

Area Overview

Kensington, Notting Hill & Holland Park Q1 2020 Sales Report



Sold: Jan-Mar 2020



-4.2%

Annual change in achieved price



16.7%

Annual change in transactions



£1,217

Average achieved £ per square foot

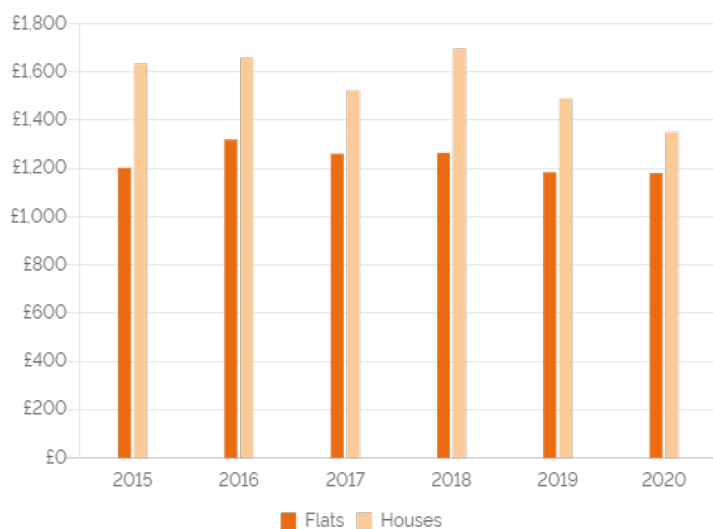


5.6%

Average discount on initial asking price

Achieved Prices by Year

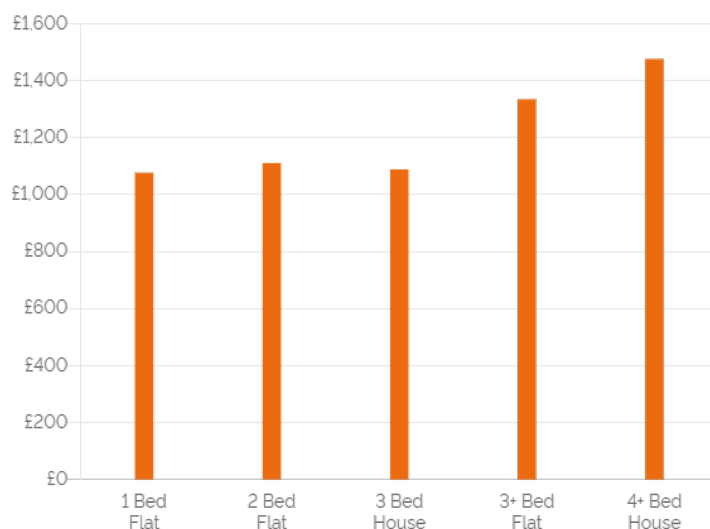
(£ Per Square Foot)



Source: LonRes - Jan-Mar

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Jan-Mar 2020

Key Findings

- Average flat prices are now 1.9% lower they were 5 years ago, with buyers paying £23 less per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 0.3% for flats over the last year, and have decreased by 9.4% for houses.
- 8.4% 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 £1,278,282 for flats and £2,783,640 for houses.

Current Availability



65.3%

have been on the market for over three months



38.9%

of properties on the market have been reduced in price



3.1%

Annual change in the number of available properties

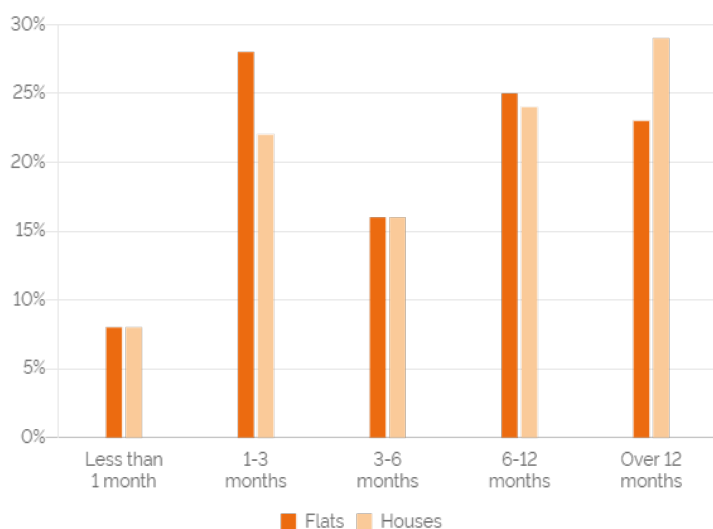


22%

Percentage of available properties currently under offer

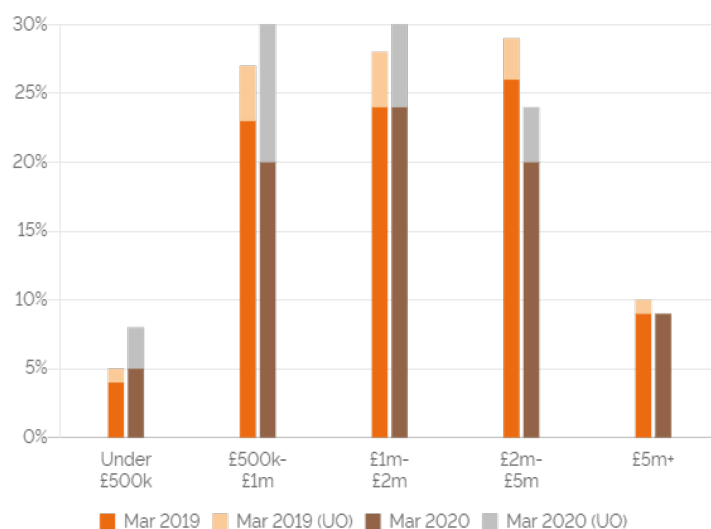
Source: LonRes - As at Apr 6th 2020

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

- 30.9% of properties on the market are priced at £1 million or higher.
- 49.2% of properties currently available have been on the market for more than six months.
- 24.1% of flats and 13.7% of houses on the market are currently under offer.

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April 6, 2020, the Kensington, Notting Hill & Holland Park Q1 2020 Sales Report catchment includes all properties sold within the aforementioned area(s).