

Area Overview

Hammersmith & Brook Green, Chiswick, North Kensington

Q4 2021 Sales Report



Sold: Oct-Dec 2021



3.1%

Annual change in
achieved price



-26.7%

Annual change in
transactions



£907

Average achieved £
per square foot

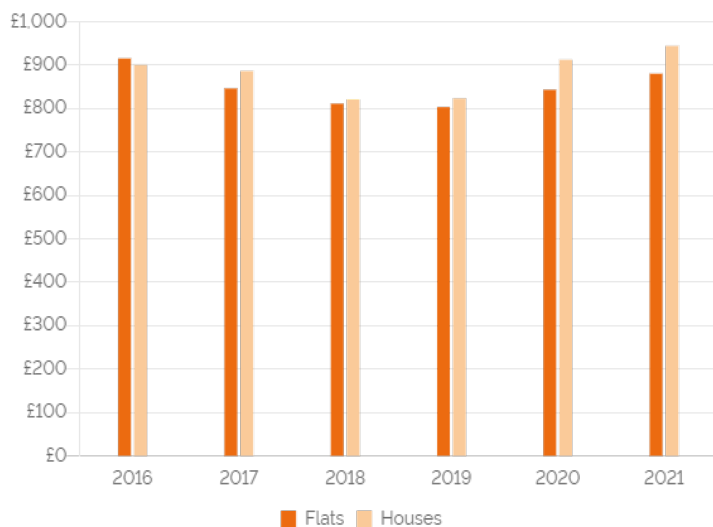


1.7%

Average discount on
initial asking price

Achieved Prices by Year

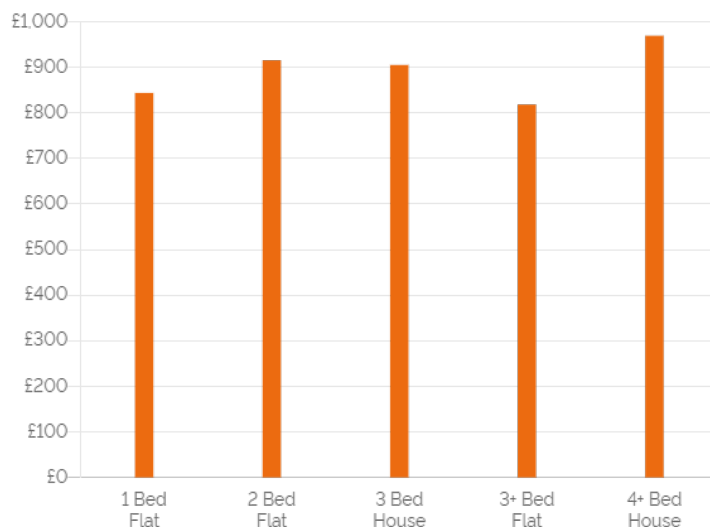
(£ Per Square Foot)



Source: LonRes - Oct-Dec

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Oct-Dec 2022

Key Findings

- Average flat prices are now 3.8% lower they were 5 years ago, with buyers paying £34 less per square foot than they did 5 years ago.
- Achieved prices per square foot have increased by 4.4% for flats over the last year, and have increased by 3.6% for houses.
- 17.6% 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 £720,063 for flats and £1,895,920 for houses.

Current Availability



73.6%

have been on the market for over three months



40.8%

of properties on the market have been reduced in price



-34.8%

Annual change in the number of available properties

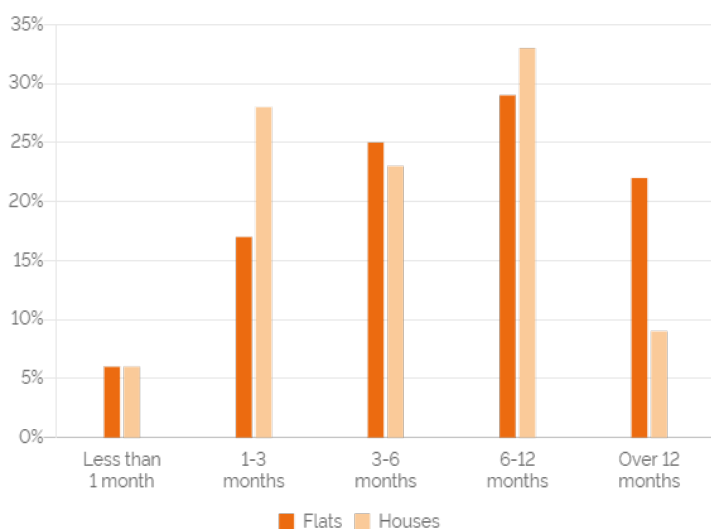


27.5%

Percentage of available properties currently under offer

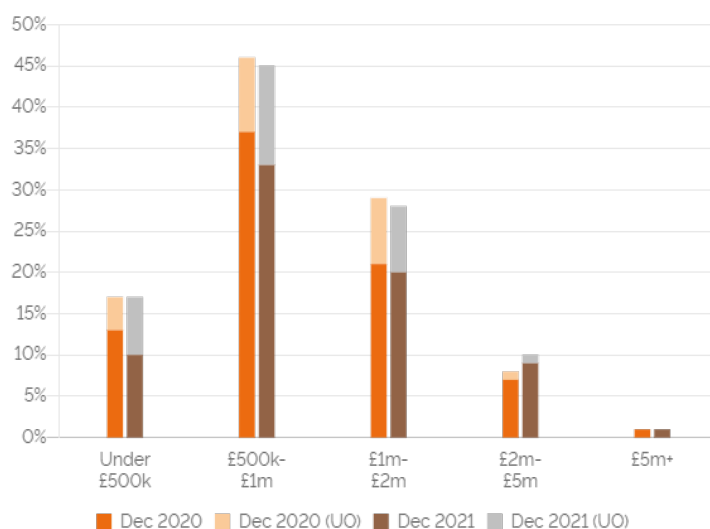
Source: LonRes - As at Jan 6th 2022

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

- 38.1% of properties on the market are priced at £1 million or higher.
- 48.8% of properties currently available have been on the market for more than six months.
- 26.0% of flats and 31.3% of houses on the market are currently under offer.

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January 6, 2022, the Hammersmith & Brook Green, Chiswick, North Kensington Q4 2021 Sales Report catchment includes all properties sold within the aforementioned area(s).