

# Area Overview

## Knightsbridge & Belgravia Q4 2021 Sales Report



### Sold: Oct-Dec 2021



21.8%

Annual change in achieved price



11.9%

Annual change in transactions



£2,012

Average achieved £ per square foot

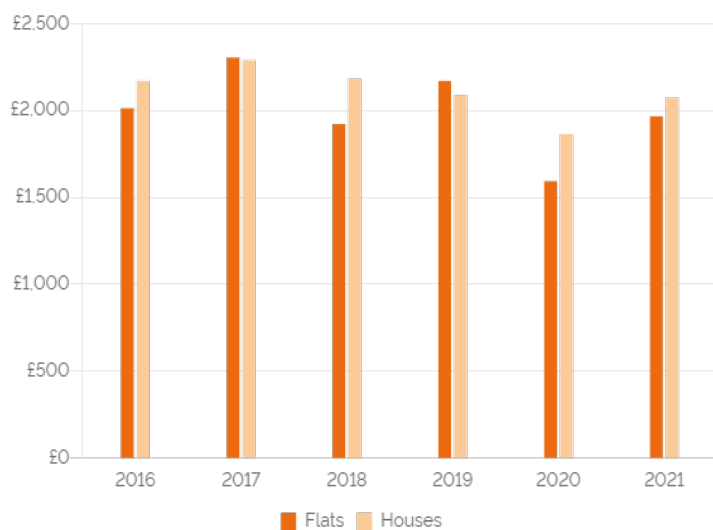


3.9%

Average discount on initial asking price

### Achieved Prices by Year

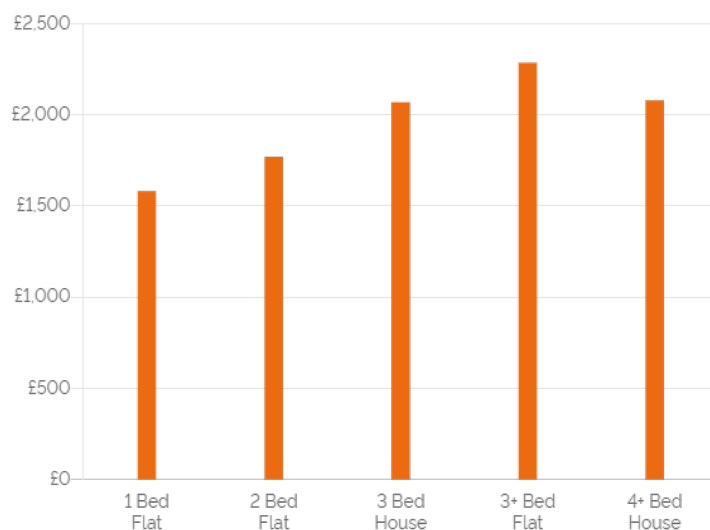
(£ Per Square Foot)



Source: LonRes - Oct-Dec

### Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Oct-Dec 2022

### Key Findings

- Average flat prices are now 2.3% lower they were 5 years ago, with buyers paying £46 less per square foot than they did 5 years ago.
- Achieved prices per square foot have increased by 23.4% for flats over the last year, and have increased by 11.2% for houses.
- 15.2% 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 £3,111,677 for flats and £4,948,792 for houses.

# Current Availability



**78.3%**

have been on the market for over three months



**34.4%**

of properties on the market have been reduced in price



**-12%**

Annual change in the number of available properties

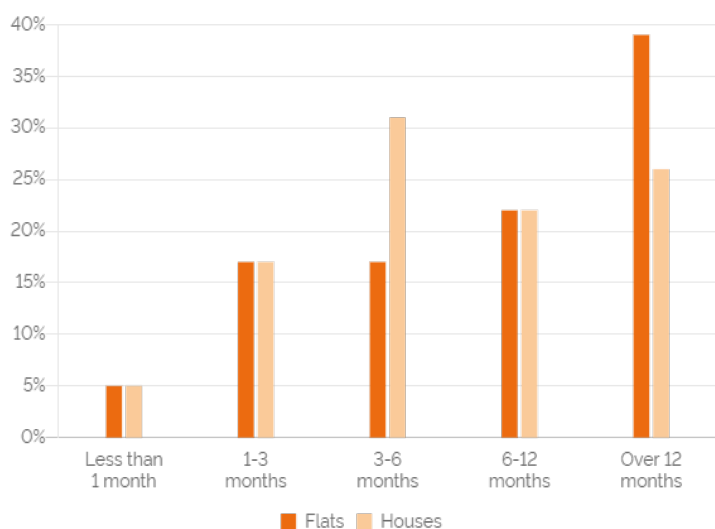


**13.4%**

Percentage of available properties currently under offer

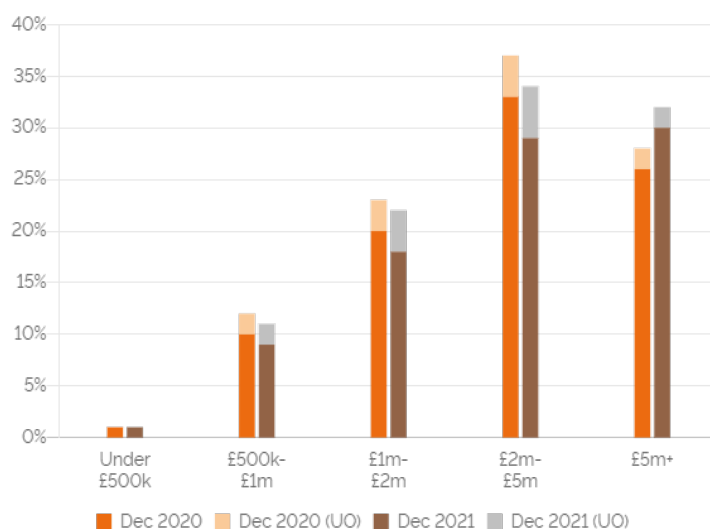
Source: LonRes - As at Jan 6th 2022

## 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

- 62.9% of properties on the market are priced at £1 million or higher.
- 58.5% of properties currently available have been on the market for more than six months.
- 12.5% of flats and 16.9% of houses on the market are currently under offer.

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