

Area Overview

Hammersmith & Brook Green, Chiswick, North Kensington

Q3 2021 Sales Report



Sold: Jul-Sep 2021



-0.6%

Annual change in
achieved price



6.7%

Annual change in
transactions



£905

Average achieved £
per square foot

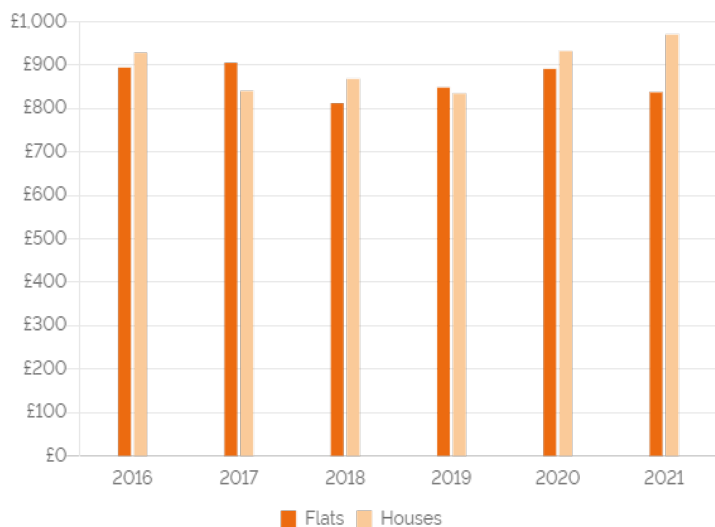


2.2%

Average discount on
initial asking price

Achieved Prices by Year

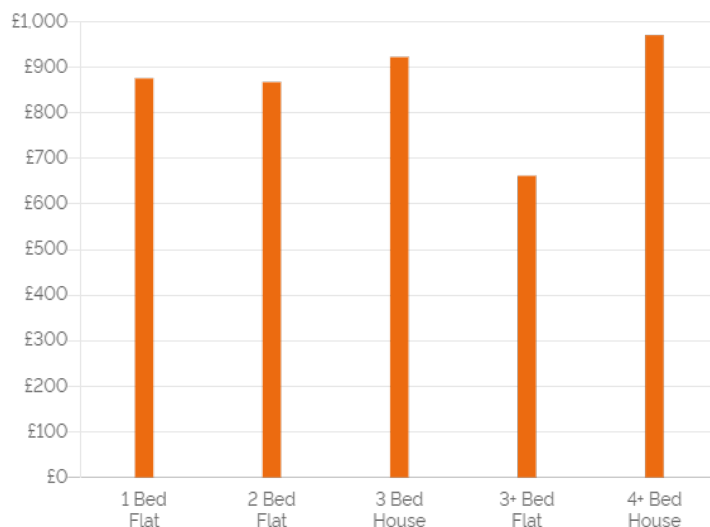
(£ Per Square Foot)



Source: LonRes - Jul-Sep

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Jul-Sep 2021

Key Findings

- Average flat prices are now 6.4% lower they were 5 years ago, with buyers paying £57 less per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 6.1% for flats over the last year, and have increased by 4.0% for houses.
- 19.8% of properties sold within 3 months, compared with 18.2% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £663,758 for flats and £1,960,540 for houses.

Current Availability



69.4%

have been on the market for over three months



39.9%

of properties on the market have been reduced in price



-23.2%

Annual change in the number of available properties

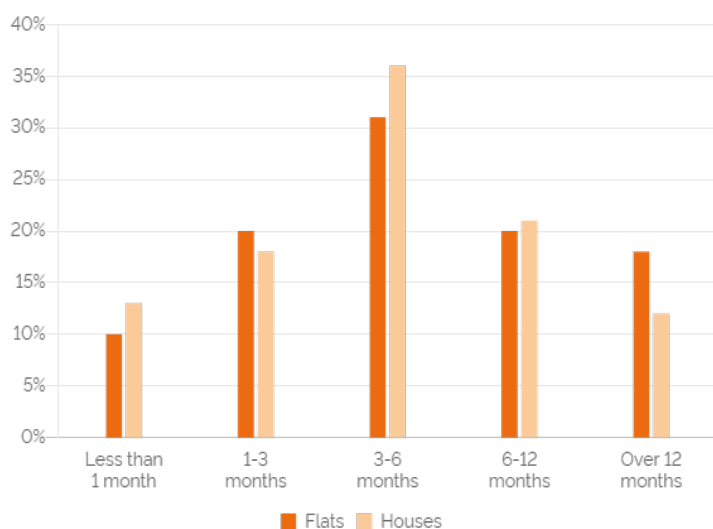


24.2%

Percentage of available properties currently under offer

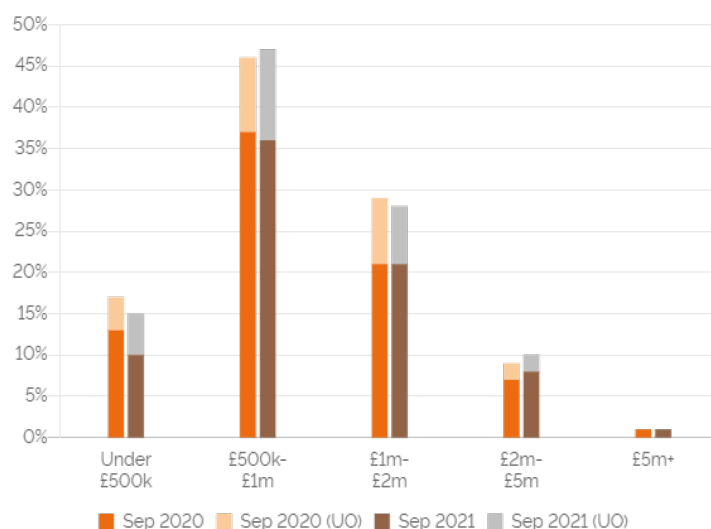
Source: LonRes - As at Oct 6th 2021

Time on the Market



Source: LonRes - As at Oct 6th 2021

Properties on the Market by Price Band



Source: LonRes - As at Oct 6th 2021

Key Findings

- 37.5% of properties on the market are priced at £1 million or higher.
- 36.5% of properties currently available have been on the market for more than six months.
- 23.6% of flats and 25.5% of houses on the market are currently under offer.

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October 6, 2021, the Hammersmith & Brook Green, Chiswick, North Kensington Q3 2021 Sales Report catchment includes all properties sold within the aforementioned area(s).