

# Area Overview

## Hampstead Q1 2020 Sales Report



### Sold: Jan-Mar 2020



1.7%

Annual change in achieved price



-4.4%

Annual change in transactions



£1,062

Average achieved £ per square foot

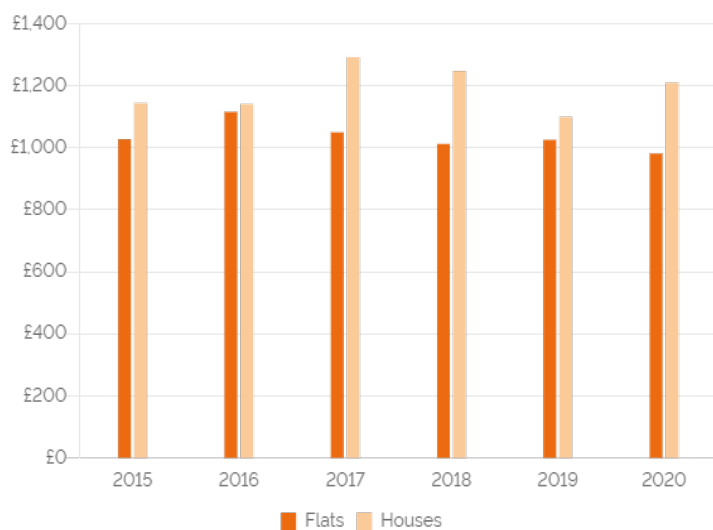


5.9%

Average discount on initial asking price

### Achieved Prices by Year

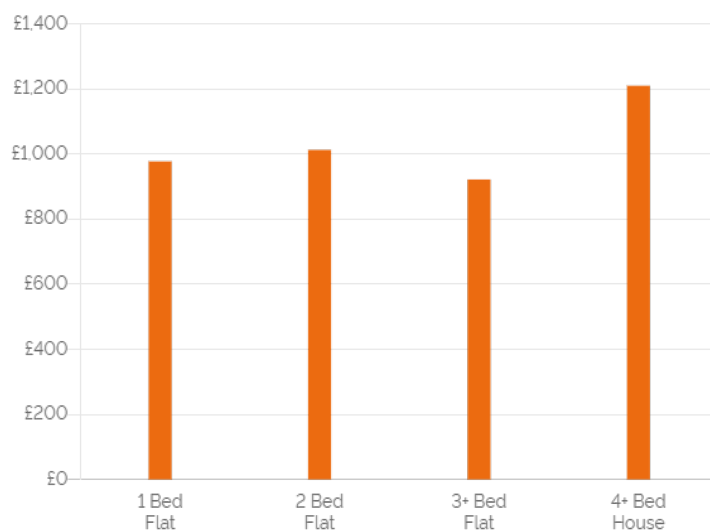
(£ Per Square Foot)



Source: LonRes - Jan-Mar

### Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Jan-Mar 2020

### Key Findings

- Average flat prices are now 4.5% lower they were 5 years ago, with buyers paying £46 less per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 4.3% for flats over the last year, and have increased by 10.0% for houses.
- 2.3% 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 £1,103,082 for flats and £4,408,068 for houses.

# Current Availability



68.3%

have been on the market for over three months



44.8%

of properties on the market have been reduced in price



-3.8%

Annual change in the number of available properties



23.9%

Percentage of available properties currently under offer

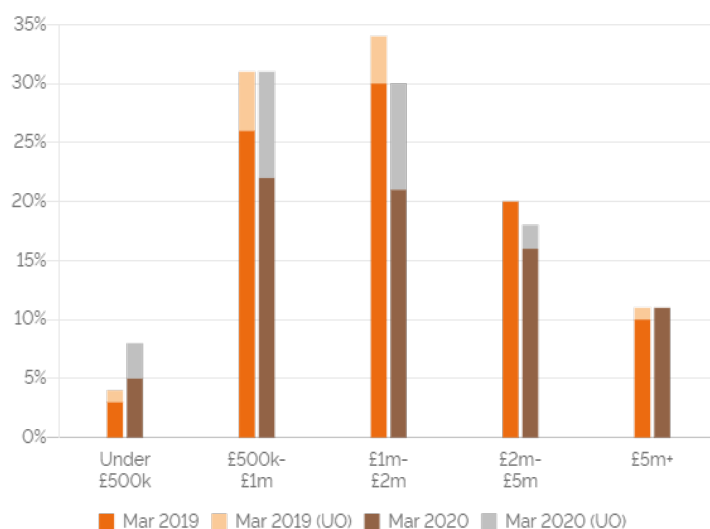
Source: LonRes - As at Apr 6th 2020

## 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

- 29.1% of properties on the market are priced at £1 million or higher.
- 52.3% of properties currently available have been on the market for more than six months.
- 27.8% of flats and 11.8% of houses on the market are currently under offer.

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