

# Area Overview

## Kensington, Notting Hill & Holland Park Q4 2021 Sales Report



### Sold: Oct-Dec 2021



4.1%

Annual change in achieved price



-20.6%

Annual change in transactions



£1,490

Average achieved £ per square foot

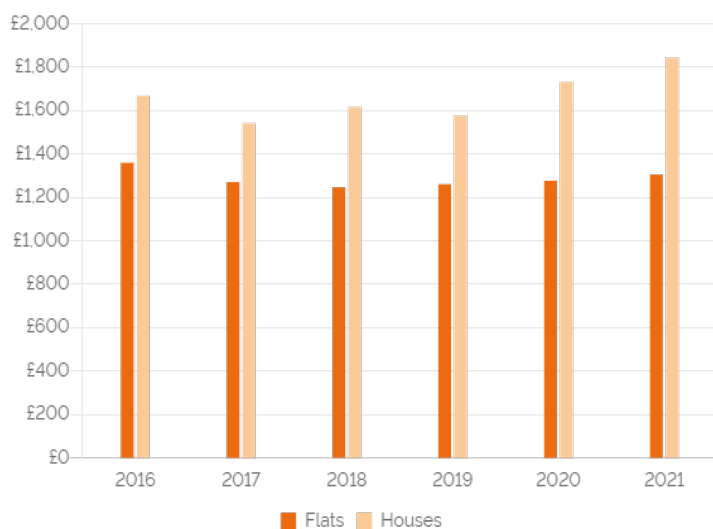


2.9%

Average discount on initial asking price

### Achieved Prices by Year

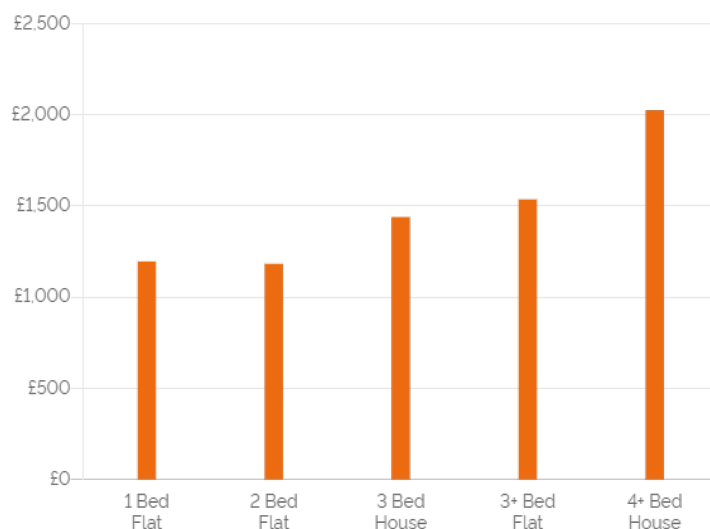
(£ Per Square Foot)



Source: LonRes - Oct-Dec

### Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Oct-Dec 2022

### Key Findings

- Average flat prices are now 4.1% lower they were 5 years ago, with buyers paying £55 less per square foot than they did 5 years ago.
- Achieved prices per square foot have increased by 2.2% for flats over the last year, and have increased by 6.4% for houses.
- 22.8% 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 £1,502,476 for flats and £6,118,880 for houses.

# Current Availability



**74.6%**

have been on the market for over three months



**42.5%**

of properties on the market have been reduced in price



**-22.4%**

Annual change in the number of available properties

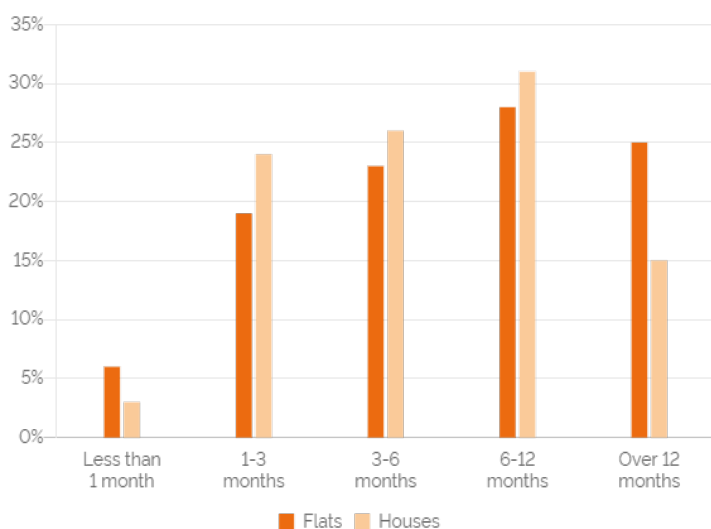


**22.3%**

Percentage of available properties currently under offer

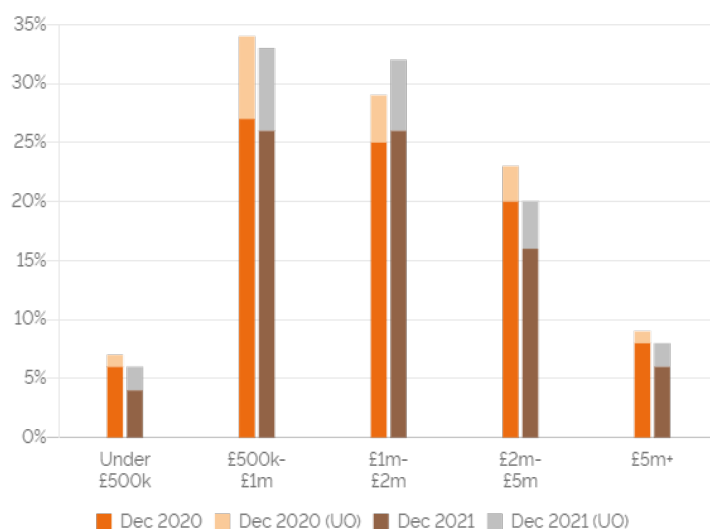
Source: LonRes - As at Jan 6th 2022

## 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

- 27.6% of properties on the market are priced at £1 million or higher.
- 51.4% of properties currently available have been on the market for more than six months.
- 21.5% of flats and 25.9% of houses on the market are currently under offer.

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January 6, 2022, the Kensington, Notting Hill & Holland Park Q4 2021 Sales Report catchment includes all properties sold within the aforementioned area(s).