

Area Overview

Midtown, City & City Fringe Q2 2020 Sales Report



Sold: Apr-Jun 2020



9.5%

Annual change in achieved price



-80%

Annual change in transactions



£1,002

Average achieved £ per square foot

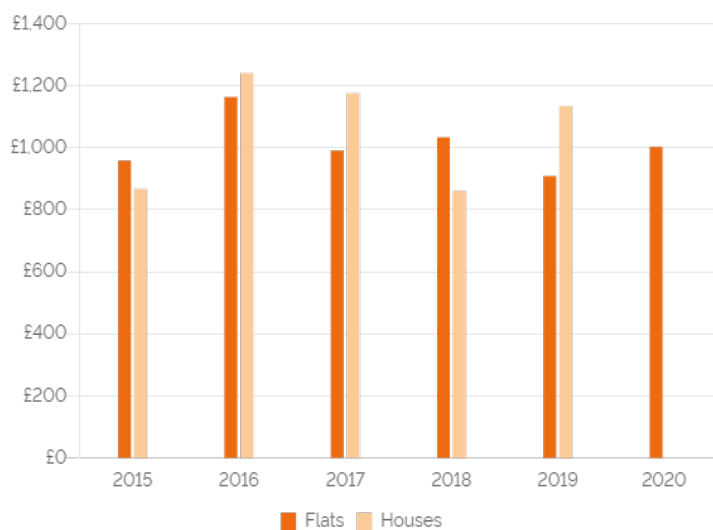


6.0%

Average discount on initial asking price

Achieved Prices by Year

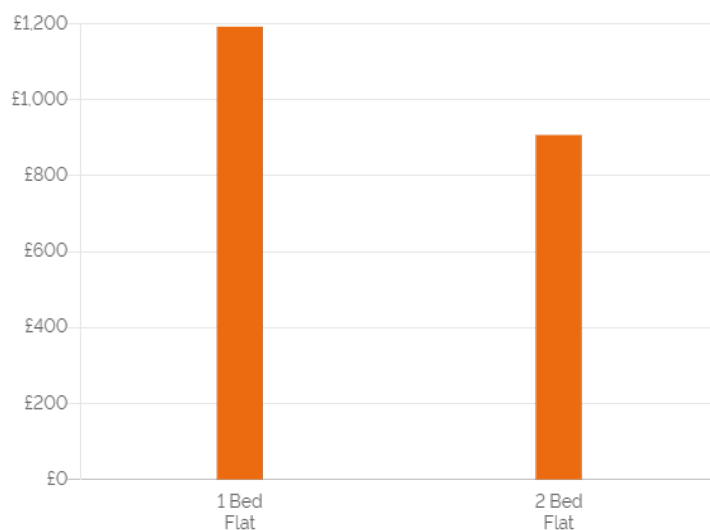
(£ Per Square Foot)



Source: LonRes - Apr-Jun

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Apr-Jun 2020

Key Findings

- Average flat prices are now 4.6% higher they were 5 years ago, with buyers paying £44 more per square foot than they did 5 years ago.
- Achieved prices per square foot have increased by 10.3% for flats over the last year, and have decreased by 0.0% for houses.
- 14.3% 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 £727,500 for flats and £0 for houses.

Current Availability



79.9%

have been on the market for over three months



38.4%

of properties on the market have been reduced in price



-4.4%

Annual change in the number of available properties

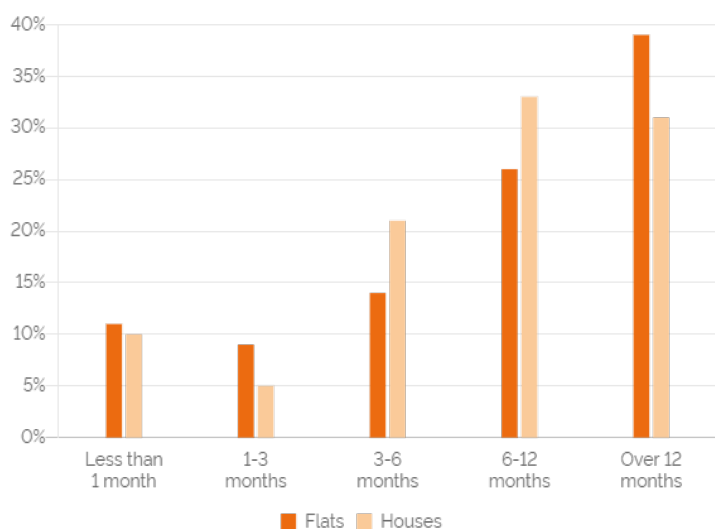


15.9%

Percentage of available properties currently under offer

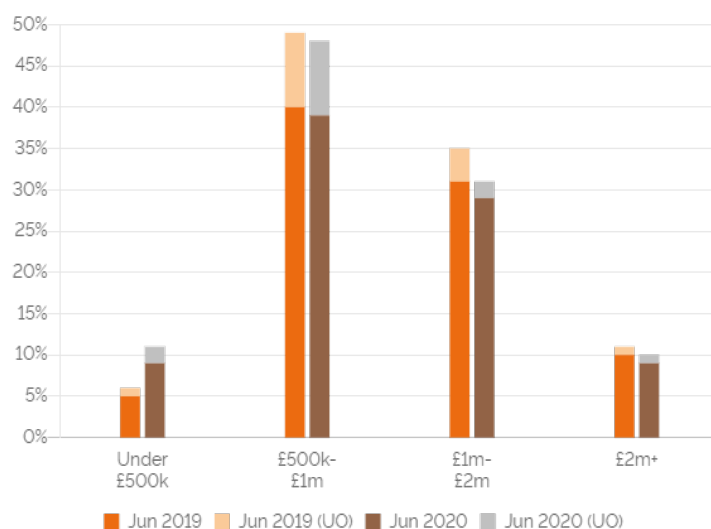
Source: LonRes - As at Jul 6th 2020

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

- 39.7% of properties on the market are priced at £1 million or higher.
- 64.9% of properties currently available have been on the market for more than six months.
- 15.2% of flats and 23.1% 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 Midtown, City & City Fringe Q2 2020 Sales Report catchment includes all properties sold within the aforementioned area(s).