

# BEACONSFIELD MARKET INSIGHT 2018

## Market update

Price growth across the UK has been relatively subdued over the past 12 months and Beaconsfield has followed this trend. Values have risen by just shy of 1%, according to our index. Price growth has been muted as markets adjust to the high cost of stamp duty, particularly at the top end. A greater degree of political uncertainty has also introduced an element of caution among buyers and sellers which has kept a further check on values.

While price growth remains muted, Knight Frank data shows that activity levels have been robust so far in 2018. Between January and April, there has been a notable year-on-year increase in the number of prospective buyers looking to buy a home in Beaconsfield, as well as an increase in the number of prime properties sold compared with 2017. However, as the chart overleaf shows, total sales volumes still remain constrained by historical standards.

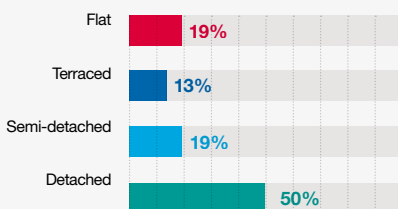
## Oliver Beales, Head of Knight Frank's Beaconsfield office

"A recent pick up in the number of people looking to buy has coincided with an increase in new stock coming to the market. There is a renewed sense of urgency among both buyers and vendors ahead of the deadline for Brexit in 2019, with many individuals looking to complete ahead of this date. Already this year we have agreed a number of notable deals in the town centre, which bodes well as we head into the traditionally busier spring and summer months especially as stock levels start to tick up. We are continuing to see a steady flow of demand from buyers making the move out of London, though the recent softening in the market in the capital has meant that deals are taking longer than in the past."

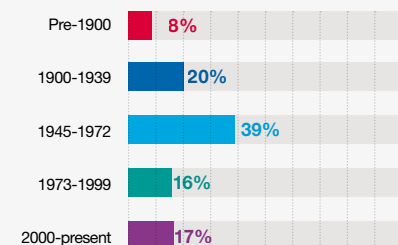
## Beaconsfield: Fact file

**0.8%** Annual prime price change  
**-0.2%** Quarterly prime price change

## STOCK BY PROPERTY TYPE



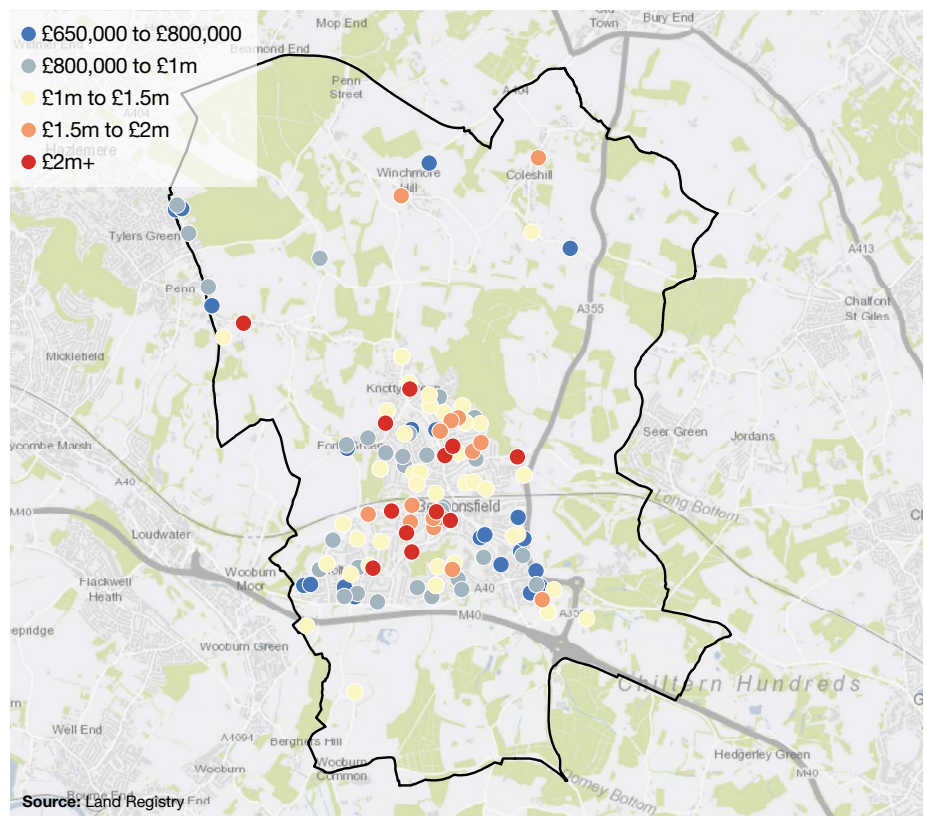
## AGE OF HOUSING STOCK



Source: Knight Frank Research

## Property prices in Beaconsfield

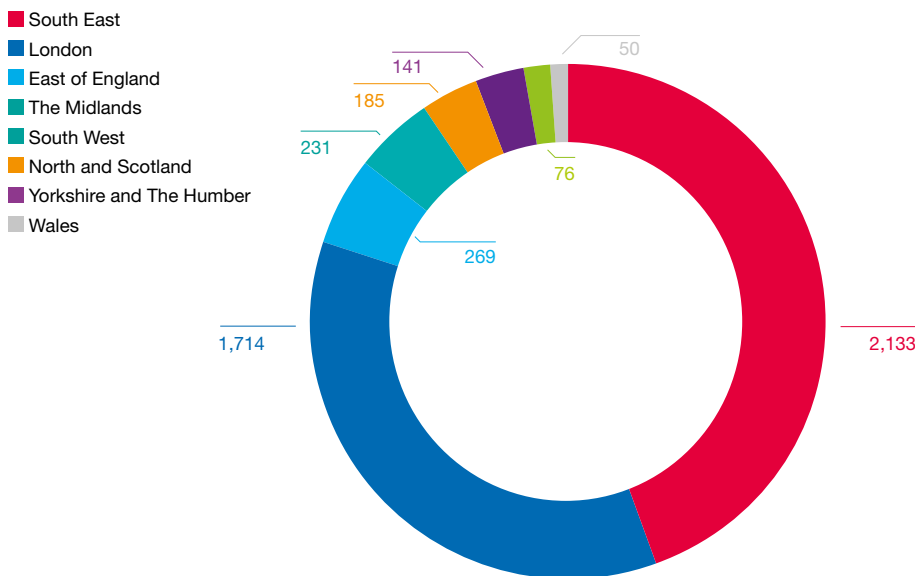
Achieved prices for sales at £650,000 and above, 12 months to March 2018



NB. Circles can denote multiple sales in the same postcode, in which case the highest value is displayed

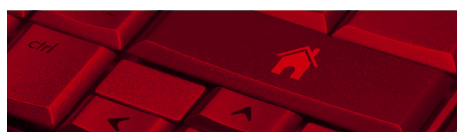
## BEACONSFIELD MARKET INSIGHT 2018

### Who moves to South Bucks? Internal migration by region, total number of movers in 2016



Source: ONS

### Beaconsfield: Key stats



# 11%

Year-on-year increase in new buyer enquiries over the 12 months to April 2018



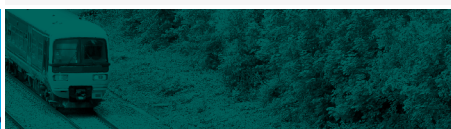
# 17%

Year-on-year increase in new £500,000 listings in Beaconsfield (Jan-April 2018)



# £586

Average £psqft for property sold in 2017



# 72

Number of trains to London on an average weekday

Source: Knight Frank Research / EPC / Rightmove

### BEACONSFIELD SALES



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### RESIDENTIAL RESEARCH

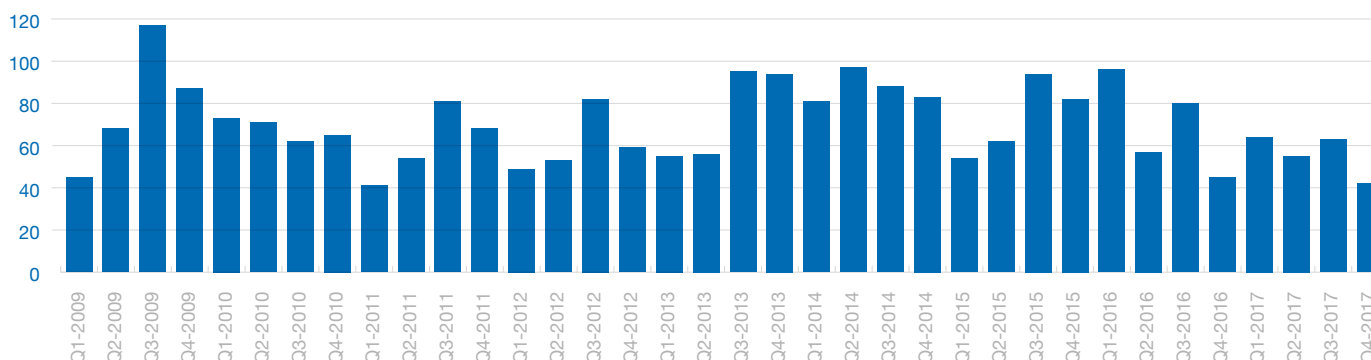


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### Transaction volumes in Beaconsfield



Source: Knight Frank Research / Land Registry