

Area Overview

Hampstead Q1 2021 Sales Report



Sold: Jan-Mar 2021



-5.3%

Annual change in
achieved price



16.3%

Annual change in
transactions



£1,050

Average achieved £
per square foot

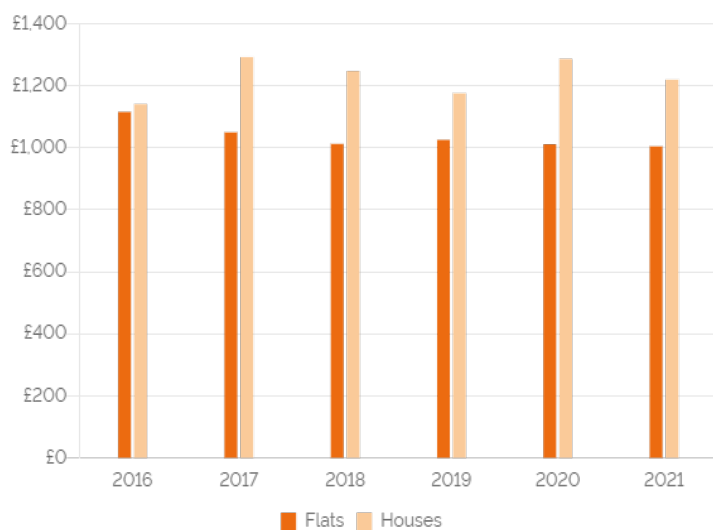


4.6%

Average discount on
initial asking price

Achieved Prices by Year

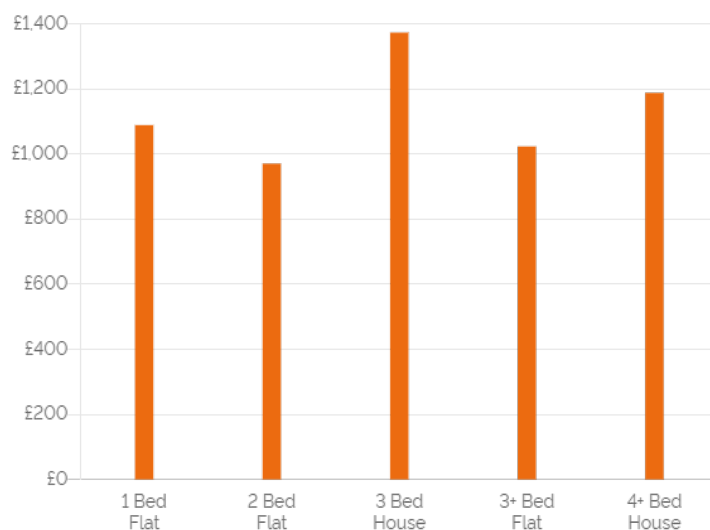
(£ Per Square Foot)



Source: LonRes - Jan-Mar

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Jan-Mar 2021

Key Findings

- Average flat prices are now 10.0% lower they were 5 years ago, with buyers paying £111 less per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 0.6% for flats over the last year, and have decreased by 5.2% for houses.
- 8.8% of properties sold within 3 months, compared with 10.7% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £1,104,600 for flats and £3,785,455 for houses.

Current Availability



70.5%

have been on the market for over three months



52.8%

of properties on the market have been reduced in price



10.4%

Annual change in the number of available properties

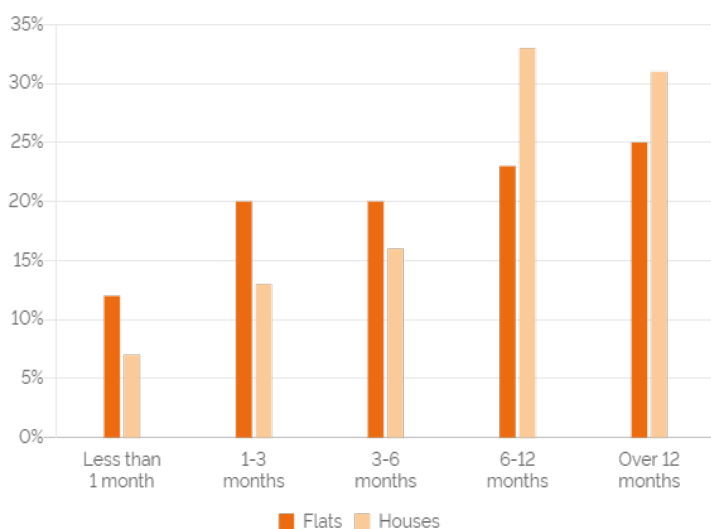


19.5%

Percentage of available properties currently under offer

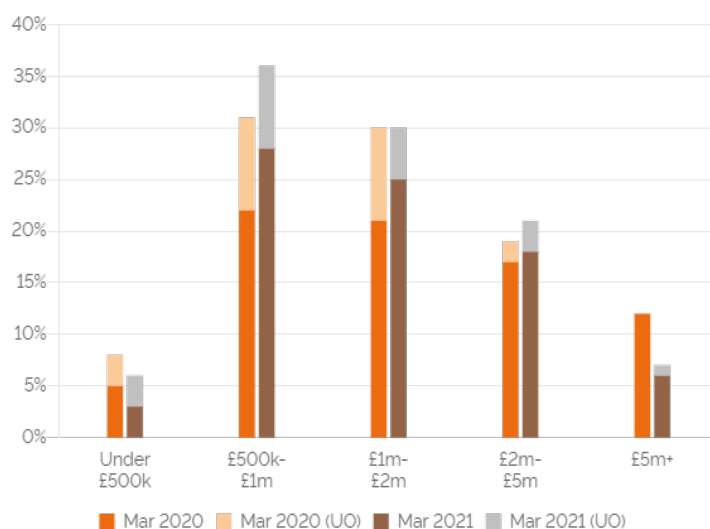
Source: LonRes - As at Apr 6th 2021

Time on the Market



Source: LonRes - As at Apr 6th 2021

Properties on the Market by Price Band



Source: LonRes - As at Apr 6th 2021

Key Findings

- 27.1% of properties on the market are priced at £1 million or higher.
- 51.3% of properties currently available have been on the market for more than six months.
- 20.4% of flats and 15.7% of houses on the market are currently under offer.

⚠ Proceed with caution! – Partial closure of the housing market in Q2 2020 and the ongoing impact of COVID restrictions and stamp duty incentives continue to impact the data this quarter.

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April 6, 2021, the Hampstead Q1 2021 Sales Report catchment includes all properties sold within the aforementioned area(s).