

# Area Overview

## Hampstead Q3 2020 Sales Report



### Sold: Jul-Sep 2020



12.1%

Annual change in achieved price



-25.4%

Annual change in transactions



£1,232

Average achieved £ per square foot

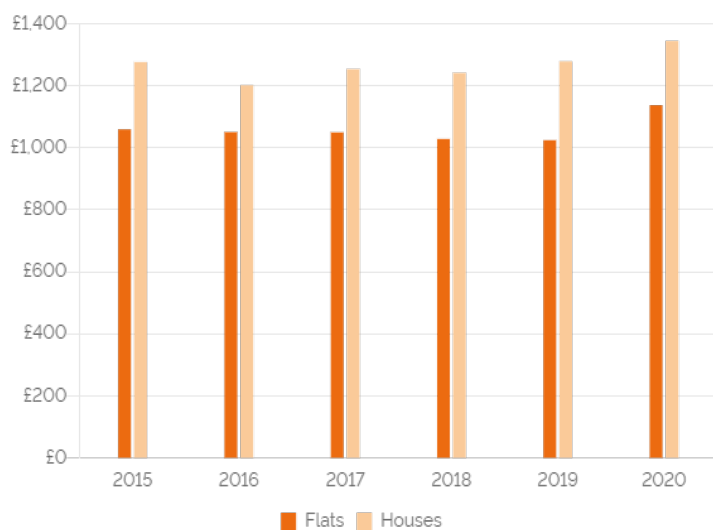


4.3%

Average discount on initial asking price

### Achieved Prices by Year

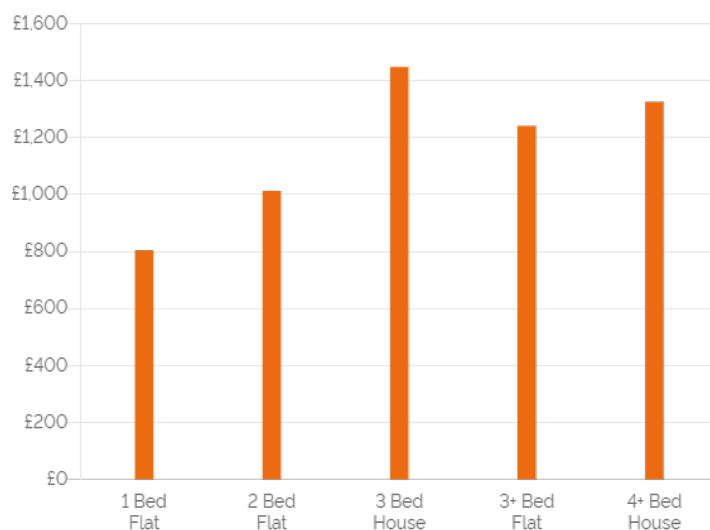
(£ Per Square Foot)



Source: LonRes - Jul-Sep

### Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Jul-Sep 2020

### Key Findings

- Average flat prices are now 7.4% higher they were 5 years ago, with buyers paying £78 more per square foot than they did 5 years ago.
- Achieved prices per square foot have increased by 11.0% for flats over the last year, and have increased by 5.2% for houses.
- 13.6% of properties sold within 3 months, compared with 23.0% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £1,577,052 for flats and £5,176,222 for houses.

# Current Availability



63.7%

have been on the market for over three months



48.9%

of properties on the market have been reduced in price



7.1%

Annual change in the number of available properties

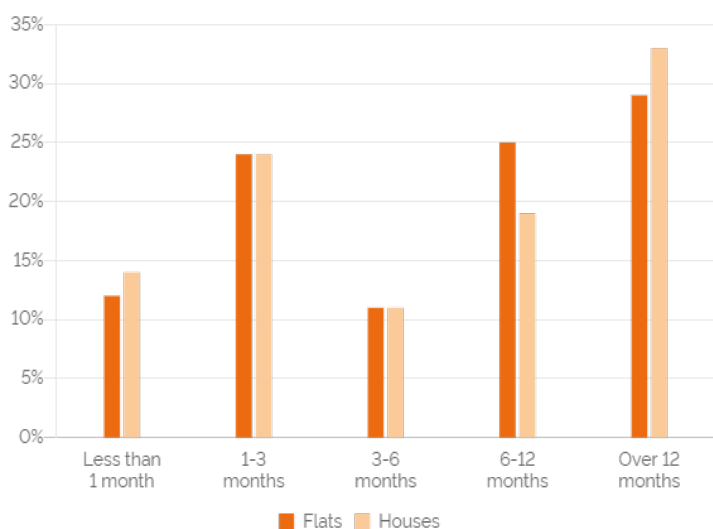


15.4%

Percentage of available properties currently under offer

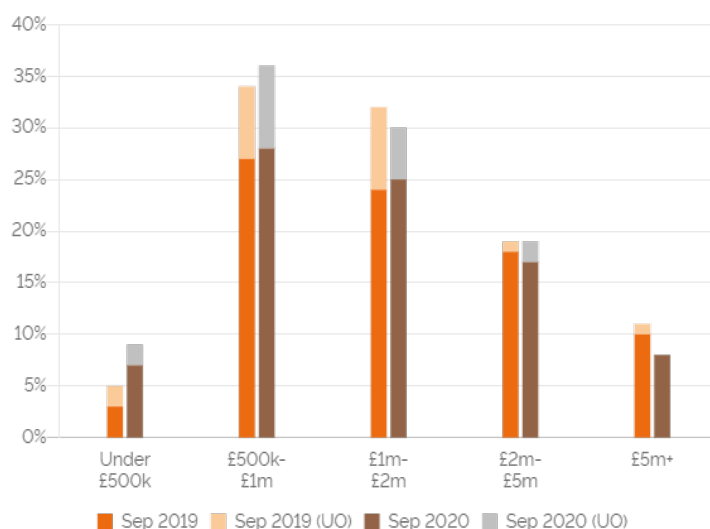
Source: LonRes - As at Oct 6th 2020

## Time on the Market



Source: LonRes - As at Oct 6th 2020

## Properties on the Market by Price Band



Source: LonRes - As at Oct 6th 2020

## Key Findings

- 26.1% of properties on the market are priced at £1 million or higher.
- 52.7% of properties currently available have been on the market for more than six months.
- 17.3% of flats and 8.8% of houses on the market are currently under offer.

**⚠** Proceed with caution! Less activity during lockdown and the ongoing impact of COVID restrictions are affecting the data this quarter.

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October 6, 2020, the Hampstead Q3 2020 Sales Report catchment includes all properties sold within the aforementioned area(s).