

# Area Overview

## Hampstead Q3 2021 Sales Report



### Sold: Jul-Sep 2021



9.3%

Annual change in  
achieved price



-46.4%

Annual change in  
transactions



£1,326

Average achieved £  
per square foot

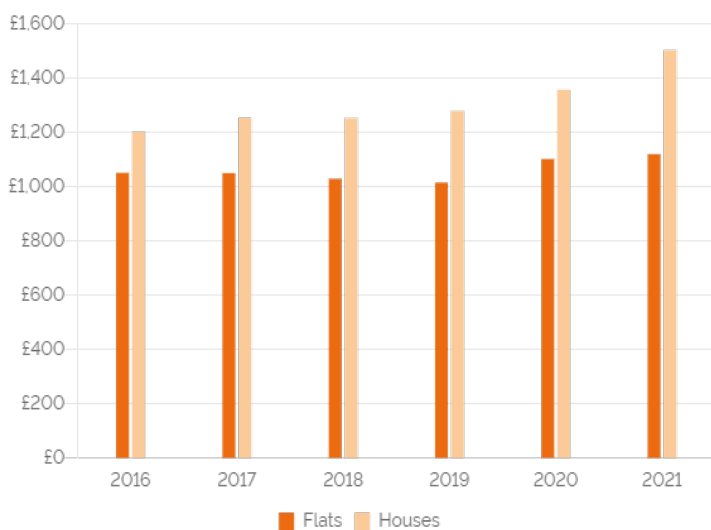


3.7%

Average discount on  
initial asking price

### Achieved Prices by Year

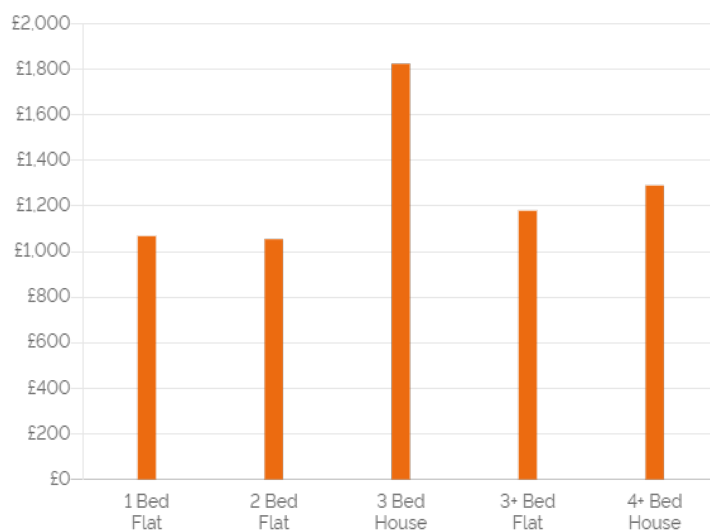
(£ Per Square Foot)



Source: LonRes - Jul-Sep

### Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Jul-Sep 2021

### Key Findings

- Average flat prices are now 6.5% higher they were 5 years ago, with buyers paying £68 more per square foot than they did 5 years ago.
- Achieved prices per square foot have increased by 1.6% for flats over the last year, and have increased by 10.7% for houses.
- 26.7% 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 £1,252,136 for flats and £3,260,692 for houses.

# Current Availability



**71.3%**

have been on the market for over three months



**49.6%**

of properties on the market have been reduced in price



**-2%**

Annual change in the number of available properties

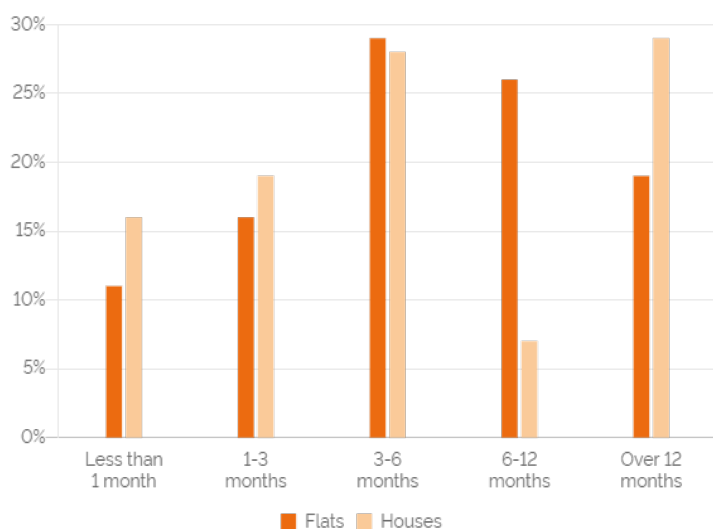


**17.6%**

Percentage of available properties currently under offer

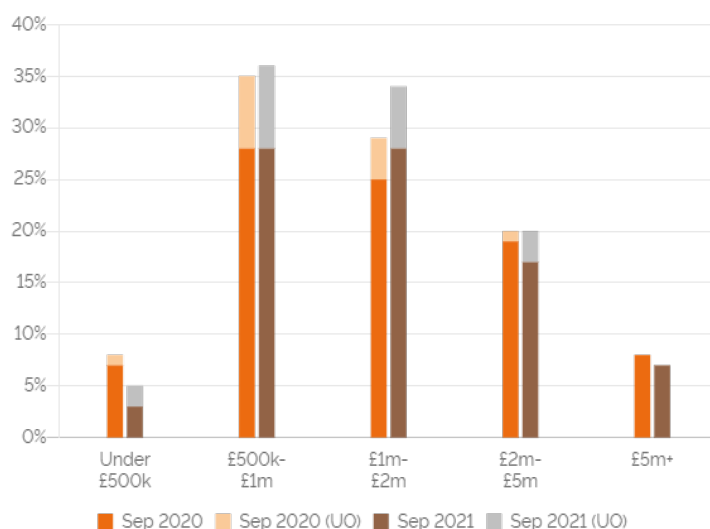
Source: LonRes - As at Oct 6th 2021

## 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

- 24.6% of properties on the market are priced at £1 million or higher.
- 42.8% of properties currently available have been on the market for more than six months.
- 19.4% of flats and 10.3% of houses on the market are currently under offer.

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October 6, 2021, the Hampstead Q3 2021 Sales Report catchment includes all properties sold within the aforementioned area(s).