

Area Overview

Kings Cross & Islington Q4 2021 Sales Report



Sold: Oct-Dec 2021



13.1%

Annual change in
achieved price



-15.8%

Annual change in
transactions



£1,026

Average achieved £
per square foot

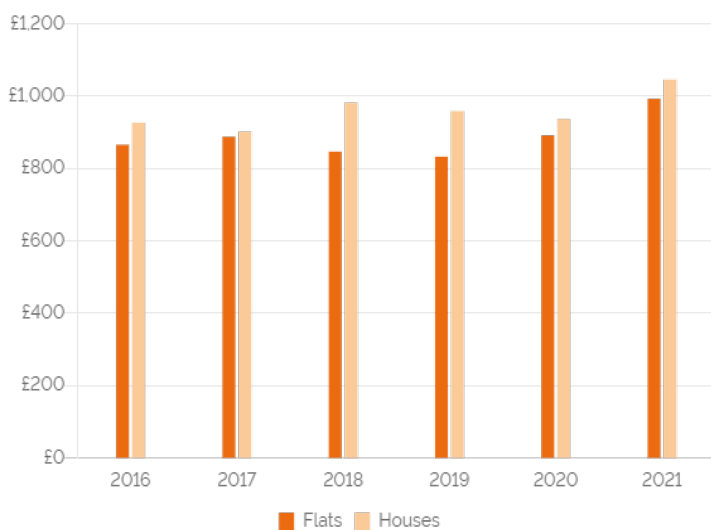


1.0%

Average discount on
initial asking price

Achieved Prices by Year

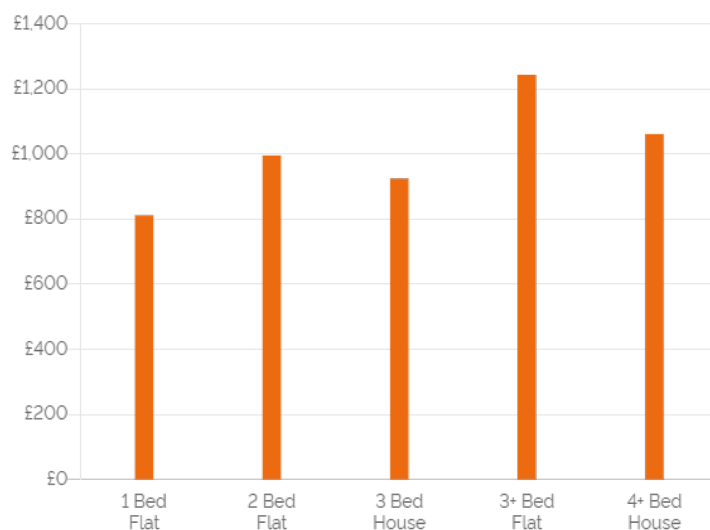
(£ Per Square Foot)



Source: LonRes - Oct-Dec

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Oct-Dec 2022

Key Findings

- Average flat prices are now 14.6% higher they were 5 years ago, with buyers paying £127 more per square foot than they did 5 years ago.
- Achieved prices per square foot have increased by 11.2% for flats over the last year, and have increased by 11.7% for houses.
- 20.8% 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 £825,612 for flats and £2,153,267 for houses.

Current Availability



72.4%

have been on the market for over three months



37.4%

of properties on the market have been reduced in price



-47.3%

Annual change in the number of available properties

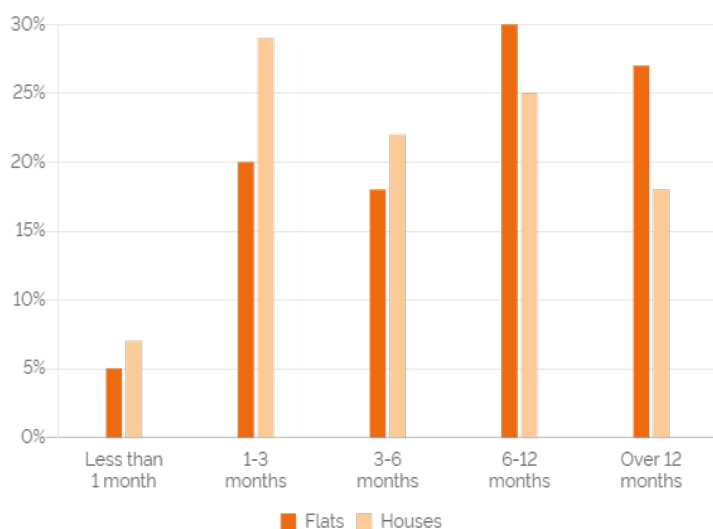


28.3%

Percentage of available properties currently under offer

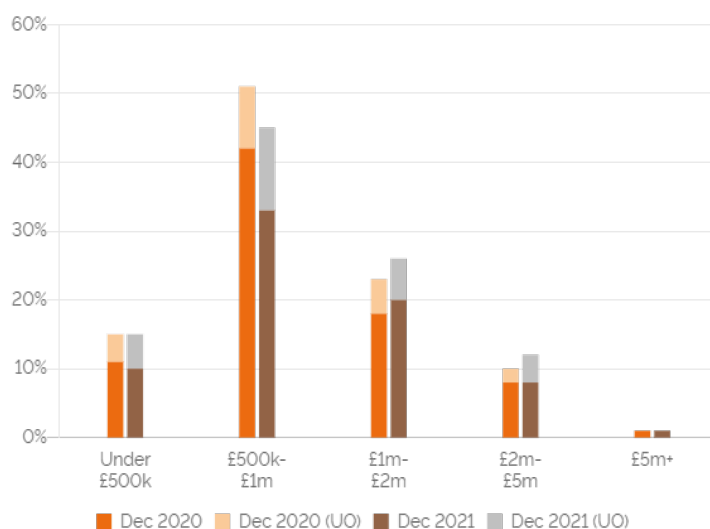
Source: LonRes - As at Jan 6th 2022

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

- 39.4% of properties on the market are priced at £1 million or higher.
- 53.2% of properties currently available have been on the market for more than six months.
- 28.1% of flats and 28.8% of houses on the market are currently under offer.

The information and data within this report is provided for information purposes only. If you are reproducing or redistributing LonRes content you must include a source accreditation to LonRes. LonRes information and data may not be used for commercial purposes, including using it as a basis for any other data product or service.

While we make every effort to ensure our information and data is as robust as possible we cannot guarantee its accuracy or completeness. Those looking to place reliance on LonRes content do so at their own risk. LonRes shall not be liable for any loss or damage, direct or indirect, arising from inaccuracy or incompleteness of the data or any decision made in reliance upon the data. None of the information or data within this report is intended to constitute investment advice or a recommendation to make (or refrain from making) any kind of investment decision and may not be relied on as such.

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