

# Area Overview

## Kensington, Notting Hill & Holland Park Q3 2020 Sales Report



### Sold: Jul-Sep 2020



**-4.2%**

Annual change in achieved price



**4%**

Annual change in transactions



**£1,314**

Average achieved £ per square foot

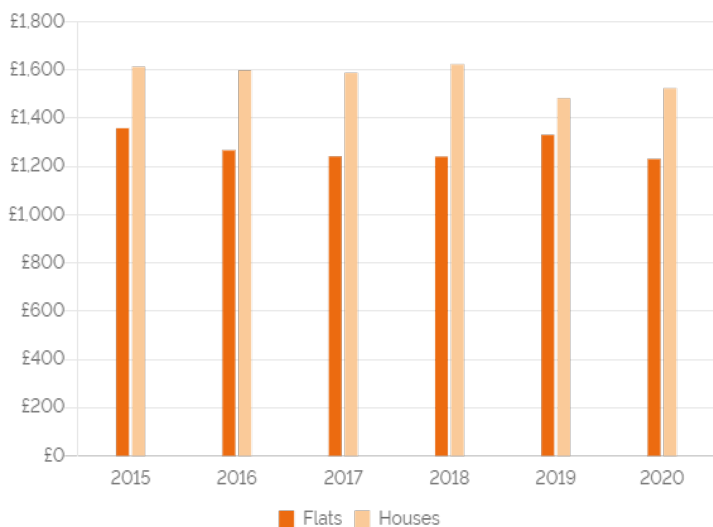


**4.6%**

Average discount on initial asking price

### Achieved Prices by Year

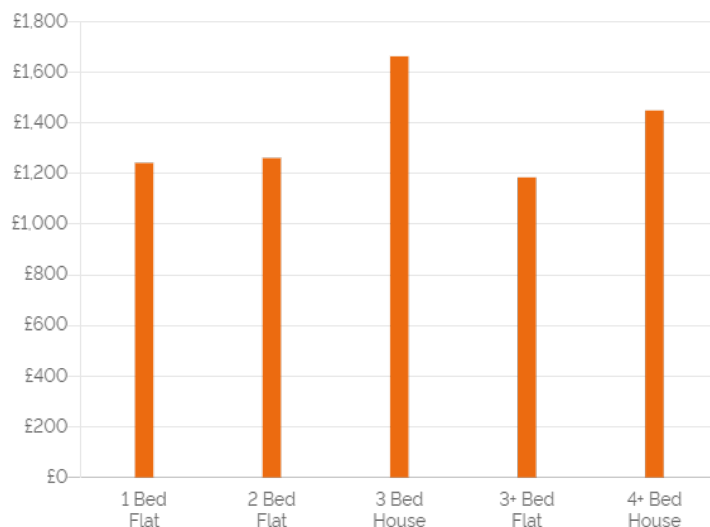
(£ Per Square Foot)



Source: LonRes - Jul-Sep

### Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Jul-Sep 2020

### Key Findings

- Average flat prices are now 9.4% lower they were 5 years ago, with buyers paying £128 less per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 7.5% for flats over the last year, and have increased by 2.8% for houses.
- 25.6% 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 £1,189,351 for flats and £3,521,613 for houses.

# Current Availability



54.5%

have been on the market for over three months



43.4%

of properties on the market have been reduced in price



31.7%

Annual change in the number of available properties



16.4%

Percentage of available properties currently under offer

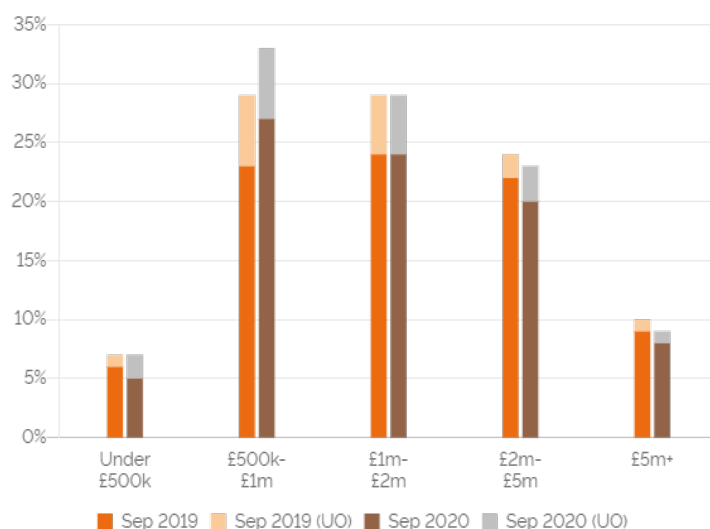
Source: LonRes - As at Oct 6th 2020

## 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

- 29.4% of properties on the market are priced at £1 million or higher.
- 40.9% of properties currently available have been on the market for more than six months.
- 17.3% of flats and 12.9% 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 Kensington, Notting Hill & Holland Park Q3 2020 Sales Report catchment includes all properties sold within the aforementioned area(s).