

# Area Overview

## Kensington, Notting Hill & Holland Park Q2 2020 Sales Report



### Sold: Apr-Jun 2020



**-16.7%**

Annual change in achieved price



**-50.3%**

Annual change in transactions



**£1,148**

Average achieved £ per square foot

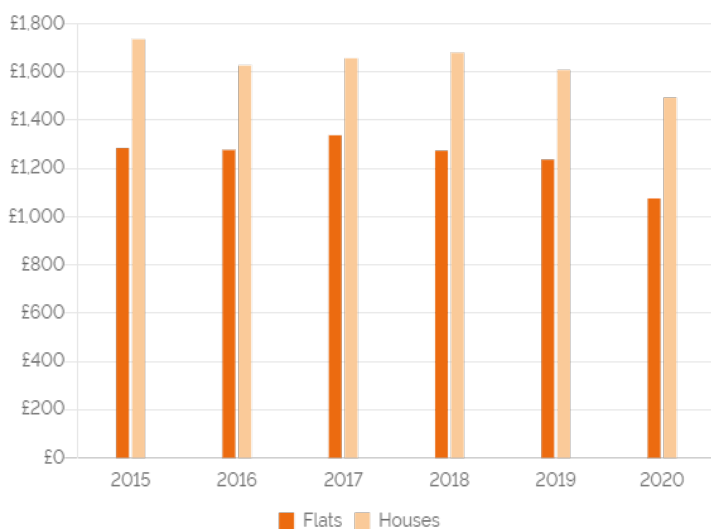


**6.2%**

Average discount on initial asking price

### Achieved Prices by Year

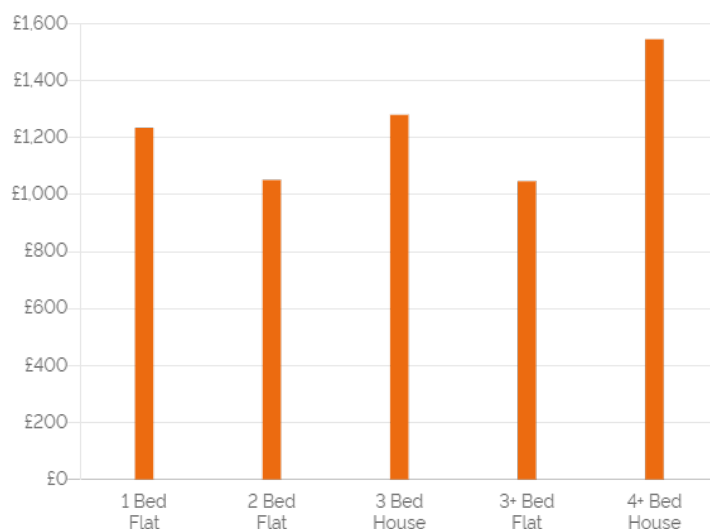
(£ Per Square Foot)



Source: LonRes - Apr-Jun

### Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Apr-Jun 2020

### Key Findings

- Average flat prices are now 16.2% lower they were 5 years ago, with buyers paying £209 less per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 13.0% for flats over the last year, and have decreased by 7.1% for houses.
- 12.3% 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 £971,798 for flats and £3,742,838 for houses.

# Current Availability



75.9%

have been on the market for over three months



42.4%

of properties on the market have been reduced in price



5.2%

Annual change in the number of available properties

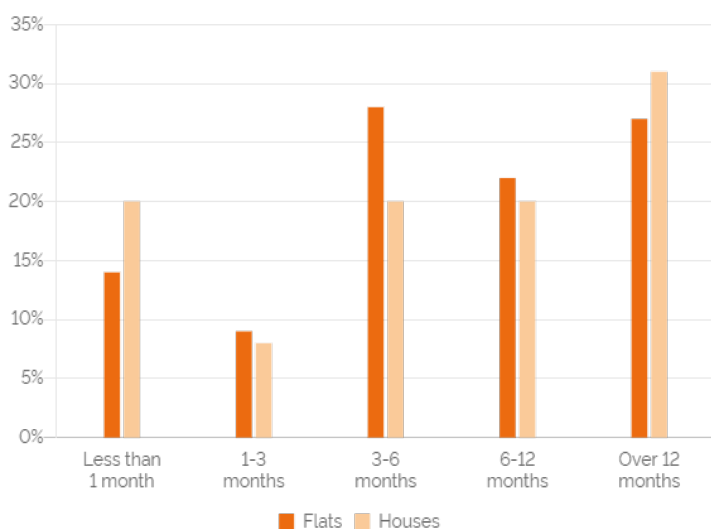


15.9%

Percentage of available properties currently under offer

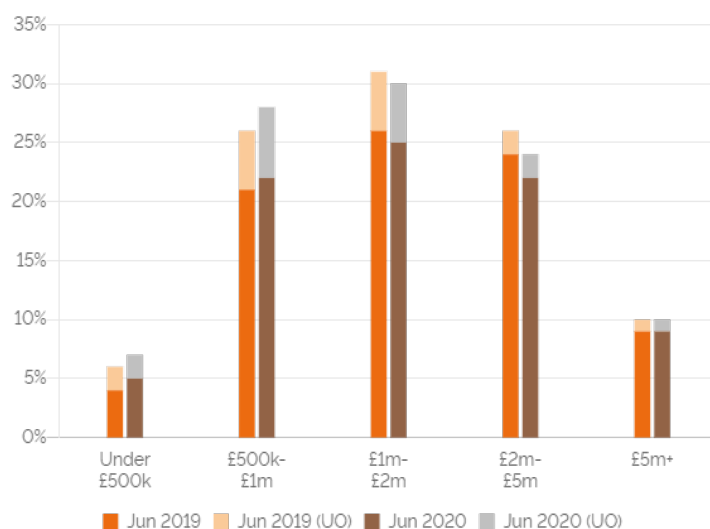
Source: LonRes - As at Jul 6th 2020

## 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

- 32.7% of properties on the market are priced at £1 million or higher.
- 49.8% of properties currently available have been on the market for more than six months.
- 16.8% of flats and 12.7% 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 Kensington, Notting Hill & Holland Park Q2 2020 Sales Report catchment includes all properties sold within the aforementioned areas(s).