

Area Overview

Bayswater & Maida Vale Q1 2020 Sales Report



Sold: Jan-Mar 2020



-10.2%

Annual change in
achieved price



-7.8%

Annual change in
transactions



£1,160

Average achieved £
per square foot

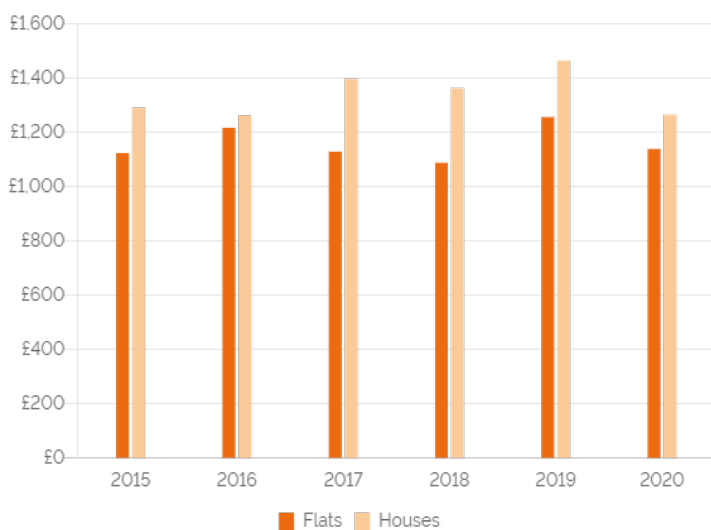


5.0%

Average discount on
initial asking price

Achieved Prices by Year

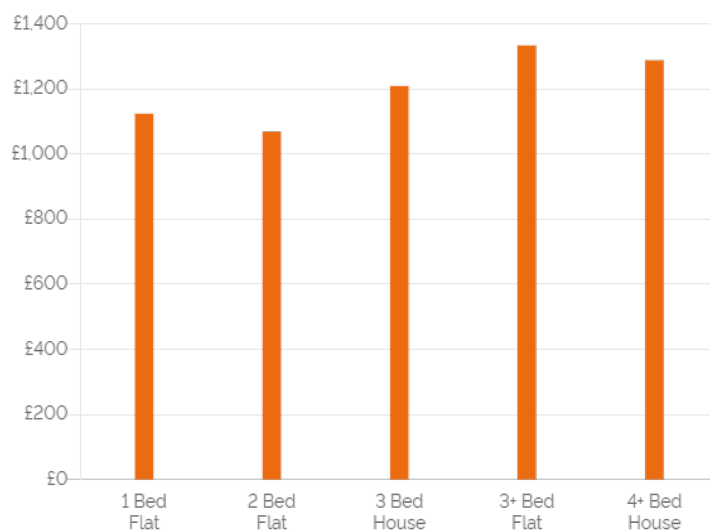
(£ Per Square Foot)



Source: LonRes - Jan-Mar

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Jan-Mar 2020

Key Findings

- Average flat prices are now 1.3% higher they were 5 years ago, with buyers paying £15 more per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 9.3% for flats over the last year, and have decreased by 13.7% for houses.
- 14.7% of properties sold within 3 months, compared with 12.9% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £1,181,677 for flats and £3,167,482 for houses.

Current Availability



69.4%

have been on the market for over three months



41.2%

of properties on the market have been reduced in price



-7.8%

Annual change in the number of available properties

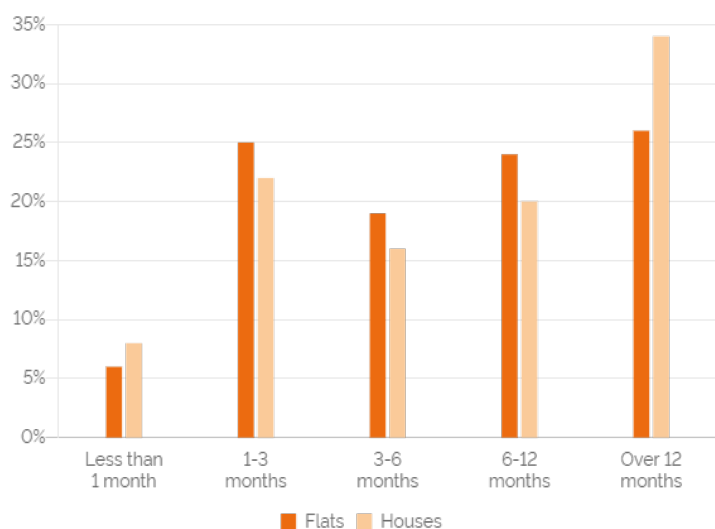


18.9%

Percentage of available properties currently under offer

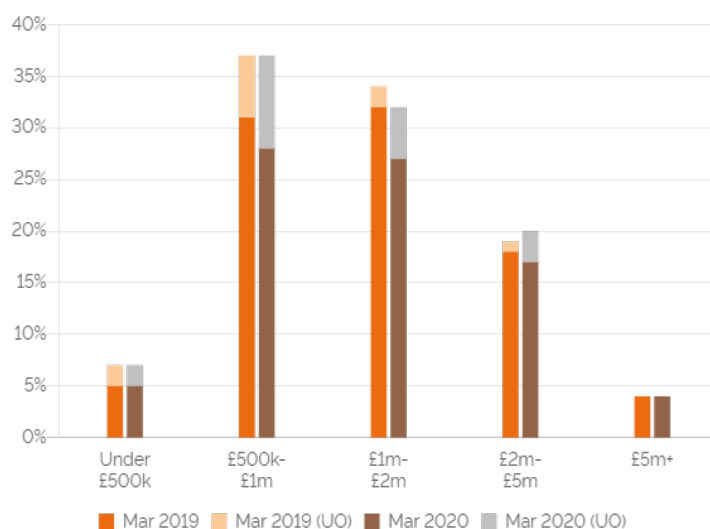
Source: LonRes - As at Apr 6th 2020

Time on the Market



Source: LonRes - As at Apr 6th 2020

Properties on the Market by Price Band



Source: LonRes - As at Apr 6th 2020

Key Findings

- 22.7% of properties on the market are priced at £1 million or higher.
- 50.8% of properties currently available have been on the market for more than six months.
- 19.4% of flats and 15.6% of houses on the market are currently under offer.

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April 6, 2020, the Bayswater & Maida Vale Q1 2020 Sales Report catchment includes all properties sold within the aforementioned area(s).