

# Area Overview

## Kensington, Notting Hill & Holland Park Q2 2021 Sales Report



### Sold: Apr-Jun 2021



9%

Annual change in achieved price



234.6%

Annual change in transactions



£1,288

Average achieved £ per square foot

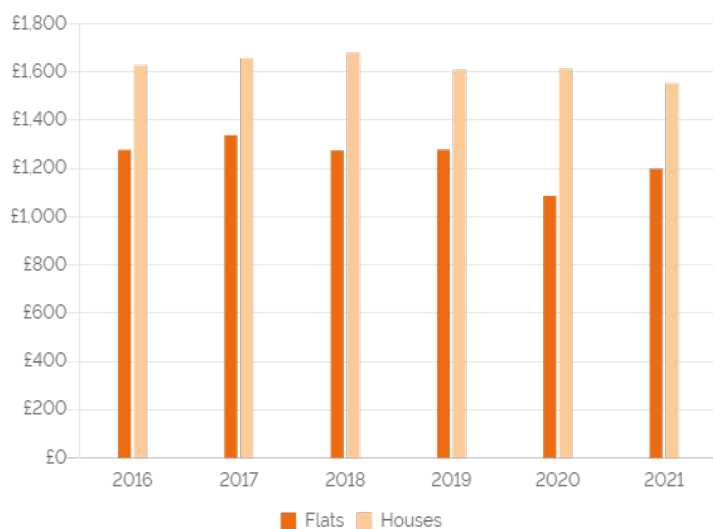


4.1%

Average discount on initial asking price

### Achieved Prices by Year

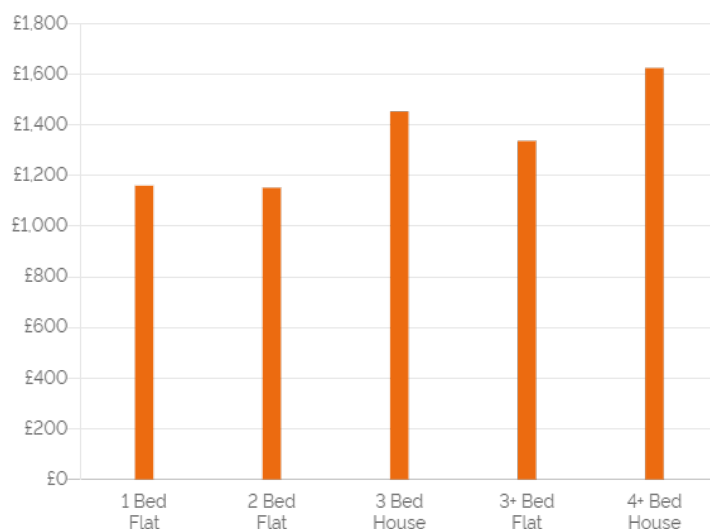
(£ Per Square Foot)



Source: LonRes - Apr-Jun

### Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Apr-Jun 2021

### Key Findings

- Average flat prices are now 6.1% lower they were 5 years ago, with buyers paying £78 less per square foot than they did 5 years ago.
- Achieved prices per square foot have increased by 10.4% for flats over the last year, and have decreased by 3.7% for houses.
- 23.6% of properties sold within 3 months, compared with 21.7% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £1,226,738 for flats and £3,608,528 for houses.

# Current Availability



61%

have been on the market for over three months



43.6%

of properties on the market have been reduced in price



30%

Annual change in the number of available properties

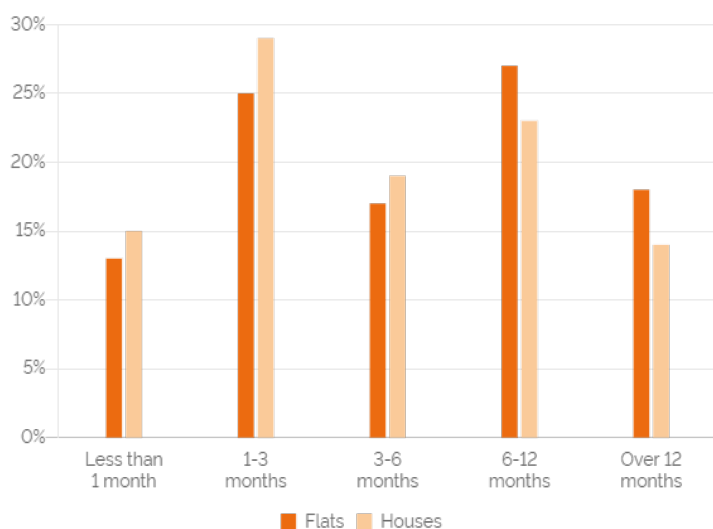


15.3%

Percentage of available properties currently under offer

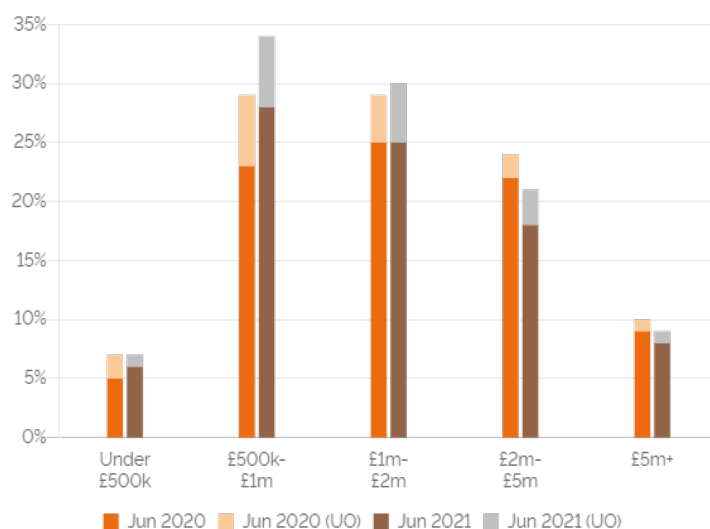
Source: LonRes - As at Jul 6th 2021

## Time on the Market



Source: LonRes - As at Jul 6th 2021

## Properties on the Market by Price Band



Source: LonRes - As at Jul 6th 2021

## Key Findings

- 28.3% of properties on the market are priced at £1 million or higher.
- 43.6% of properties currently available have been on the market for more than six months.
- 14.4% of flats and 18.9% 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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July 6, 2021, the Kensington, Notting Hill & Holland Park Q2 2021 Sales Report catchment includes all properties sold within the aforementioned area(s).