

Area Overview

Richmond, Kew & Sheen Q2 2020 Sales Report



Sold: Apr-Jun 2020



-5.9%

Annual change in
achieved price



-45.2%

Annual change in
transactions



£764

Average achieved £
per square foot

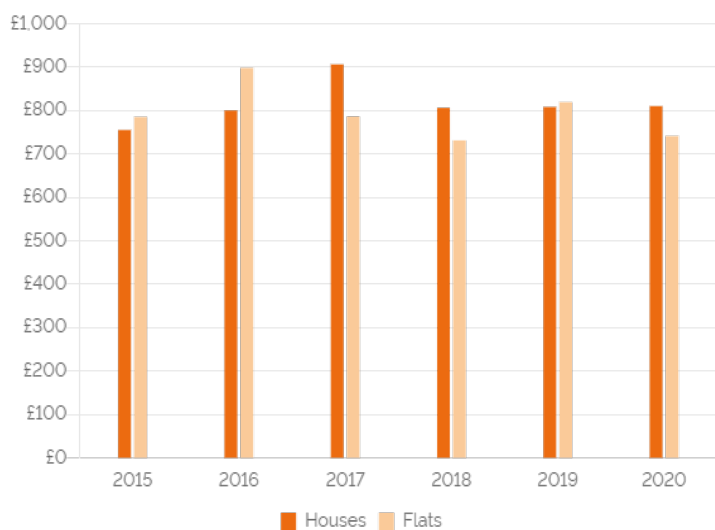


4.4%

Average discount on
initial asking price

Achieved Prices by Year

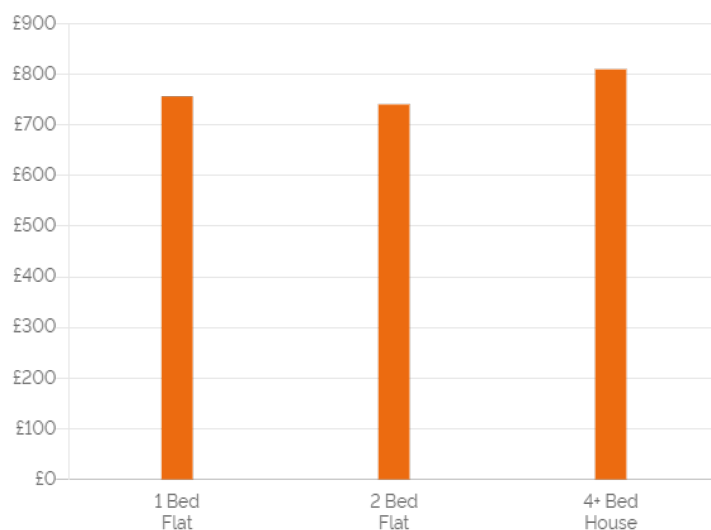
(£ Per Square Foot)



Source: LonRes - Apr-Jun

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Apr-Jun 2020

Key Findings

- Average flat prices are now 5.6% lower they were 5 years ago, with buyers paying £44 less per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 9.5% for flats over the last year, and have increased by 0.2% for houses.
- 5.9% 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 £573,295 for flats and £1,468,000 for houses.

Current Availability



79.9%

have been on the market for over three months



36.7%

of properties on the market have been reduced in price



8.5%

Annual change in the number of available properties

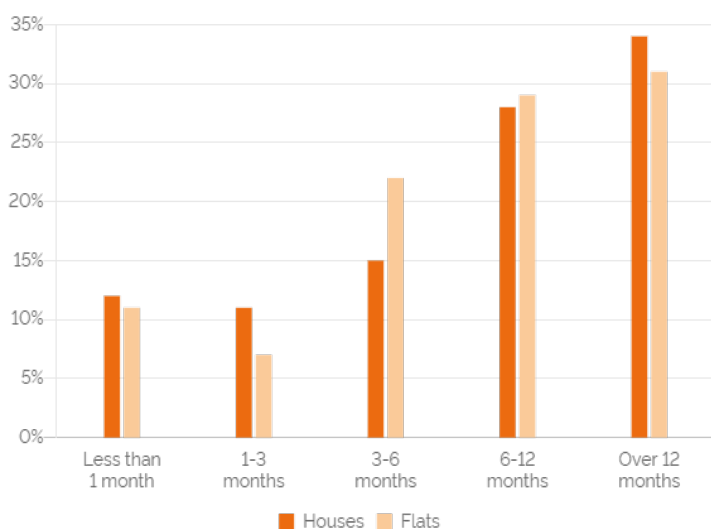


21.4%

Percentage of available properties currently under offer

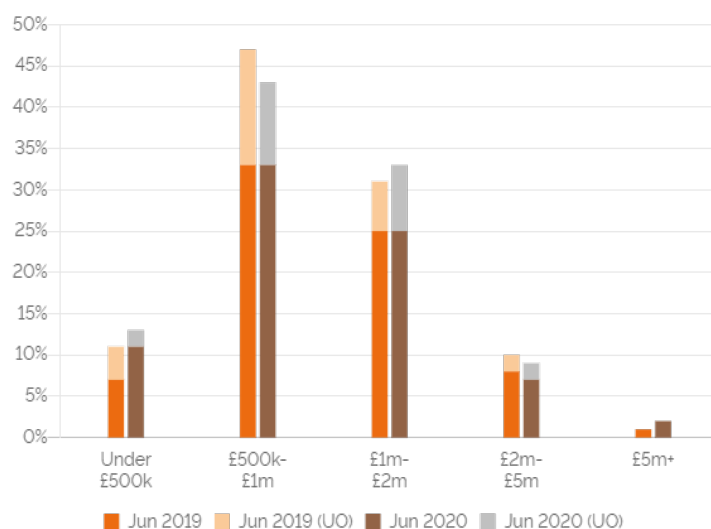
Source: LonRes - As at Jul 6th 2020

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

- 42.9% of properties on the market are priced at £1 million or higher.
- 61.4% of properties currently available have been on the market for more than six months.
- 16.0% of flats and 26.6% 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 Richmond, Kew & Sheen Q2 2020 Sales Report catchment includes all properties sold within the aforementioned area(s).