

Area Overview

Hammersmith & Brook Green, Chiswick, North Kensington
Q2 2020 Sales Report



Sold: Apr-Jun 2020



2.9%

Annual change in
achieved price



-37.7%

Annual change in
transactions



£848

Average achieved £
per square foot

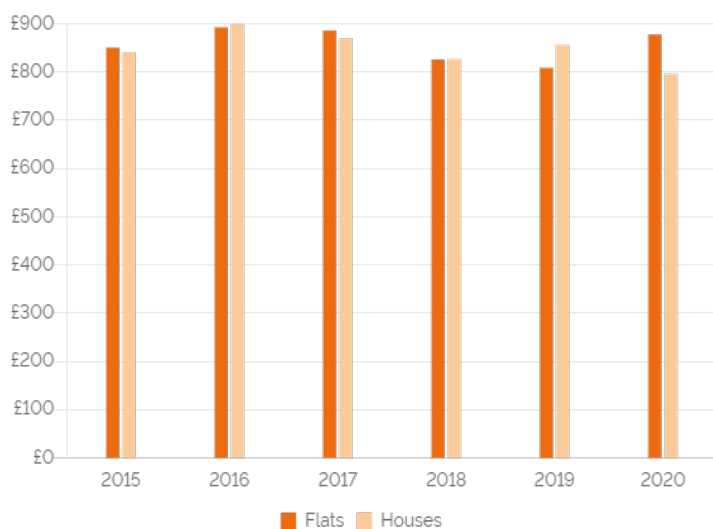


3.7%

Average discount on
initial asking price

Achieved Prices by Year

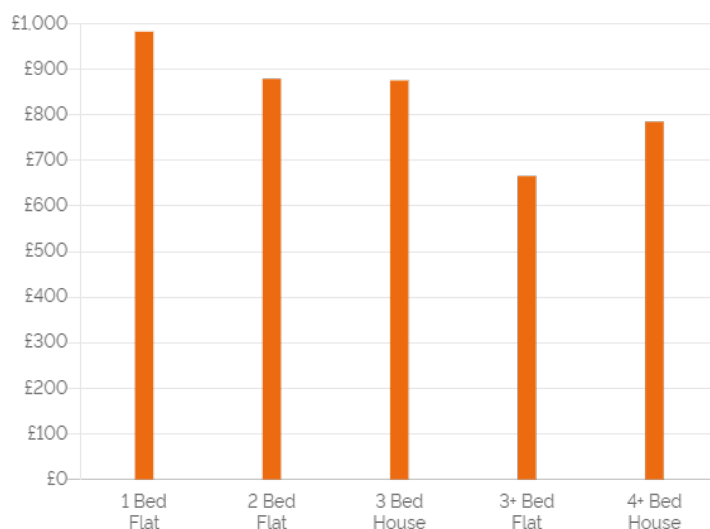
(£ Per Square Foot)



Source: LonRes - Apr-Jun

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Apr-Jun 2020

Key Findings

- Average flat prices are now 3.3% higher they were 5 years ago, with buyers paying £28 more per square foot than they did 5 years ago.
- Achieved prices per square foot have increased by 8.6% for flats over the last year, and have decreased by 7.0% for houses.
- 16.7% of properties sold within 3 months, compared with 10.2% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £742,839 for flats and £1,243,077 for houses.

Current Availability



75.3%

have been on the market for over three months



40.3%

of properties on the market have been reduced in price



17.6%

Annual change in the number of available properties

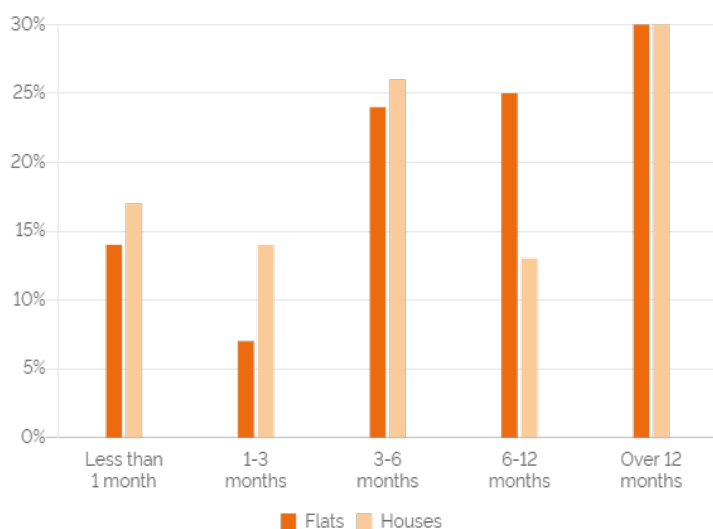


27.5%

Percentage of available properties currently under offer

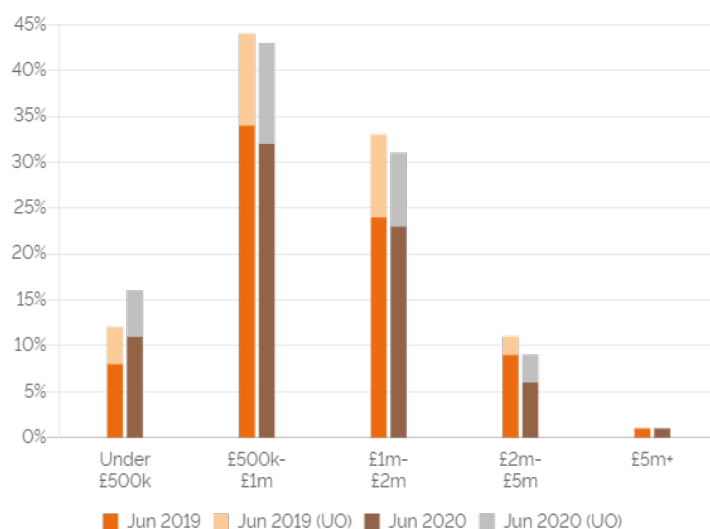
Source: LonRes - As at Jul 6th 2020

Time on the Market



Source: LonRes - As at Jul 6th 2020

Properties on the Market by Price Band



Source: LonRes - As at Jul 6th 2020

Key Findings

- 39.3% of properties on the market are priced at £1 million or higher.
- 50.7% of properties currently available have been on the market for more than six months.
- 23.5% of flats and 34.9% of houses on the market are currently under offer.

⚠ Proceed with caution! Lockdown restrictions were in place this quarter and as a result we saw a significant reduction in sales and lettings activity.

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July 6, 2020, the Hammersmith & Brook Green, Chiswick, North Kensington Q2 2020 Sales Report catchment includes all properties sold within the aforementioned areas).