

Area Overview

Hammersmith & Brook Green, Chiswick, North Kensington
Q1 2020 Sales Report



Sold: Jan-Mar 2020



8.4%

Annual change in
achieved price



-23.9%

Annual change in
transactions



£826

Average achieved £
per square foot

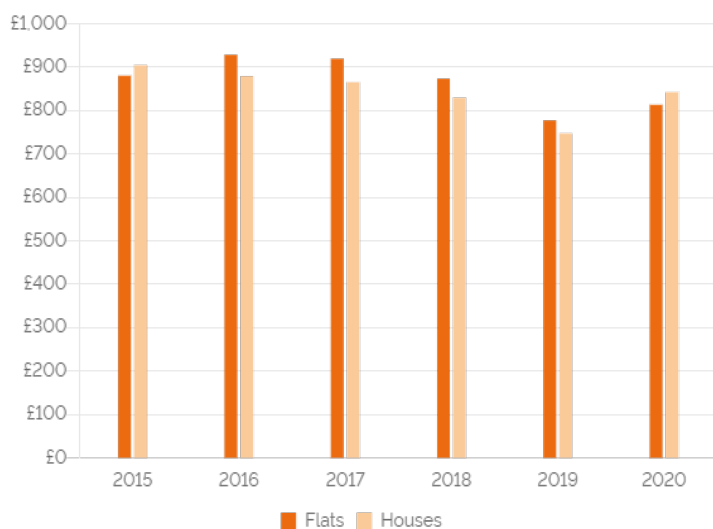


4.1%

Average discount on
initial asking price

Achieved Prices by Year

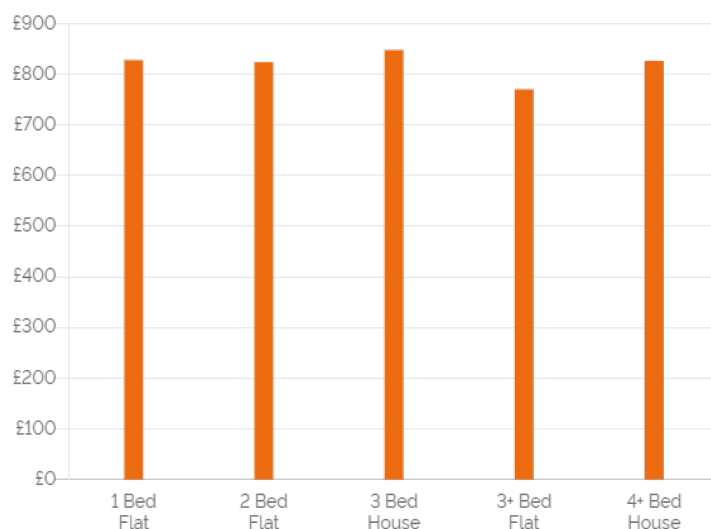
(£ Per Square Foot)



Source: LonRes - Jan-Mar

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Jan-Mar 2020

Key Findings

- Average flat prices are now 7.6% lower they were 5 years ago, with buyers paying £67 less per square foot than they did 5 years ago.
- Achieved prices per square foot have increased by 4.7% for flats over the last year, and have increased by 12.6% for houses.
- 20.4% 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 £664,691 for flats and £1,609,750 for houses.

Current Availability



66.9%

have been on the market for over three months



35.4%

of properties on the market have been reduced in price



16.7%

Annual change in the number of available properties

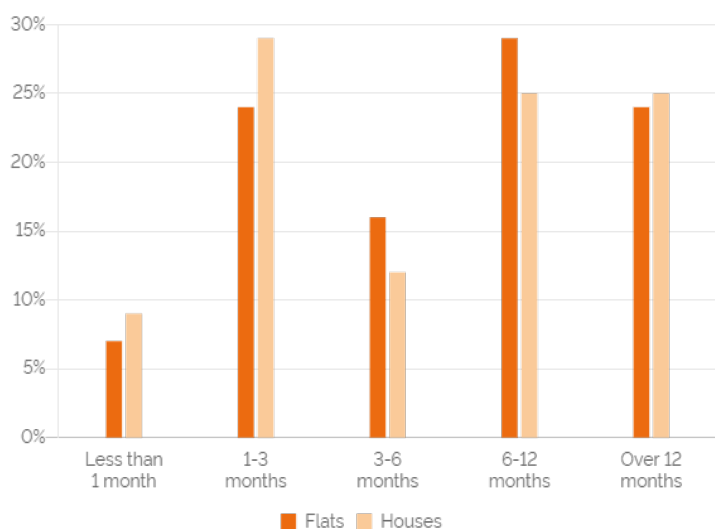


35.8%

Percentage of available properties currently under offer

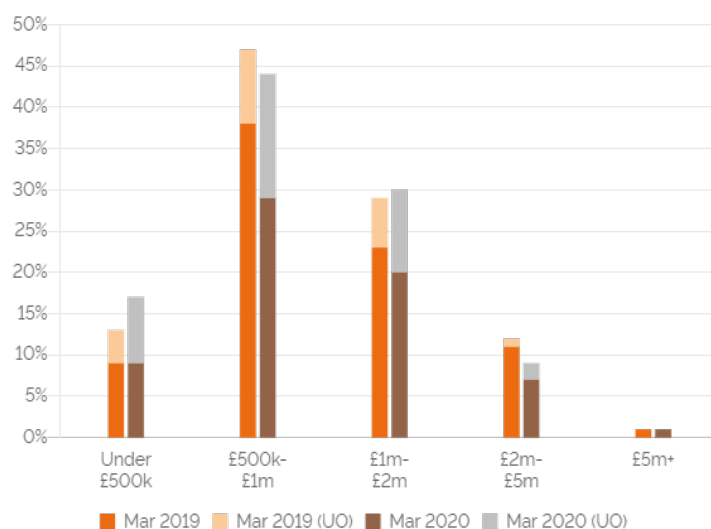
Source: LonRes - As at Apr 6th 2020

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

- 38.3% of properties on the market are priced at £1 million or higher.
- 52.4% of properties currently available have been on the market for more than six months.
- 33.4% of flats and 40.7% of houses on the market are currently under offer.

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April 6, 2020, the Hammersmith & Brook Green, Chiswick, North Kensington Q1 2020 Sales Report catchment includes all properties sold within the aforementioned area(s).