

# Area Overview

## Hampstead Q2 2020 Sales Report



### Sold: Apr-Jun 2020



11.1%

Annual change in achieved price



-26.1%

Annual change in transactions



£1,099

Average achieved £ per square foot

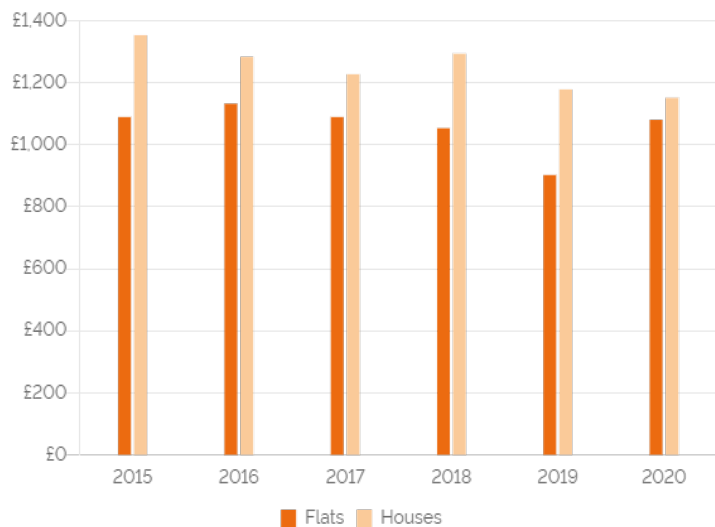


5.9%

Average discount on initial asking price

### Achieved Prices by Year

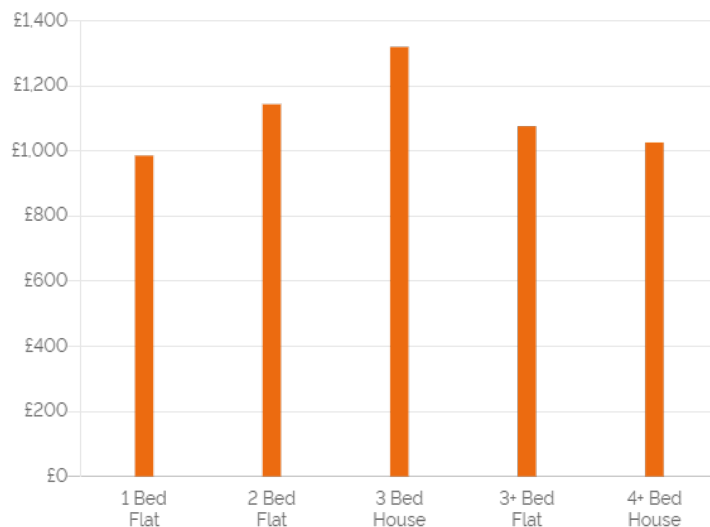
(£ Per Square Foot)



Source: LonRes - Apr-Jun

### Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Apr-Jun 2020

### Key Findings

- Average flat prices are now 0.8% lower they were 5 years ago, with buyers paying £8 less per square foot than they did 5 years ago.
- Achieved prices per square foot have increased by 19.7% for flats over the last year, and have decreased by 2.3% for houses.
- 5.9% 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 £1,225,000 for flats and £3,195,000 for houses.

# Current Availability



**83.4%**

have been on the market for over three months



**44.9%**

of properties on the market have been reduced in price



**-12.9%**

Annual change in the number of available properties

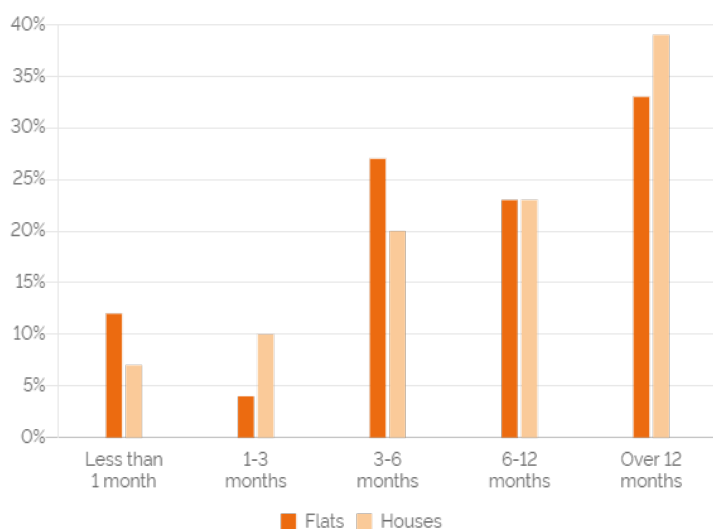


**19.3%**

Percentage of available properties currently under offer

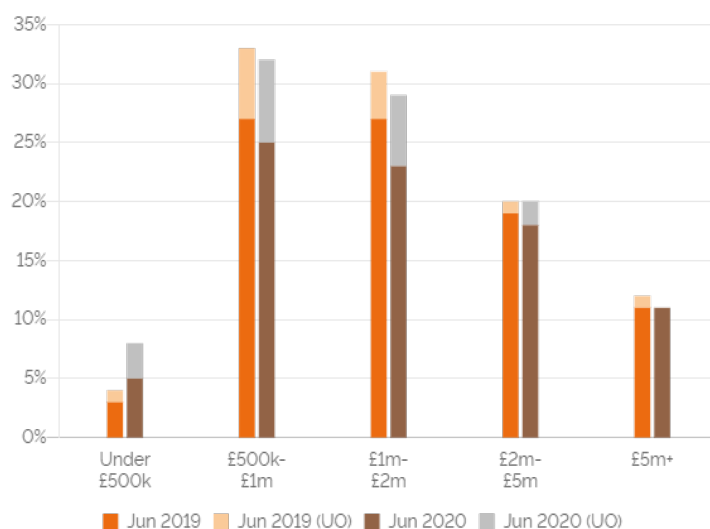
Source: LonRes - As at Jul 6th 2020

## 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

- 29.1% of properties on the market are priced at £1 million or higher.
- 58.1% of properties currently available have been on the market for more than six months.
- 20.3% of flats and 15.9% 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 Hampstead Q2 2020 Sales Report catchment includes all properties sold within the aforementioned area(s).