

# Area Overview

## Richmond, Kew & Sheen Q2 2021 Sales Report



### Sold: Apr-Jun 2021



2.5%

Annual change in  
achieved price



150%

Annual change in  
transactions



£772

Average achieved £  
per square foot

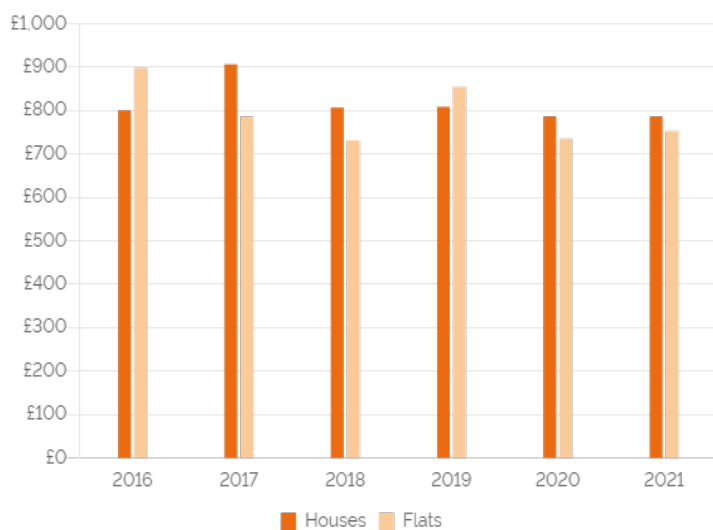


2.7%

Average discount on  
initial asking price

### Achieved Prices by Year

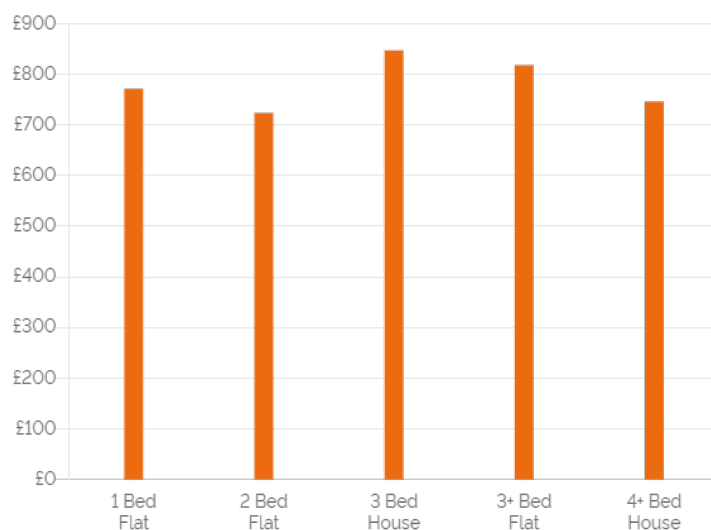
(£ Per Square Foot)



Source: LonRes - Apr-Jun

### Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Apr-Jun 2021

### Key Findings

- Average flat prices are now 16.2% lower they were 5 years ago, with buyers paying £146 less per square foot than they did 5 years ago.
- Achieved prices per square foot have increased by 2.3% for flats over the last year, and have decreased by 0.0% for houses.
- 17.8% 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 £586,056 for flats and £1,386,346 for houses.

# Current Availability



65.6%

have been on the market for over three months



35.3%

of properties on the market have been reduced in price



-23%

Annual change in the number of available properties

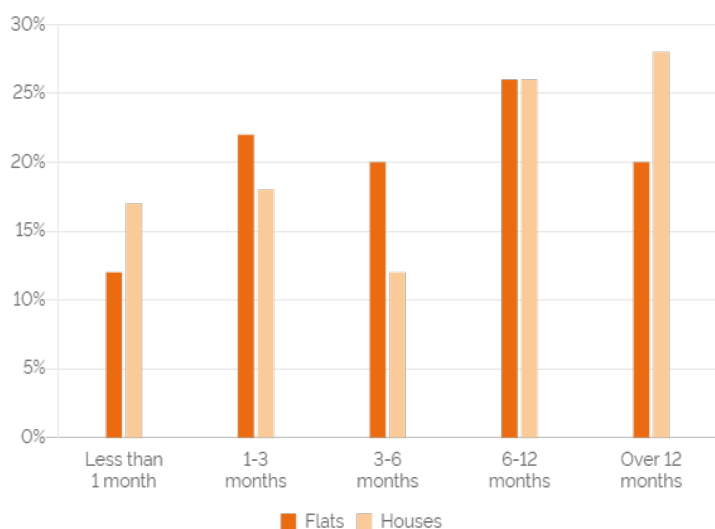


21.4%

Percentage of available properties currently under offer

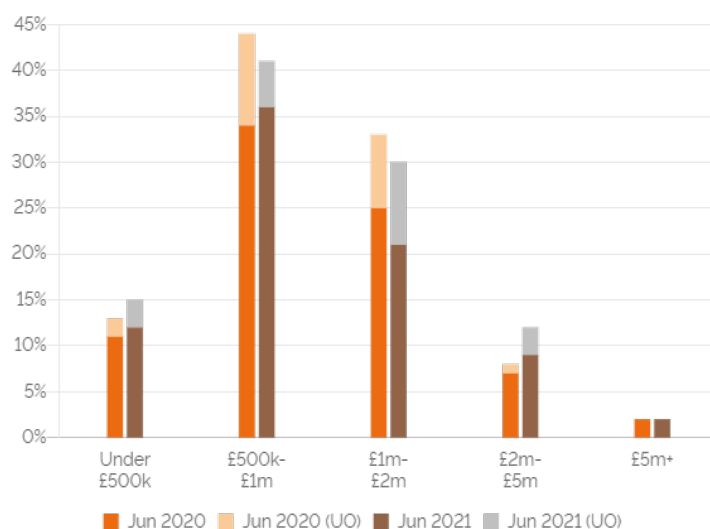
Source: LonRes - As at Jul 6th 2021

## 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

- 42.9% of properties on the market are priced at £1 million or higher.
- 49.1% of properties currently available have been on the market for more than six months.
- 12.3% of flats and 34.0% 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 Richmond, Kew & Sheen Q2 2021 Sales Report catchment includes all properties sold within the aforementioned areas).