

# WEYBRIDGE

## SALES MARKET INSIGHT – 2018

### Market update

One trend we have identified over the last few years has been the outperformance of town and city markets, relative to more rural counterparts. Access to good transport links and amenities, as well as excellent local schooling, have underpinned both demand and pricing in these urban

markets. Weybridge has been no exception in this regard. Access to London remains a key draw, with regular trains to the capital taking around 30 minutes. A slight moderation in sales volumes in Weybridge in 2017 compared with 2016 reflects a greater sensitivity to pricing among buyers.

### Adam Burlison, Weybridge Sales

“The busiest segment of the market in 2017 was for properties valued at up to £1.5m and we expect that this will remain the case as we head into 2018. Above this level, while sales are still taking place, buyers are increasingly price sensitive. Historically Londoners moving out of the capital have formed a large portion of demand, though more recently we are seeing an increasing number of enquiries from local buyers looking to upsize within the area.”

FIGURE 1

### Weybridge: Fact file

<b>2.5%</b>	price change in the year to September 2017
<b>24%</b>	price change in the five years to September 2017

FIGURE 2

### Property type Weybridge, all stock

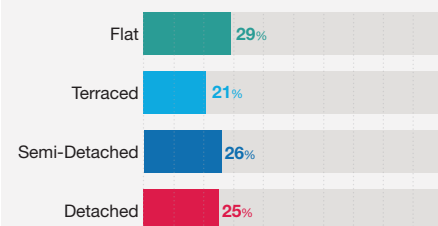
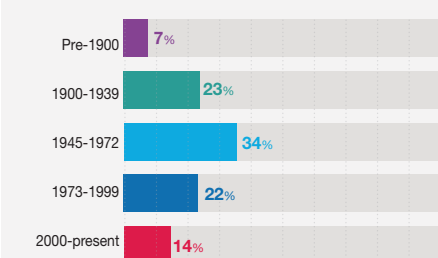


FIGURE 3

### Property age Weybridge, all stock

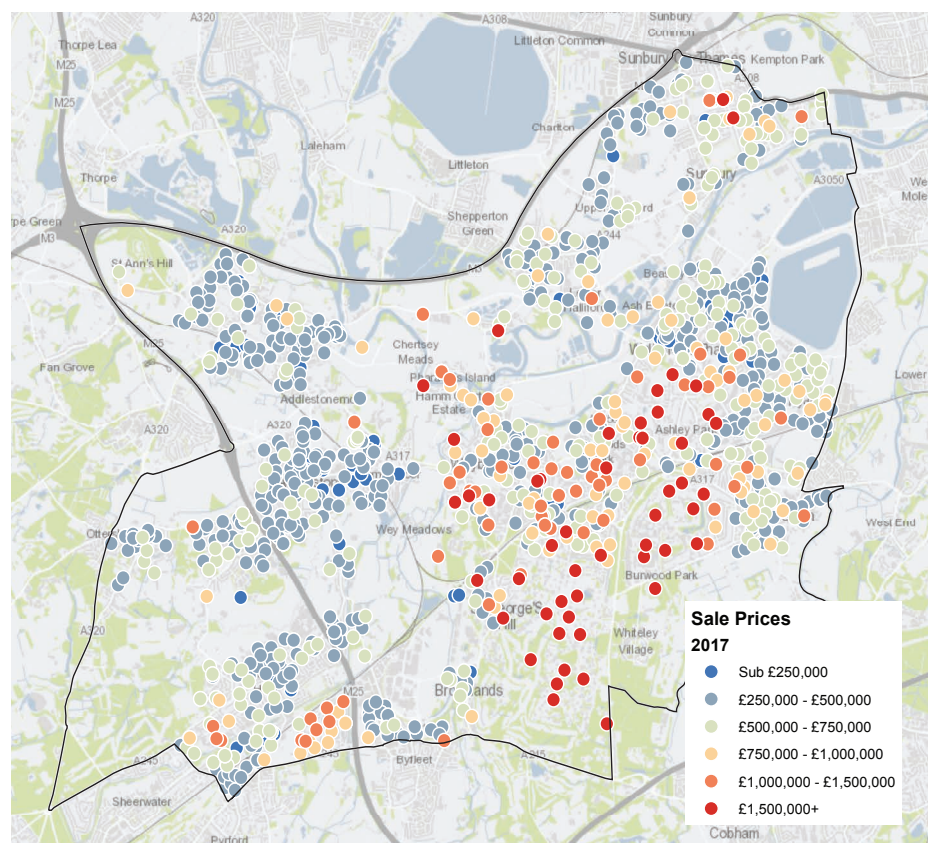


Source: Knight Frank Research

FIGURE 4

### Property sales in Weybridge

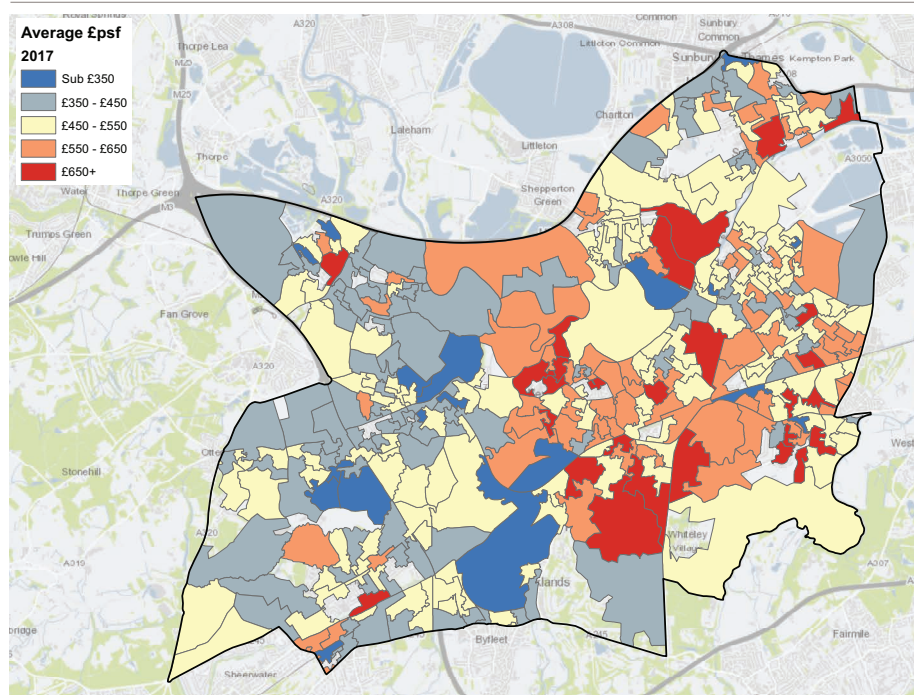
Achieved prices, 2017



Source: Land Registry

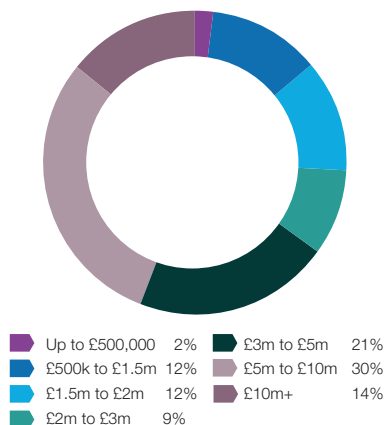
## WEYBRIDGE SALES MARKET INSIGHT 2018

FIGURE 5  
£/psf in Weybridge Transactions in 2017



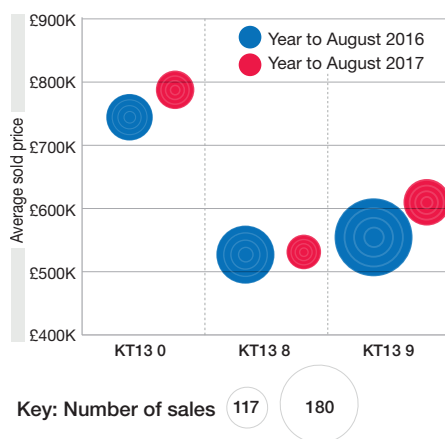
Source: Land Registry / EPC

FIGURE 6  
What do our buyers spend?  
(January 2015 to December 2017)



Source: Knight Frank Research

FIGURE 7  
Sales volumes and average sales price by neighbourhood



Source: Knight Frank Research

### WEYBRIDGE SALES



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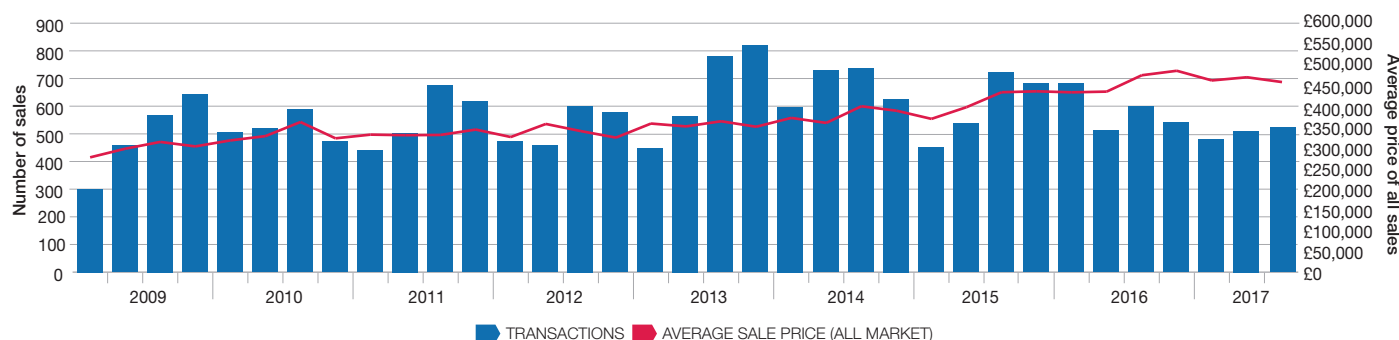
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FIGURE 8  
Transaction volumes and pricing data in Weybridge



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 growth