October 2026 Housing Market Report

Buckinghamshire

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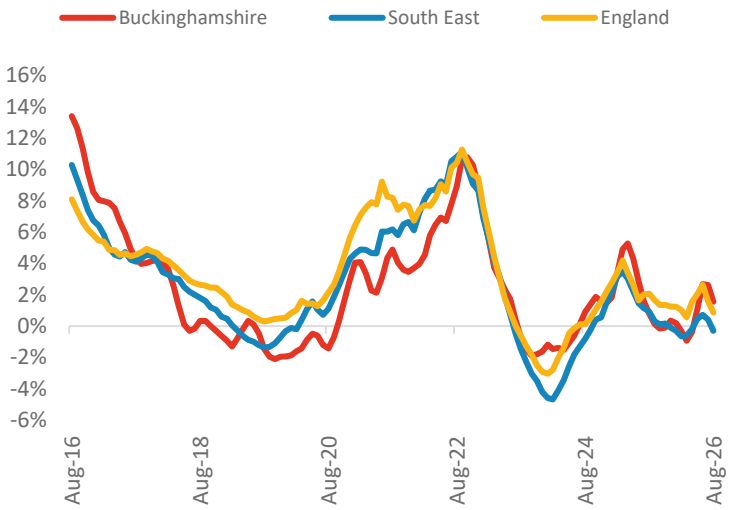
	Current level	3 month	Annual	5 year	10 year
House prices	£477,450	-0.4%	1.6%	11.7%	19.1%
Transactions	6,840	-1.6%	-15.8%	-41.3%	-30.3%

House Prices (August 2026 data)

Annual Change in House Prices

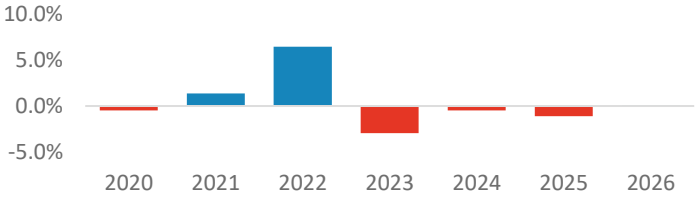


House prices in Buckinghamshire grew by 1.6% in the 12 months to August 2026 (based on 3-month smoothed data). By comparison national house prices grew by 0.9% and prices in the South East fell by 0.3% over the same period.

Buckinghamshire house prices are now 58.9% above their previous peak in 2007, compared to +58.0% for the South East and +59.3% across England.

Local prices have grown by 0.1% in 2026 so far, compared to a fall of 1.1% over the same period in 2025.

Year-To-Date Change in House Prices, December to August

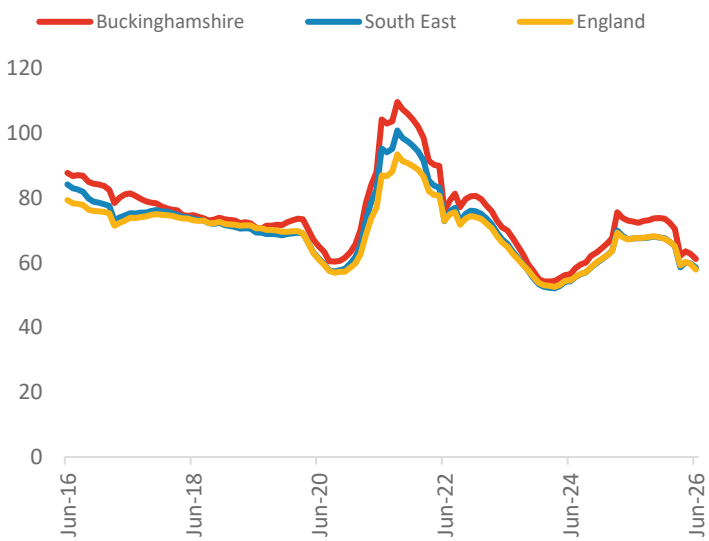


Transactions (June 2026 data)

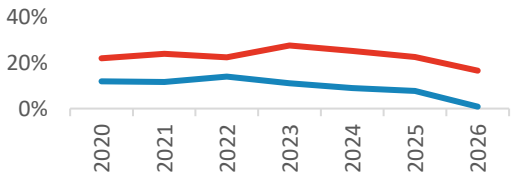
There were 6,840 transactions in Buckinghamshire during the 12 months to June 2026. This is 61% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Buckinghamshire have fallen by 30.2% since 2014, compared to changes of -30.1% for the South East and -24.7% for England.

Annual Transactions, Indexed (2001-05 average = 100)



Cash and New Build Sales as % of Total, by Year*



2026
Cash 16.5%
New 0.8%

** The latest data here is subject to the 'Land Registry Lag'. For more details:*
https://builtplace.com/digging-deeper-land-reg-lag-coronavirus/

Note: These transaction counts do not include those identified as transfers under a power of sale/repossessions, buy-to-lets (where they can be identified by a mortgage), and transfers to non-private individuals.

Source: UK House Price Index, Contains HM Land Registry data © Crown copyright