

Area Overview

Kensington, Notting Hill & Holland Park Q3 2021 Sales Report



Sold: Jul-Sep 2021



9.9%

Annual change in achieved price



-10.2%

Annual change in transactions



£1,475

Average achieved £ per square foot

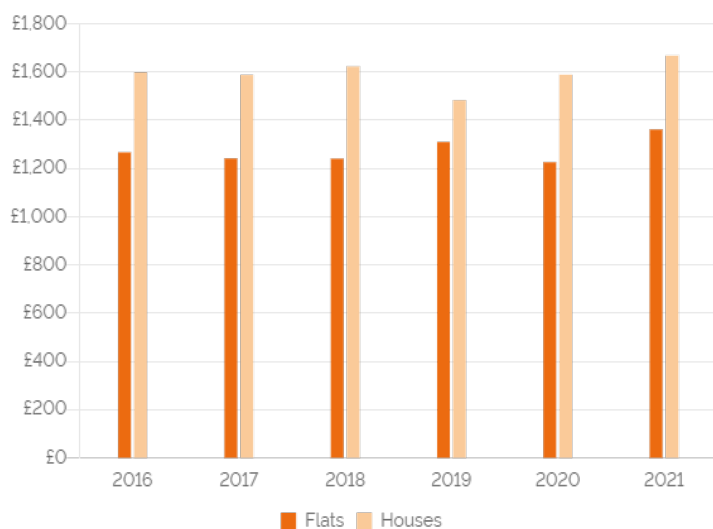


2.9%

Average discount on initial asking price

Achieved Prices by Year

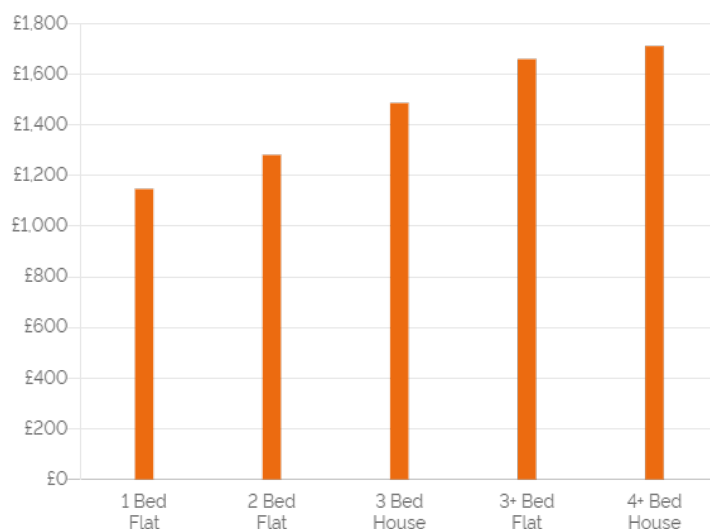
(£ Per Square Foot)



Source: LonRes - Jul-Sep

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Jul-Sep 2021

Key Findings

- Average flat prices are now 7.5% higher they were 5 years ago, with buyers paying £95 more per square foot than they did 5 years ago.
- Achieved prices per square foot have increased by 11.1% for flats over the last year, and have increased by 5.0% for houses.
- 23.5% 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 £1,585,435 for flats and £4,148,073 for houses.

Current Availability



70.1%

have been on the market for over three months



43%

of properties on the market have been reduced in price



-7.4%

Annual change in the number of available properties

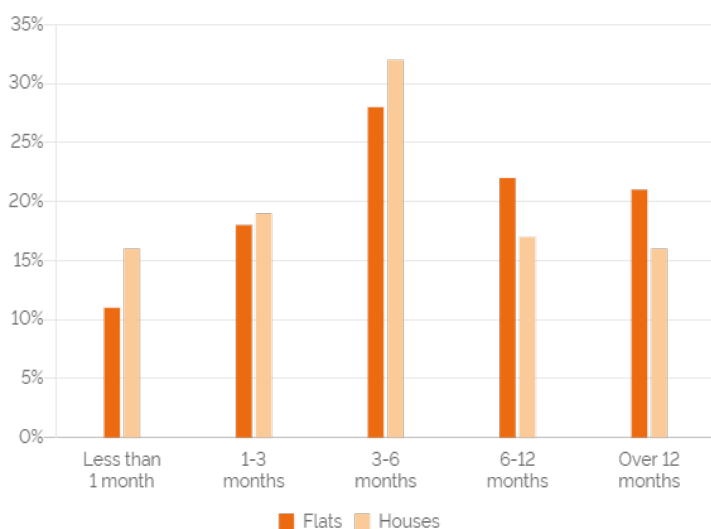


16.6%

Percentage of available properties currently under offer

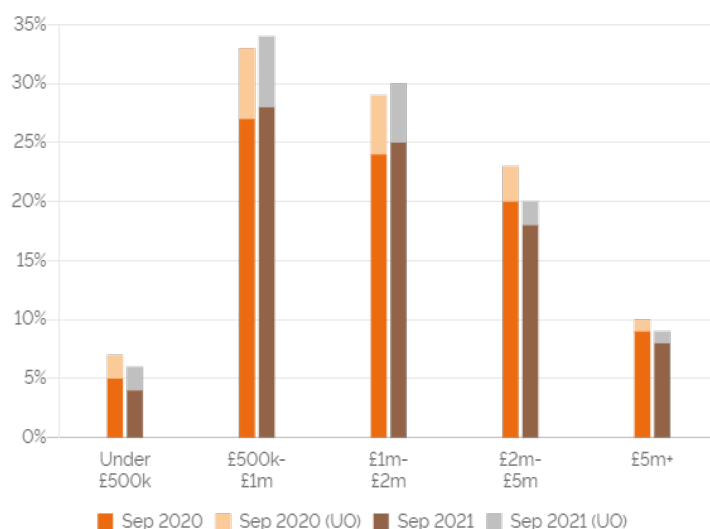
Source: LonRes - As at Oct 6th 2021

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

- 27.4% of properties on the market are priced at £1 million or higher.
- 41.4% of properties currently available have been on the market for more than six months.
- 16.4% of flats and 17.6% of houses on the market are currently under offer.

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October 6, 2021, the Kensington, Notting Hill & Holland Park Q3 2021 Sales Report catchment includes all properties sold within the aforementioned area(s).