

# Area Overview

## Hampstead Q4 2021 Sales Report



### Sold: Oct-Dec 2021



4.6%

Annual change in  
achieved price



-12.1%

Annual change in  
transactions



£1,209

Average achieved £  
per square foot

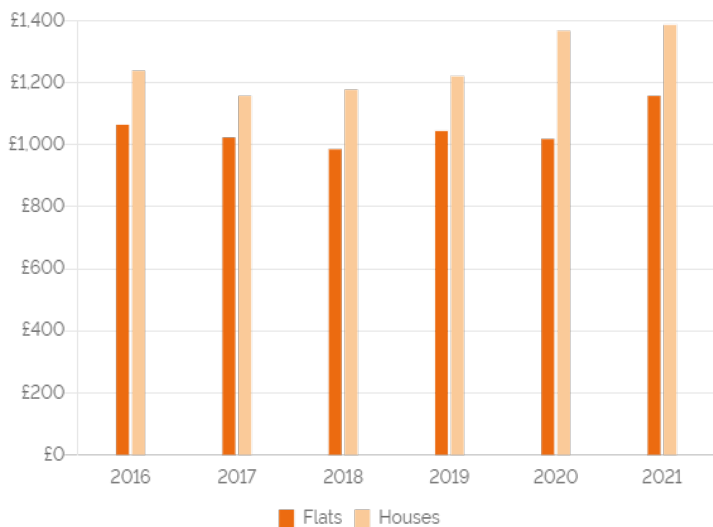


4.2%

Average discount on  
initial asking price

### Achieved Prices by Year

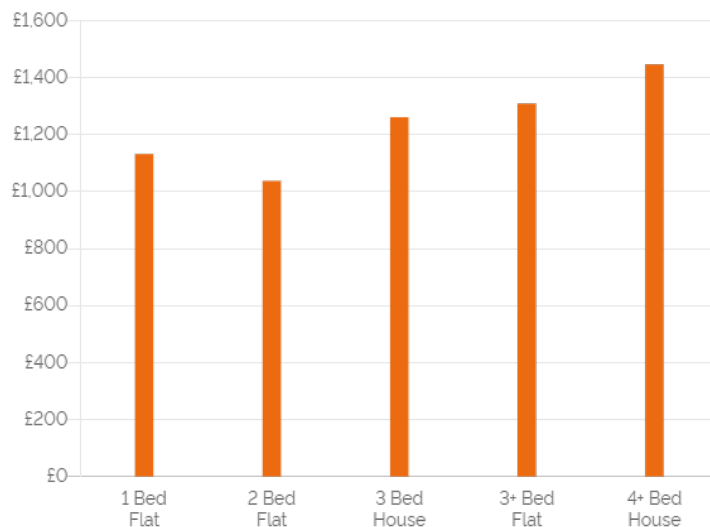
(£ Per Square Foot)



Source: LonRes - Oct-Dec

### Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Oct-Dec 2022

### Key Findings

- Average flat prices are now 8.7% higher they were 5 years ago, with buyers paying £93 more per square foot than they did 5 years ago.
- Achieved prices per square foot have increased by 13.6% for flats over the last year, and have increased by 1.4% for houses.
- 12.1% 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 £1,529,473 for flats and £5,522,283 for houses.

# Current Availability



77%

have been on the market for over three months



50.4%

of properties on the market have been reduced in price



-18%

Annual change in the number of available properties

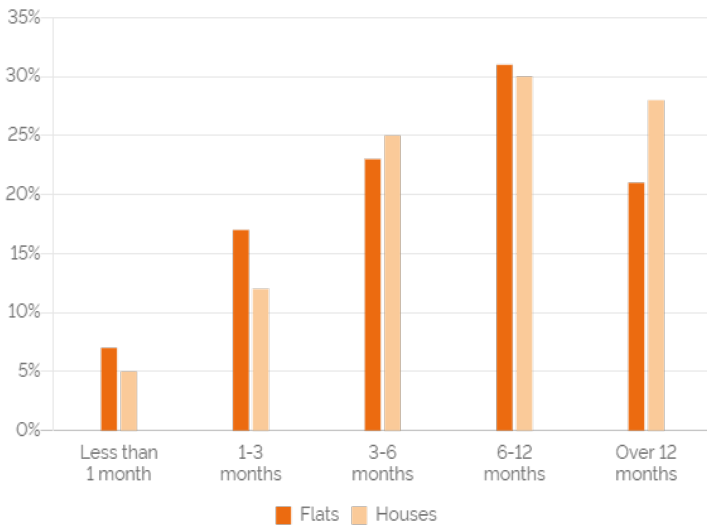


19.4%

Percentage of available properties currently under offer

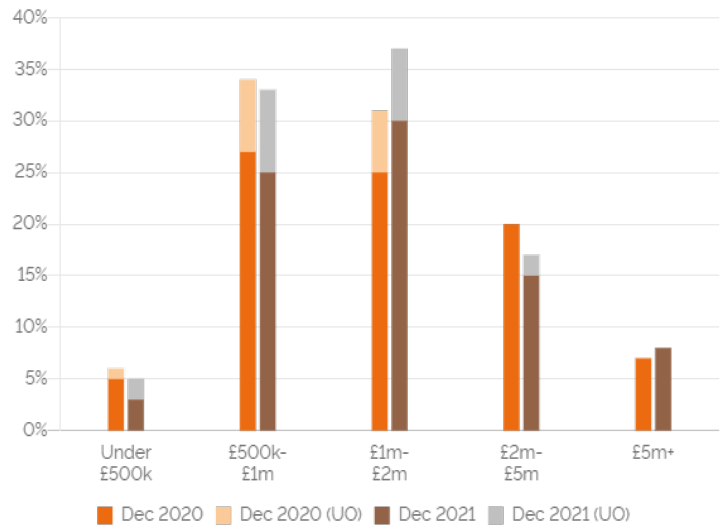
Source: LonRes - As at Jan 6th 2022

## 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

- 25.2% of properties on the market are priced at £1 million or higher.
- 53.6% of properties currently available have been on the market for more than six months.
- 22.5% of flats and 8.3% of houses on the market are currently under offer.

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