

Buckinghamshire's average house price rose for a second successive month in January to start the year at a record high of £413,964. Over the last year, Buckinghamshire's average house price has increased by 5.2 per cent, or £20,543, above the national and regional rates of increase but ranking only 16<sup>th</sup> among the 27 county council areas.

**Table 1: Mean house prices, January 2018**

	Average price		Monthly change			Annual change		
	£	Rank	£	%	Rank	£	%	Rank
Aylesbury Vale	335,750	83	4,240	1.3	73	21,803	6.9	89
Chiltern	567,576	11	7,214	1.3	72	33,148	6.2	125
South Bucks	630,087	8	7,152	1.1	86	19,411	3.2	268
Wycombe	400,639	49	-3,608	-0.9	284	13,474	3.5	251
Buckinghamshire	413,964	2	2,158	0.5	5	20,543	5.2	16
South East	323,435	2	532	0.2	4	10,540	3.4	10
London	485,830	1	5,003	1.0	3	10,211	2.1	11
Inner London	586,043	-	6,145	1.1	-	6,572	1.1	-
Outer London	429,014	-	-1,082	-0.3	-	9,450	2.3	-
England	242,286	-	-1,172	-0.5	-	10,693	4.6	-
United Kingdom	225,621	-	-643	-0.3	-	10,537	4.9	-

**Source: Land Registry, 2018**

Semi-detached houses have seen Buckinghamshire's strongest price increase over the last year, rising 5.9 per cent to a new high of £400,790, ahead of terraced houses (up 5.6 per cent), detached houses (5.0) and flats (4.2). All property types in Wycombe saw average prices fall in January, reducing strong annual growth, while all other property types in each of the other districts saw increases in average price both over the year and compared to December.

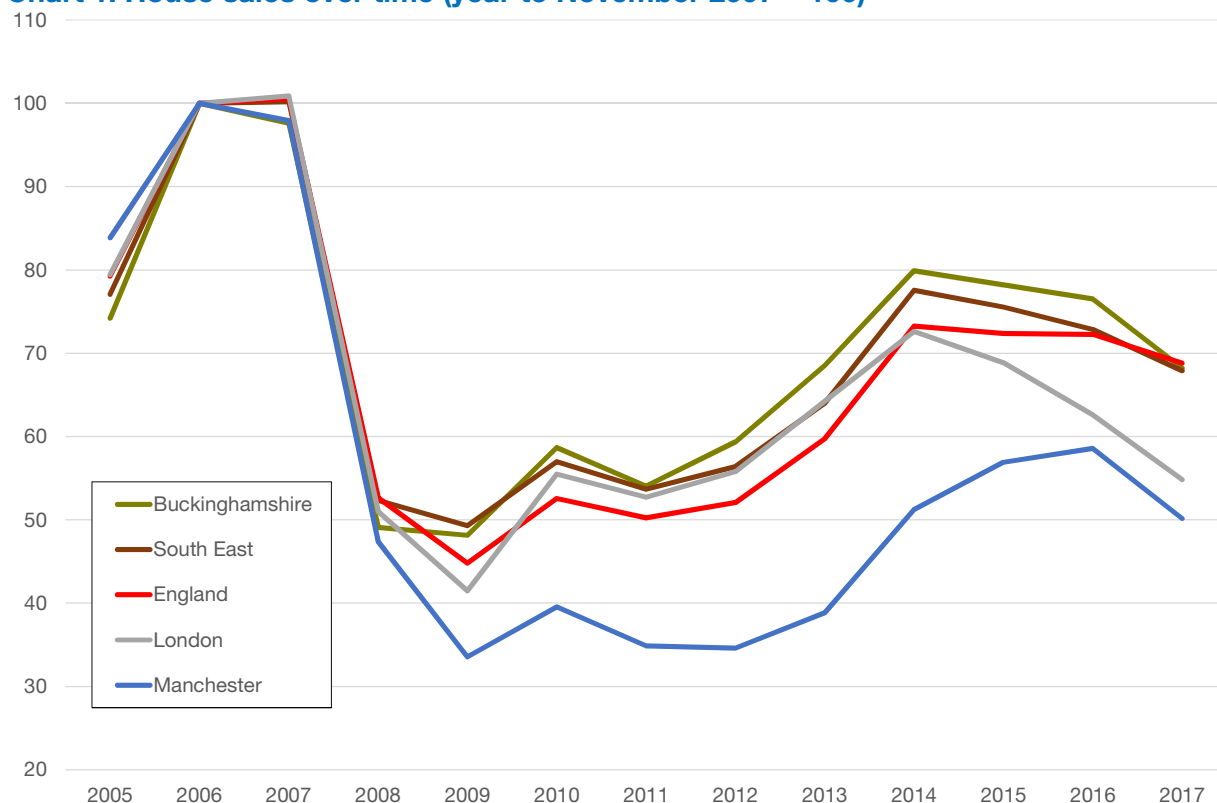
**Table 2: Mean house prices & annual change by property type, January 2018**

	Detached		Semi-detached		Terrace		Flat	
	£	%	£	%	£	%	£	%
Aylesbury Vale	565,357	7.0	339,506	7.6	277,126	6.7	194,462	6.3
Chiltern	938,867	5.9	512,621	7.2	403,606	6.2	286,702	5.9
South Bucks	1,116,377	3.1	550,633	3.9	440,691	3.3	339,829	2.7
Wycombe	695,232	3.2	405,838	4.2	343,479	3.8	234,624	2.7
Buckinghamshire	733,254	5.0	400,790	5.9	318,949	5.6	236,777	4.2

**Source: Land Registry, 2018**

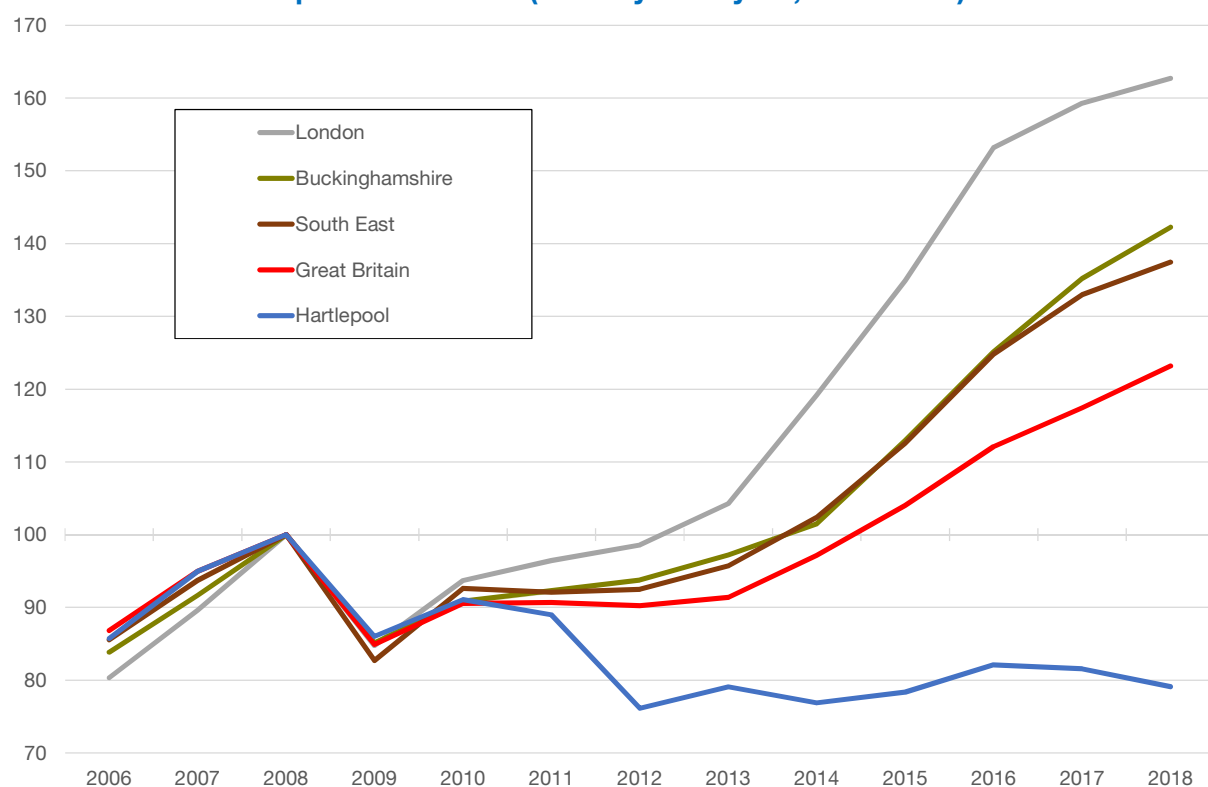
There were 572 house sales in Buckinghamshire in November, taking the total for the last year to 8,407, the lowest for any 12 month period since the end of 2013. Compared to the year ending November 2016, sales have fallen by 10.8 per cent across Buckinghamshire, more than in any other county council area, and by 18.3 per cent in Aylesbury Vale, the 13<sup>th</sup> largest fall of all local authorities in Great Britain. Despite having fallen almost a third (31.8 per cent) since the peak of 12,322 reached in the year to November 2007, house sales in Buckinghamshire have been more resilient than the country and the South East as a whole in recent years, as shown in chart 1 below, but rank only 23<sup>rd</sup> among the 27 county council areas.

**Chart 1: House sales over time (year to November 2007 = 100)**

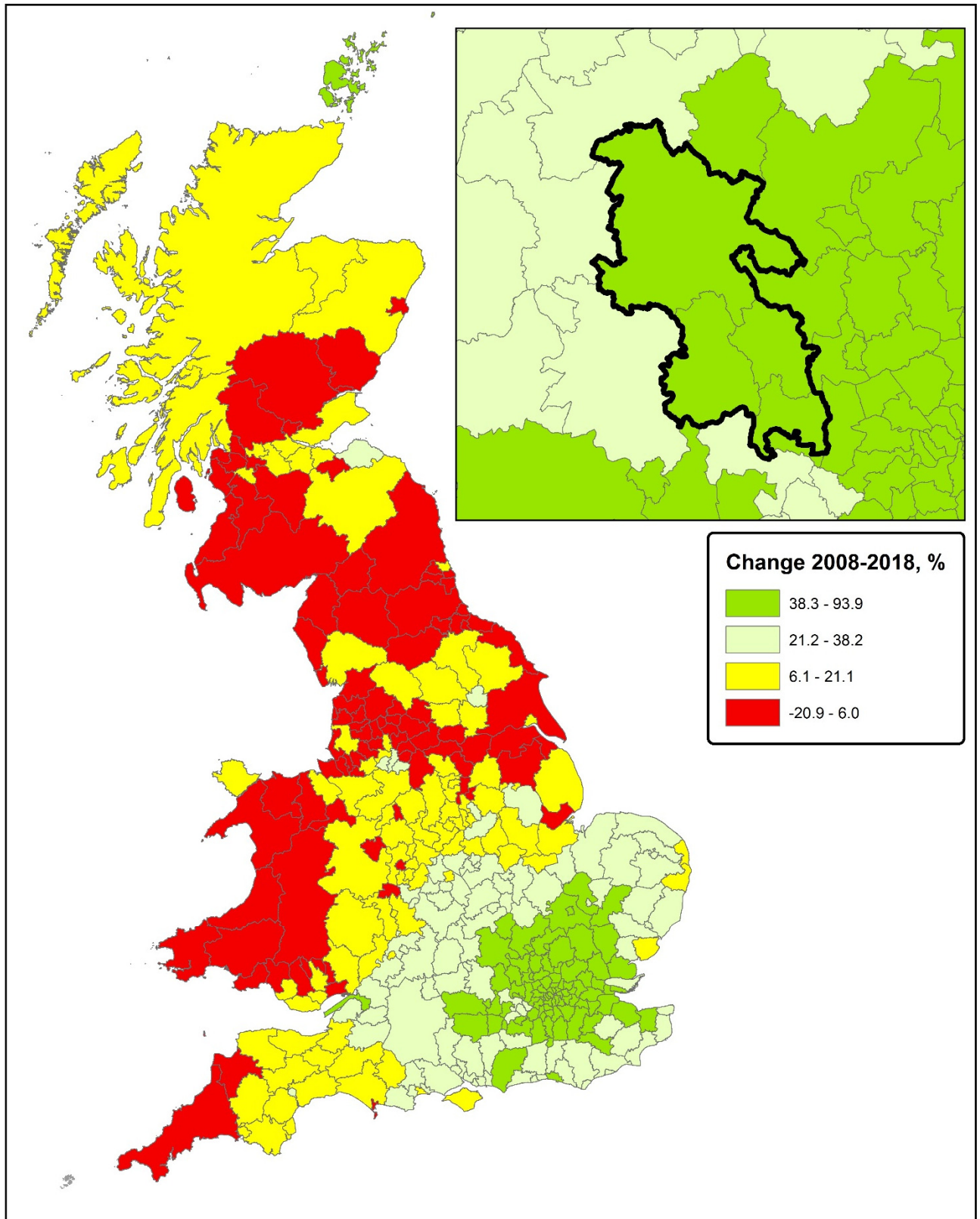


**Source: HM Land Registry, 2018**

**Chart 2: Mean house prices over time (January each year, 2008 = 100)**



**Source: HM Land Registry, 2018**



Change in mean house prices, Jan 2008 - Jan 2018 (%)  
HM Land Registry

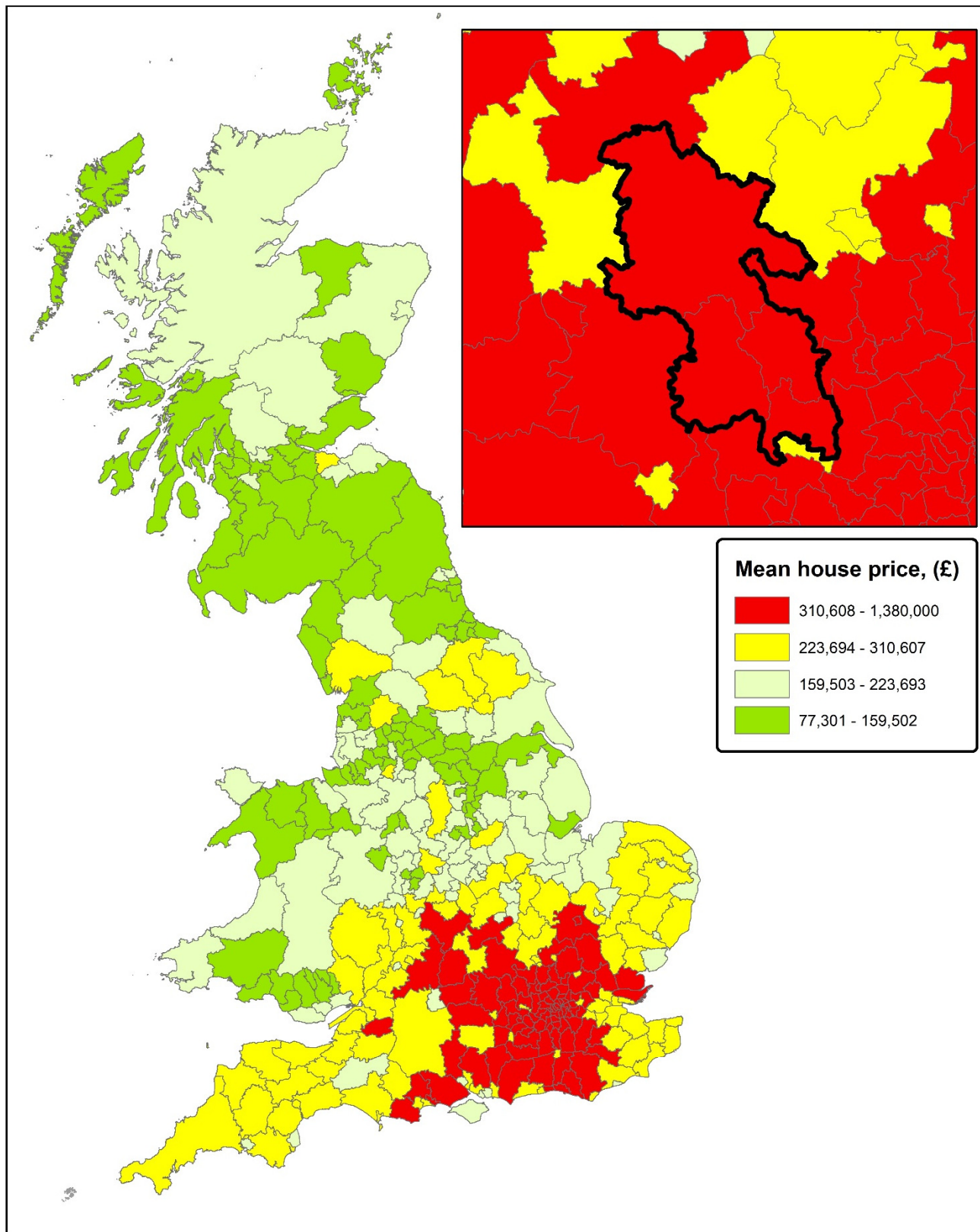
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Mean house prices, January 2018  
HM Land Registry

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