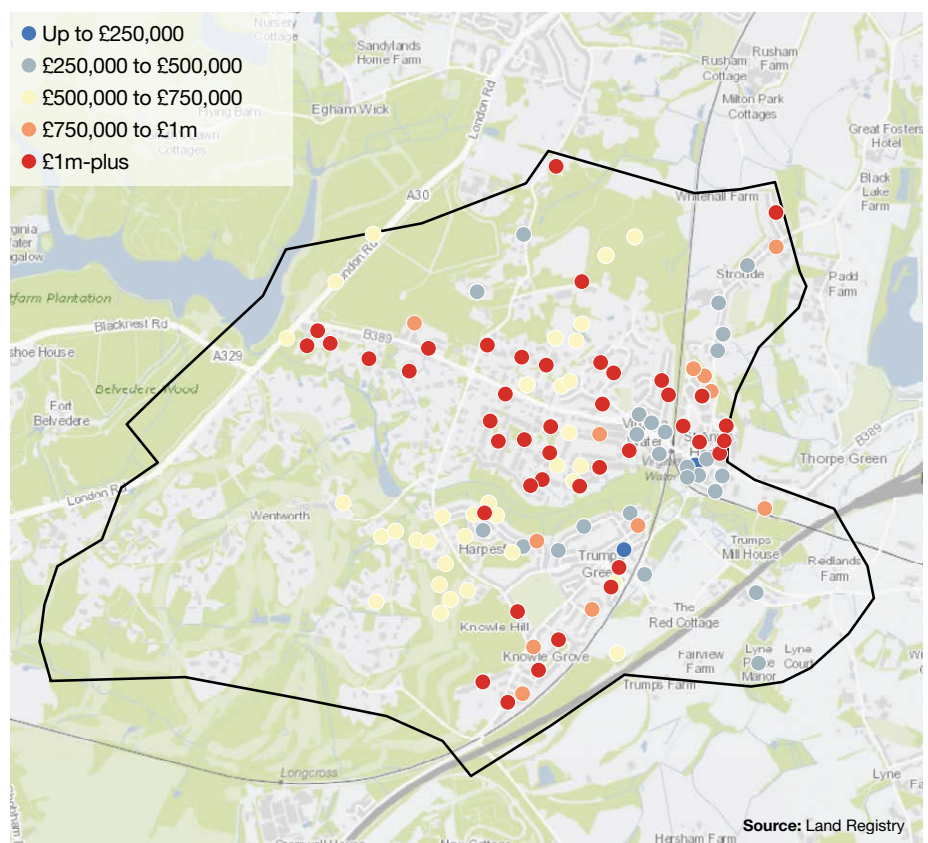
AGE OF HOUSING STOCK



Source: Knight Frank Research / VOA

Property prices in Virginia Water

Achieved prices, 12 months to March 2018. Circles can denote multiple sales in the same postcode

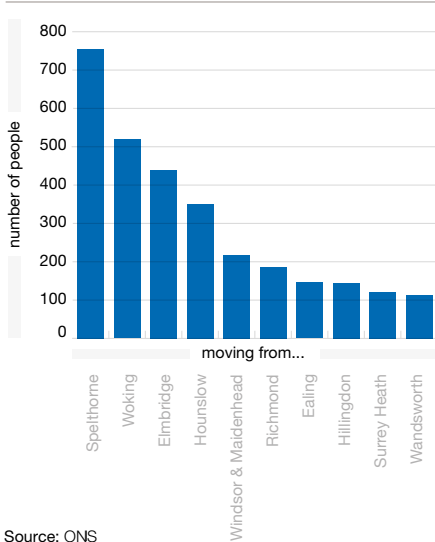


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Who moves to Virginia Water?

Where new arrivals move from

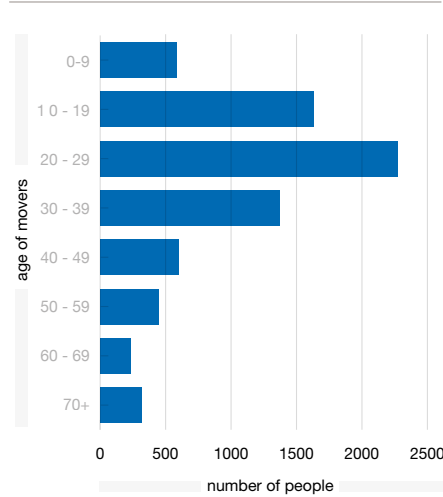
Internal migration in 2017, by origin Local Authority



Source: ONS

Age of movers

Internal migration in 2017, by age



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Please get in touch

If you're thinking of moving, or would just like some property advice, please do get in touch



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Virginia Water: Key stats



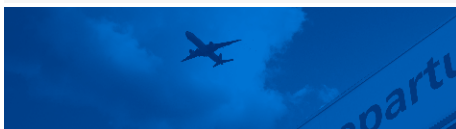
13.2%

year-on-year increase in £500,000+ sales volumes (12 months to May 2018)



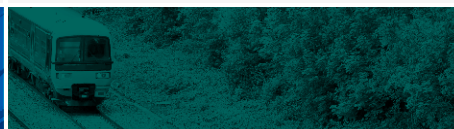
18.4%

of people moving to Virginia Water in 2017 were in their 30s



7 miles (11 km)

South-West of Heathrow Airport



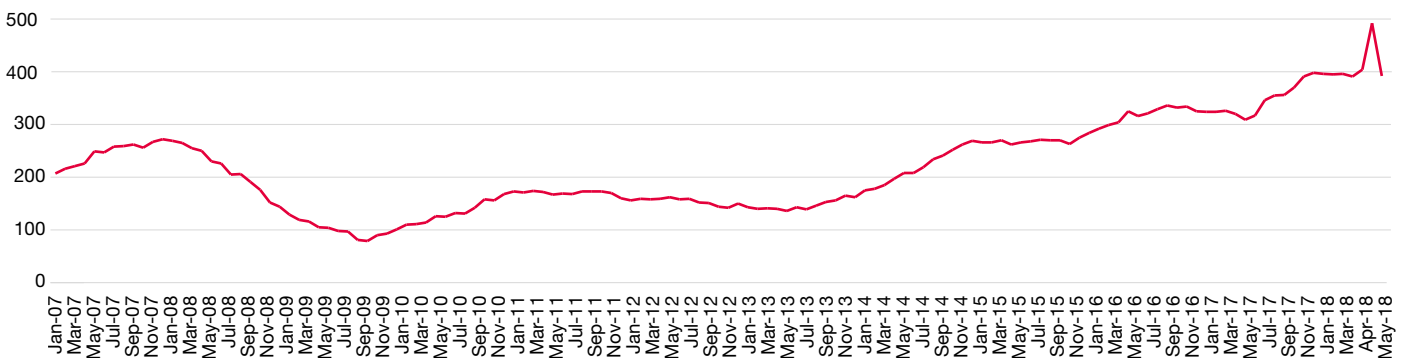
45 minutes

Train from Virginia Water to London Waterloo

Source: Knight Frank Research / ONS

Transaction volumes in Virginia Water

Completed sales with a value of £500,000 and above (rolling 12 month total)



Source: Knight Frank Research