

Area Overview

Chelsea Q4 2021 Sales Report



Sold: Oct-Dec 2021



1.6%

Annual change in
achieved price



-1.5%

Annual change in
transactions



£1,583

Average achieved £
per square foot

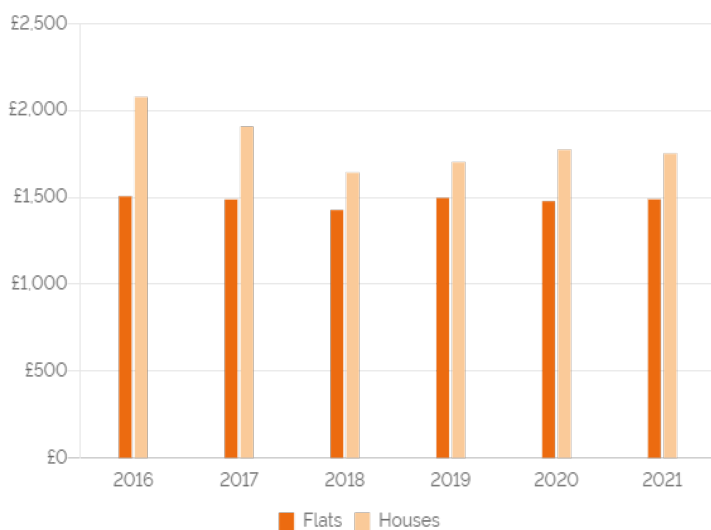


3.6%

Average discount on
initial asking price

Achieved Prices by Year

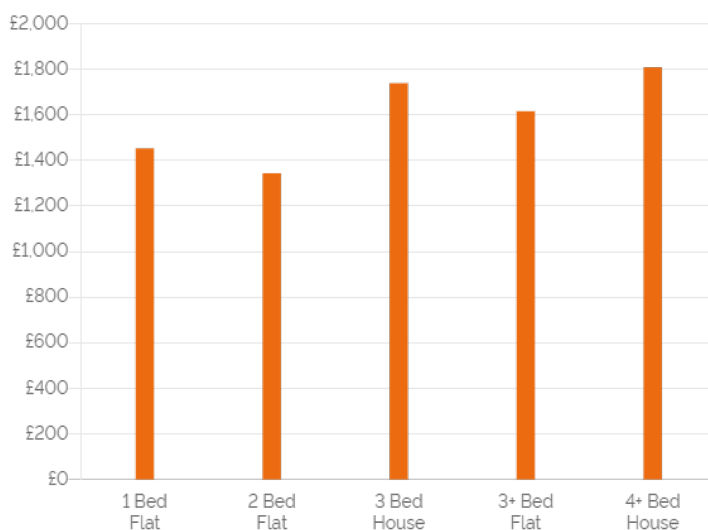
(£ Per Square Foot)



Source: LonRes - Oct-Dec

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Oct-Dec 2022

Key Findings

- Average flat prices are now 1.1% lower they were 5 years ago, with buyers paying £17 less per square foot than they did 5 years ago.
- Achieved prices per square foot have increased by 0.8% for flats over the last year, and have decreased by 1.3% for houses.
- 22.7% of properties sold within 3 months, compared with 18.1% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £1,804,318 for flats and £4,637,573 for houses.

Current Availability



78.7%

have been on the market for over three months



44.6%

of properties on the market have been reduced in price



-20%

Annual change in the number of available properties

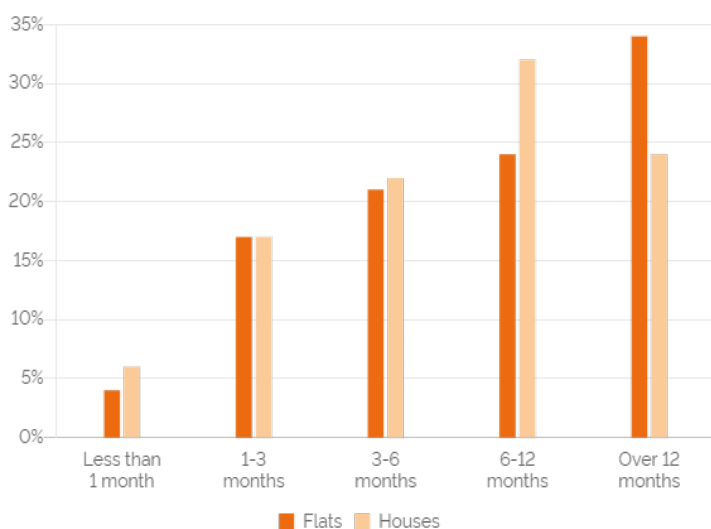


16.5%

Percentage of available properties currently under offer

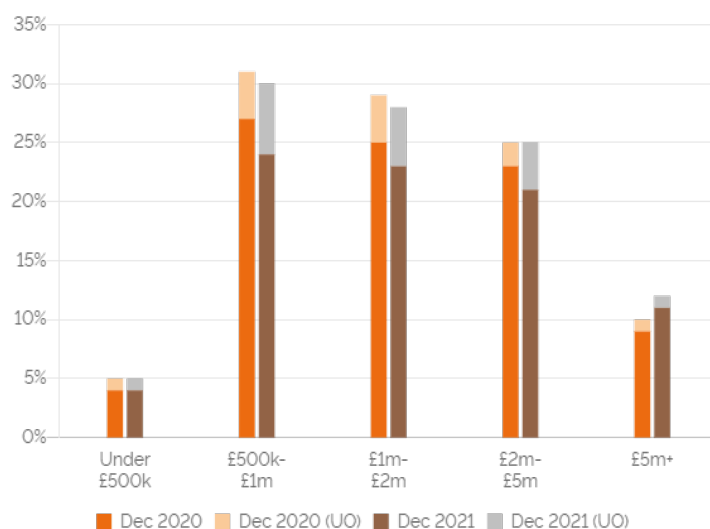
Source: LonRes - As at Jan 6th 2022

Time on the Market



Source: LonRes - As at Jan 6th 2022

Properties on the Market by Price Band



Source: LonRes - As at Jan 6th 2022

Key Findings

- 35.8% of properties on the market are priced at £1 million or higher.
- 57.3% of properties currently available have been on the market for more than six months.
- 17.1% of flats and 13.8% of houses on the market are currently under offer.

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January 6, 2022, the Chelsea Q4 2021 Sales Report catchment includes all properties sold within the aforementioned area(s).