

The Marlow Market

*A housing market report for Marlow
and postcode district SL7*

2,247 open-market sales in SL7 since January 2019, read from HM Land Registry Price Paid Data. 251 of them in the twelve months to 30 September 2026.

AUTHOR

Dennis de Bono

Independent estate agent, brokered
by eXp

AREA

Marlow, SL7

The Marlow post town and postcode
district

DATA TO

25 September 2026

Land Registry, downloaded 29
October 2026

Contents

01	At a glance	Median, volume, the high-value count and the upper quartile for the twelve months to 30 September 2026.
02	The last twelve months	The full table, the median against the mean, and where the softening sits.
03	The last three months	A part quarter, read with the registration lag stated first.
04	Five years	Calendar years 2019 to 2026, annual volume, and the half-year median trend.
05	Whole of market	Detached, semi-detached, terraced and flats, and the divergence between the first two.
06	Price bands	How the 251 sales of the year distribute across six bands.
07	Pounds per square foot	County rates, labelled as county rates, and why there is no Marlow figure.
08	Homes above £750,000	The segment, its eight-year share, and the highest recorded sales.
09	Marlow in context	Against Buckinghamshire, the South East, England, the United Kingdom and five nearby towns.
10	The map	What postcode district SL7 covers.
11	Method and sources	What the figures are, what is excluded, and what this report does not tell you.

Land Registry records a sale when it is registered, not when it completes, and that lag runs weeks to months. The most recent months are still filling as sales register, so volumes for the last quarter will rise. Every section that leans on a recent period says so on the page.

At a glance

Marlow's typical sale over the last twelve months was £650,100, which is 4.4% below the twelve months before it. Over the same period the upper quartile rose 5.0%. The middle of the market softened and the top did not.

<div>MEDIAN SALE</div> <div>£650,100</div> <div>-4.4% on the year</div> <div>The middle sale of 251. Lead on this figure, not the mean.</div>	<div>SALES</div> <div>251</div> <div>-13.1% on the year</div> <div>Open-market sales registered in SL7, against 289 the year before.</div>
<div>HOMES AT £750,000 AND ABOVE</div> <div>100</div> <div>39.8% of all sales</div> <div>Exactly one hundred. Two in every five Marlow sales.</div>	<div>UPPER QUARTILE</div> <div>£940,000</div> <div>+5.0% on the year</div> <div>A quarter of sales were above this. It rose while the median fell.</div>

HM Land Registry Price Paid Data, postcode district SL7, 1 October 2025 to 30 September 2026. Repossessions, company transfers and other non-market sales are excluded.



ALL SAINTS, ACROSS THE THAMES



MARLOW HIGH STREET



MARLOW LOCK

The last twelve months

251 open-market sales registered in SL7 in the year, against 289 in the twelve months before. Volume fell 13.1%. The median fell 4.4%. The upper quartile rose 5.0%.

LAST 12 MONTHS AGAINST THE PREVIOUS 12

	LAST 12 MONTHS	PREVIOUS 12 MONTHS	CHANGE
Sales	251	289	-13.1%
Median	£650,100	£680,000	-4.4%
Mean	£754,612	£805,218	-6.3%
Lower quartile	£465,000	£500,000	
Upper quartile	£940,000	£895,000	+5.0%
90th percentile	£1,250,000	£1,300,000	
Highest	£5,150,000	£5,300,000	
Lowest	£160,000	£180,000	

Read the median, not the mean

The median sale was £650,100. The mean was £754,612, roughly £105,000 higher. The gap is the work of a thin top tail: three sales in the year passed £2m and one reached £5,150,000. The median describes the typical Marlow sale. The mean describes the arithmetic of those few large ones.

THE YEAR IN ONE LINE

The median fell 4.4%. The upper quartile rose 5.0%.

The softening sits in the middle of the market. Above £940,000, where a quarter of Marlow sales happen, prices went the other way. Section 05 shows where in the stock that split falls.

1.6%

New build, 4 sales of 251. Marlow sells second-hand stock.

22.3%

Leasehold, 56 sales of 251, close to the flat and maisonette share.

The last three months

REGISTRATION LAG · READ THIS BEFORE THE TABLE

Land Registry records a sale when it is registered, not when it completes, and that lag runs weeks to months. July, August and September 2026 currently show 15, 22 and 12 sales against a running rate near 25 a month. The most recent months are still filling as sales register, so volumes for the last quarter will rise.

The prices move with them. 49 sales is a small sample, and the sales still to register are not spread evenly across the price range.

LAST 3 MONTHS AGAINST THE SAME 3 MONTHS OF 2025

	LAST 3 MONTHS	SAME 3 MONTHS 2025
Sales	49	75
Median	£740,000	£720,000
Mean	£804,456	£773,037
Lower quartile	£580,000	£485,000
Upper quartile	£965,000	£898,000
Highest	£1,800,000	£2,000,000

The quarter's median of £740,000 is the highest half-year median in the whole six-year series. What it shows is that the sales which have registered so far in the quarter sit towards the larger end of Marlow's stock: the lower quartile jumped from £485,000 to £580,000, which is a change in the mix rather than a change in what a given home is worth.

What it does not show is that the market has turned. A part quarter of 49 sales cannot carry that conclusion, and this report does not draw it. The figure to watch is the full year in section 02.

Five years

A strong 2021 and 2022, a dip through 2023, a recovery in 2024, a softer 2025, and 2026 running ahead of all of them on median while doing less volume.

OPEN-MARKET SALES BY CALENDAR YEAR

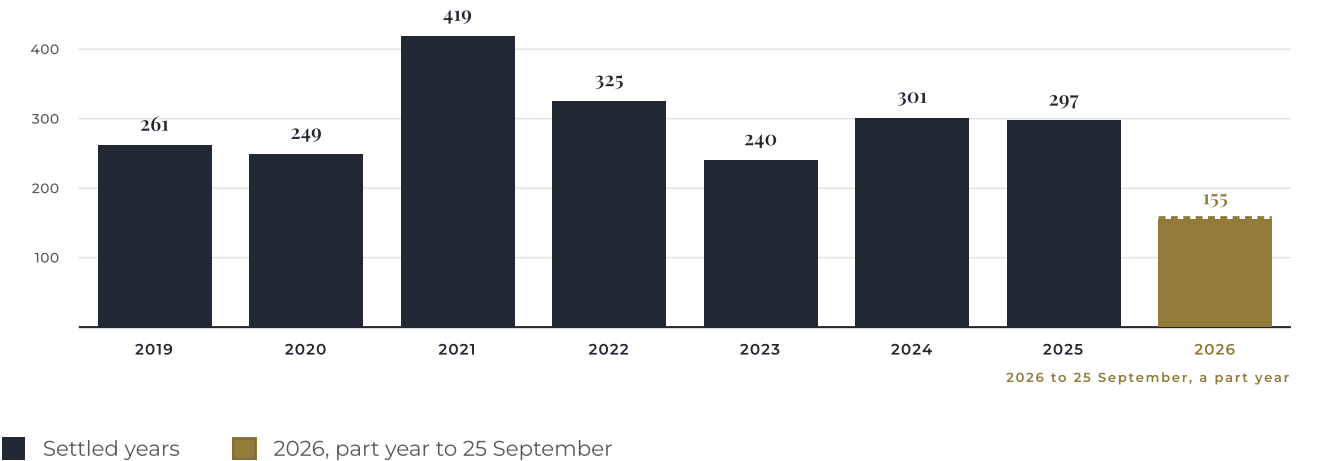
YEAR	SALES	MEDIAN	MEAN	LOWER QUARTILE	UPPER QUARTILE
2019	261	£565,000			
2020	249	£585,000			
2021	419	£605,000	£710,139	£457,000	£822,000
2022	325	£672,000	£816,357	£455,000	£916,000
2023	240	£660,000	£781,414	£485,000	£905,000
2024	301	£680,000	£815,564	£500,000	£890,000
2025	297	£650,000	£751,738	£480,000	£875,000
2026 to 25 Sep	155	£700,000	£798,301	£475,000	£995,000

2019 and 2020 are given for context. Mean and quartile figures for those two years are not carried in this report.

On median, 2021 to 2026 to date reads £605,000 to £700,000, a rise of 15.7%. Comparing full years only, 2021 to 2025, the rise is 7.4%. Both are our own arithmetic on two figures from the table above, not a published index.

OPEN-MARKET SALES A YEAR

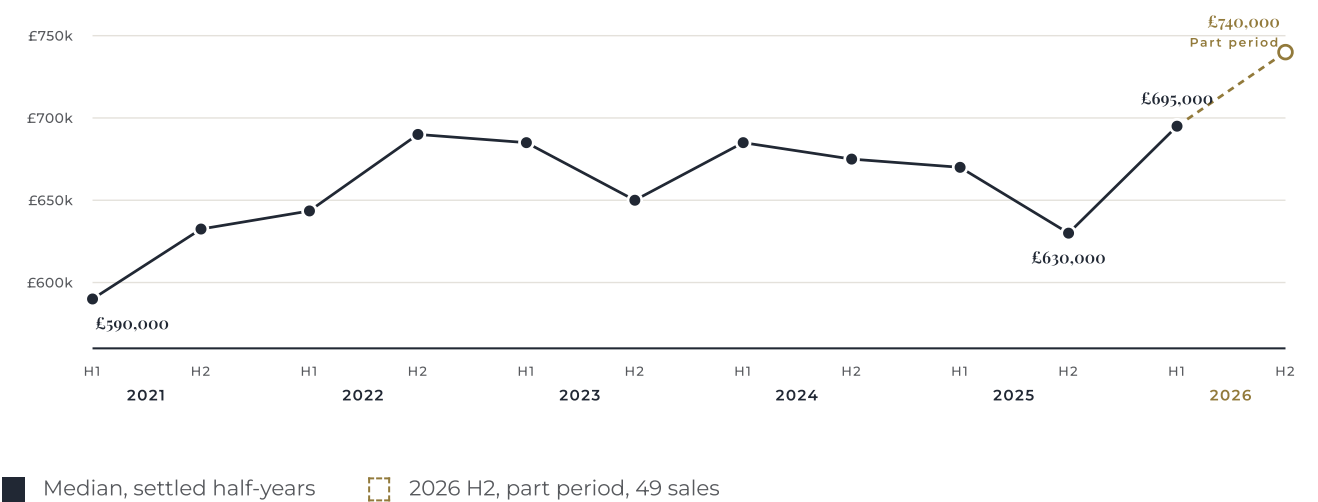
Postcode district SL7, 2019 to 2026. The 2026 bar is a part year and is drawn open-topped.



Volume is the larger story. 419 sales registered in 2021. The run rate now is near 250 a year, and 2026 stands at 155 with the last three months still filling. Marlow is pricing a little higher on fewer transactions than it did five years ago.

HALF-YEAR MEDIAN SALE PRICE

Postcode district SL7, 2021 H1 to 2026 H2. The closing segment is a part period.



The half-year series is the cleanest view of the price trend because it smooths the month-to-month noise without hiding a turn. It shows a market that has traded in a band between £630,000 and £695,000 for four years. The final point is a part period and is drawn as one.

HALF-YEAR MEDIANS

PERIOD	MEDIAN	SALES	PERIOD	MEDIAN	SALES
2021 H1	£590,000	253	2024 H1	£685,000	124
2021 H2	£632,500	166	2024 H2	£675,000	177
2022 H1	£643,500	129	2025 H1	£670,000	126
2022 H2	£690,000	196	2025 H2	£630,000	171
2023 H1	£685,000	107	2026 H1	£695,000	106
2023 H2	£650,000	133	2026 H2	£740,000	49, part period

Whole of market

Detached homes are 36.3% of Marlow's sales and set the top of the market. Flats and maisonettes are 19.9% and set the bottom. Between them sit the terraces, which are the town's largest single band of family housing after the detached.

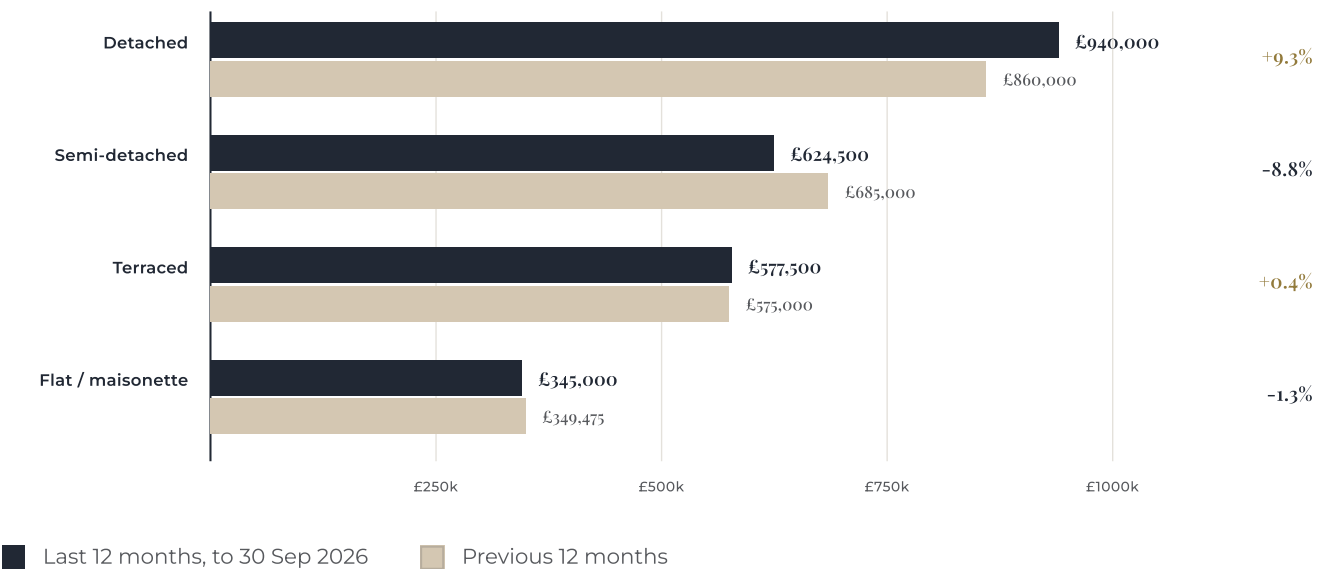
MEDIAN, MEAN AND QUANTILES BY PROPERTY TYPE, LAST 12 MONTHS

TYPE	SALES	SHARE	MEDIAN	MEAN	LOWER QUANTILE	UPPER QUANTILE	MEDIAN CHANGE
Detached	91	36.3%	£940,000	£1,080,602	£765,000	£1,200,000	+9.3%
Semi-detached	42	16.7%	£624,500	£701,012	£540,000	£785,000	-8.8%
Terraced	68	27.1%	£577,500	£634,626	£470,000	£690,000	+0.4%
Flat / maisonette	50	19.9%	£345,000	£369,513	£250,000	£415,000	-1.3%

Change column compares the median with the previous twelve months, when detached read £860,000 on 113 sales, semi-detached £685,000 on 65, terraced £575,000 on 67 and flats £349,475 on 44.

MEDIAN BY PROPERTY TYPE

Postcode district SL7. Last twelve months against the previous twelve, with the change on the right.



Detached medians rose 9.3%. Semi-detached fell 8.8%.

Detached moved from £860,000 to £940,000. Semi-detached moved from £685,000 to £624,500. The two halves of the same town's family housing went opposite ways in the same twelve months, and nothing in the wider backdrop separates them.

Part of the semi-detached fall is a change in what sold rather than a fall in what a given house is worth: volume dropped from 65 sales to 42, and its upper quartile fell from £863,000 to £785,000, so the larger semis that used to trade did not trade this year. For an owner the practical point is that a detached valuation and a semi-detached valuation in Marlow are now moving on different evidence and should not be set off the same town-wide figure.

+9.3%

Detached median, 91 sales, £940,000

-8.8%

Semi-detached median, 42 sales, £624,500

06

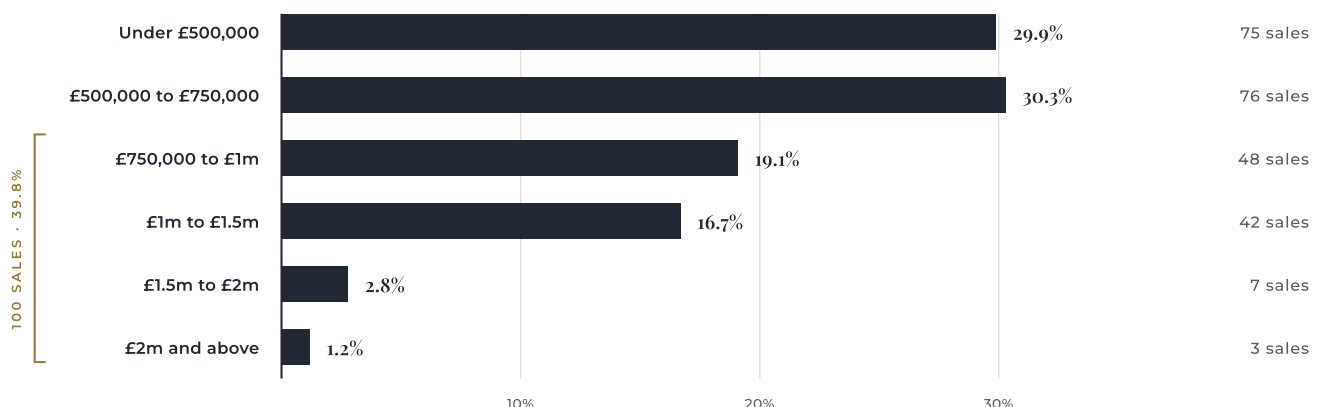
DISTRIBUTION, LAST 12 MONTHS

Price bands

Three in five Marlow sales land below £750,000. Two in five land above it. The two bottom bands are almost exactly the same size, which is why the median sits where it does.

SHARE OF SALES BY PRICE BAND

Postcode district SL7, 1 October 2025 to 30 September 2026. 251 sales.



The shape matters for anyone setting a guide price. Marlow has real depth either side of £500,000 and real depth between £750,000 and £1.5m. Above £1.5m it has ten sales a year, and a home priced there is competing in a market of tens rather than hundreds.

Pounds per square foot

There is no reliable Marlow figure for pounds per square foot in open data. Land Registry Price Paid Data carries no floor area, so one cannot be derived from the sales in this report, and the sources that publish a town-level rate could not be reached. The figures below are county figures.

<div>HOUSES</div> <div>£430</div> <div>per square foot</div>	<div>FLATS</div> <div>£359</div> <div>per square foot</div>
<div>NEW BUILD</div> <div>£428</div> <div>per square foot</div>	<div>OLDER PROPERTY</div> <div>£422</div> <div>per square foot</div>

Buckinghamshire, October 2025 to September 2026. Plumplot, derived from HM Land Registry Price Paid Data. These are county rates, not Marlow rates.

Marlow transacts above the county average on every measure in this report that the two share, so the Marlow rate will sit above £430 a square foot. This report does not put a number on it, because any number it printed would be an estimate dressed as a measurement.

For the direction of travel, the same source puts the county at £4.6k per square metre in every year from 2022 to 2025 and £4.5k in 2026. England and Wales reads £3.6k in 2026. The county rate has been flat for four years and is about a quarter above the national one.

Homes above £750,000

Exactly 100 homes sold at £750,000 or more in the twelve months to 30 September 2026. Two in every five Marlow sales. Their median was £1,000,000.

THE SEGMENT AGAINST THE PREVIOUS 12 MONTHS

	LAST 12 MONTHS	PREVIOUS 12 MONTHS
Sales	100	120
Share of all sales	39.8%	41.5%
Median	£1,000,000	£975,000
Mean	£1,149,627	£1,212,110
Lower quartile	£880,000	£850,000
Upper quartile	£1,250,000	£1,300,000
90th percentile	£1,550,000	£2,050,000
Highest	£5,150,000	£5,300,000

BY PROPERTY TYPE WITHIN THE SEGMENT, LAST 12 MONTHS

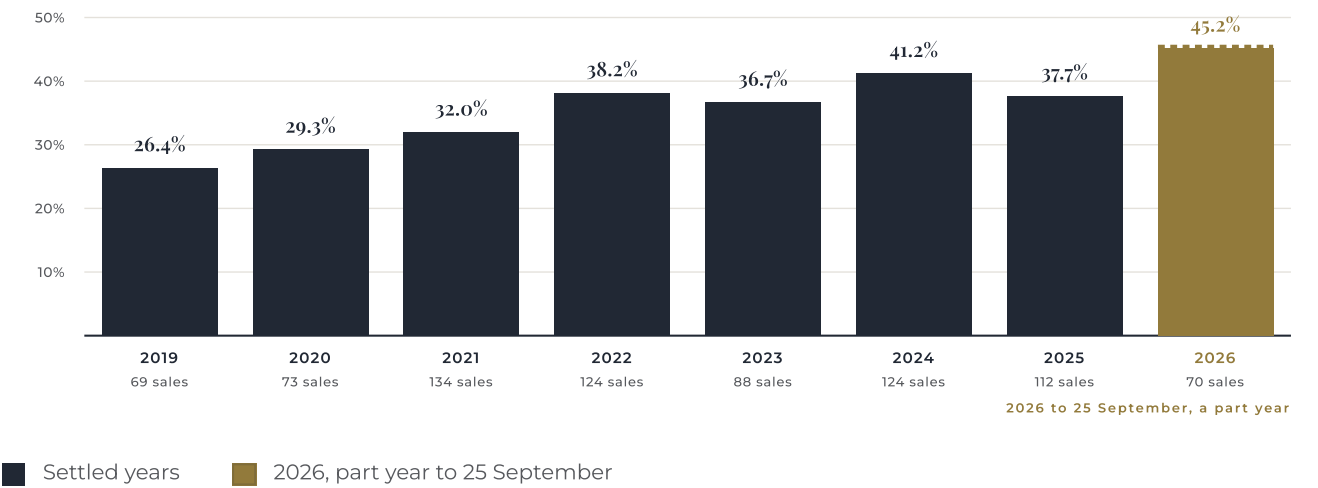
TYPE	SALES	SHARE OF SEGMENT	MEDIAN
Detached	72	72.0%	£1,000,000
Terraced	13	13.0%	£975,000
Semi-detached	12	12.0%	£997,500
Flat / maisonette	3	3.0%	£825,000

Detached homes are 72% of the segment and all four types appear in it, which is the thing a town-wide average hides: a Marlow terrace at £975,000 and a Marlow semi at £997,500 are ordinary events, not outliers.

More of what sells is at the top

SHARE OF ALL SALES AT £750,000 AND ABOVE

Postcode district SL7, 2019 to 2026. The 2026 bar is a part year and is drawn open-topped.



THE SEGMENT OVER EIGHT YEARS

YEAR	SALES AT £750K AND ABOVE	SHARE OF ALL SALES	MEDIAN	MEAN
2019	69	26.4%	£1,020,000	£1,101,198
2020	73	29.3%	£975,000	£1,291,049
2021	134	32.0%	£950,000	£1,161,930
2022	124	38.2%	£1,062,500	£1,317,011
2023	88	36.7%	£1,012,500	£1,251,465
2024	124	41.2%	£967,500	£1,245,455
2025	112	37.7%	£972,500	£1,157,653
2026 to 25 Sep	70	45.2%	£1,000,000	£1,169,767

WHAT THE EIGHT YEARS SAY

Marlow has not got dearer at the top. More of what sells is at the top.

The segment's median has moved inside a band between £950,000 and £1,062,500 across eight years and reads £1,000,000 now. Its share of all sales has gone from 26.4% in 2019 to 45.2% in 2026 to date. The price of a large Marlow house has held; the proportion of the town's transactions that are large Marlow houses has risen by about two thirds.

The mechanism is visible in section 04: volume fell from 419 sales in 2021 to a run rate near 250, and the fall landed hardest on the cheaper half of the market. The top of Marlow keeps transacting. The bottom of it transacts less than it used to.

Highest recorded sales, last twelve months

HIGHEST RECORDED SALES, 1 OCTOBER 2025 TO 30 SEPTEMBER 2026

PRICE	STREET	DATE	TYPE
£5,150,000	Quarry Wood Road, SL7 1RE	7 May 2026	Detached
£3,400,000	West Street, SL7 2BY	11 Dec 2025	Detached
£2,500,000	Spinfield Lane West, SL7 2DB	9 Jan 2026	Detached
£1,995,000	Quarry Wood, SL7 1RF	8 Apr 2026	Detached
£1,950,000	Wethered Park, SL7 2BH	16 Oct 2025	Detached
£1,950,000	Moyleen Rise, SL7 2DP	20 Apr 2026	Detached
£1,800,000	Henley Road, SL7 2ED	1 Sep 2026	Detached
£1,800,000	School Lane, SL7 2HJ	28 Jan 2026	Terraced
£1,765,000	Spinfield Lane, SL7 2LD	20 Jul 2026	Detached
£1,550,000	Frieth Road, SL7 2QU	4 Aug 2026	Detached

Street and postcode only. House names are on the public record but are not printed here. Dates are registration dates.

Marlow in context

Marlow's median of £650,100 sits against a Buckinghamshire average of £477,000 and an England average of £293,525. The typical Marlow home is worth roughly 2.2 times the England figure.

MARLOW AGAINST ITS COUNTY, REGION AND COUNTRY

AREA	FIGURE	MEASURE	CHANGE ON THE YEAR	PERIOD	SOURCE
Marlow, SL7	£650,100	Median	-4.4%	Oct 2025 to Sep 2026	Land Registry Price Paid
Buckinghamshire	£477,000	Average	0.0%	Aug 2026	ONS
South East	£379,953	Average	-0.8%	Aug 2026	UK House Price Index
England	£293,525	Average	+0.4%	Aug 2026	UK House Price Index
United Kingdom	£273,037	Average	+0.9%	Aug 2026	UK House Price Index

MEDIAN AGAINST AVERAGE

Ours is a median, the comparators are averages. A median is the middle sale of the set. An average is the arithmetic mean of all of them, and in a market with a long top tail it sits above the median. Marlow's own mean, £754,612, is about £105,000 above its median.

So the ratio above is an order of magnitude, not a precise multiple. Compared mean to mean, the gap between Marlow and England would be wider than 2.2 times, not narrower.

By type, county against town

BUCKINGHAMSHIRE AVERAGE AGAINST MARLOW MEDIAN, BY TYPE

TYPE	BUCKINGHAMSHIRE AVERAGE	MARLOW MEDIAN
Detached	£852,000	£940,000
Semi-detached	£470,000	£624,500
Terraced	£378,000	£577,500
Flat / maisonette	£233,000	£345,000

County figures are ONS averages for August 2026. Marlow figures are Land Registry medians for the twelve months to 30 September 2026. The two are different measures over different periods and are set side by side for scale, not for arithmetic.

The county flat figure fell 2.7% on the year. Buckinghamshire's average rent reads £1,486 a month and rose 5.8%. Across the United Kingdom, mortgage approvals in August 2026 ran at 54,900 against a six-month average of 60,100, which is the clearest single sign of why transaction volumes are where they are.

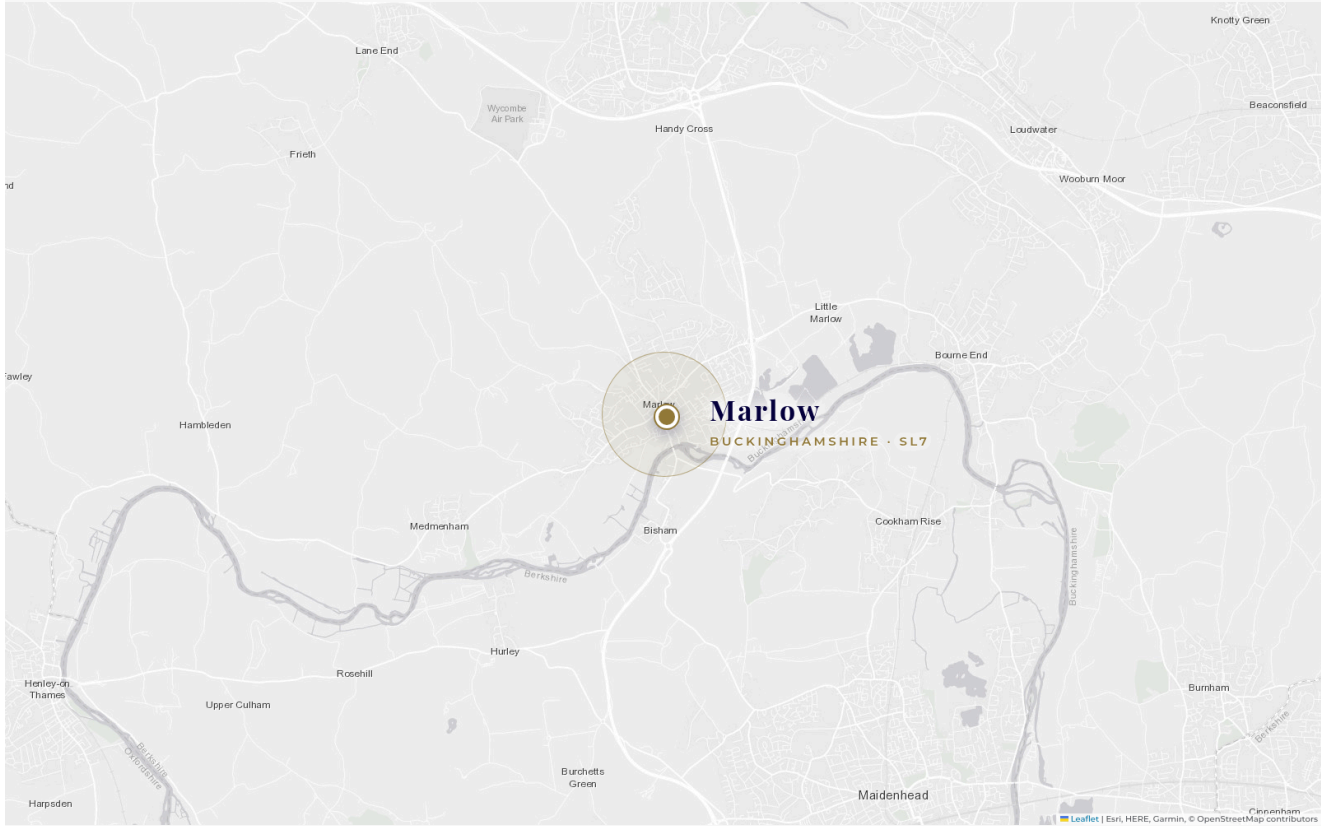
Nearby towns

TWELVE-MONTH MEDIANS, MARLOW AND NEARBY TOWNS

TOWN	MEDIAN
Marlow	£650,100
Amersham	£740,000
Princes Risborough	£520,000
Chesham	£462,500
High Wycombe	£425,000
Aylesbury	£373,000

Twelve-month medians. Marlow is our own figure from Land Registry Price Paid Data. The five comparator towns are taken from Construction Capital's Q3 2026 Marlow review, an automatically generated page also derived from Land Registry data. We have not rebuilt those five from source.

The map



Postcode district SL7 is the Marlow post town. Every one of the 2,540 Land Registry transactions recorded in it since January 2019 carries the town value MARLOW, so for this report the postcode district and the post town are the same area. The pin marks the town centre; the district reaches into the Chilterns to the north and along the Thames to either side of it.

Base map: Esri light grey canvas. Attribution is carried in the lower right of the image.

Method and sources

The sales figures in this report come from HM Land Registry Price Paid Data for postcode district SL7, downloaded on 29 October 2026 and covering 2,247 open-market sales since January 2019. Repossessions, company transfers and other non-market sales are excluded, which is why these figures run below the ones the portals publish.

Land Registry records a sale when it registers rather than when it completes, so the most recent months are still filling and those volumes will rise. Where a figure comes from somewhere else it is named on the page. Square-foot rates are published at county level only; no reliable Marlow-level rate exists in open data.



MARLOW WEIR

What this report does not tell you

- No pounds per square foot for Marlow. The county rate is given in section 07 and labelled as the county rate.
- No average time to sell, and no gap between asking price and sold price. Neither is published for Marlow in a source we could reach and verify.
- No current stock, new listings or price reductions. Those describe what is on the market now. This report describes what has sold.
- No forecast. The tables end on 25 September 2026 and so does the report.

Sources

HM Land Registry Price Paid Data

Primary source. Bulk files for 2019 to 2026, filtered to postcode district SL7, Category A sales only. 2,540 transactions in the district, 2,247 of them open market. Downloaded 29 October 2026.

HM Land Registry UK House Price Index, August 2026

England, South East and United Kingdom averages, and the Bank of England mortgage approvals figure.
gov.uk/government/statistics/uk-house-price-index-for-august-2026

Office for National Statistics, housing prices in Buckinghamshire

County average and by-type averages for August 2026, and the September 2026 rent figure.
ons.gov.uk/visualisations/housingpriceslocal/E06000060

Plumplot, Buckinghamshire house prices per square metre

County square-foot and square-metre rates, derived from Land Registry Price Paid Data.
plumplot.co.uk/Buckinghamshire-house-prices-per-square-metre.html

Construction Capital, Marlow property market Q3 2026 review

The five nearby-town medians in section 09 only. [constructioncapital.co.uk/market-reports/marlow-buckinghamshire-property-market-q3-2026-review](https://www.constructioncapital.co.uk/market-reports/marlow-buckinghamshire-property-market-q3-2026-review)

All sources fetched 29 October 2026. Percentage changes and ratios described as our arithmetic are calculated from the figures in the tables on this page.

