

# Area Overview

Richmond, Kew & Sheen Q3 2021 Sales Report



## Sold: Jul-Sep 2021



**-6.8%**

Annual change in achieved price



**2.5%**

Annual change in transactions



**£809**

Average achieved £ per square foot

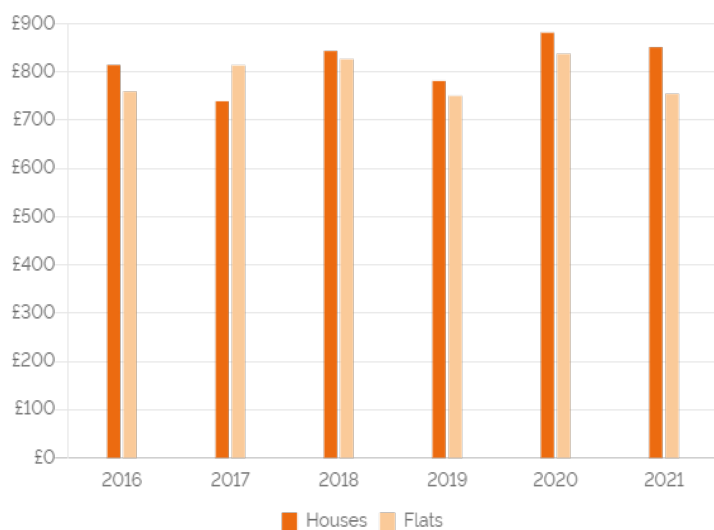


**2.3%**

Average discount on initial asking price

### Achieved Prices by Year

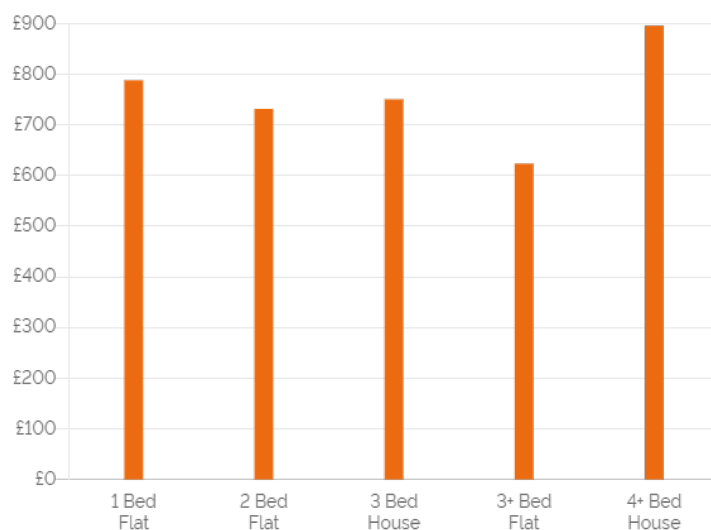
(£ Per Square Foot)



Source: LonRes - Jul-Sep

### Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Jul-Sep 2021

### Key Findings

- Average flat prices are now 0.7% lower they were 5 years ago, with buyers paying £5 less per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 9.9% for flats over the last year, and have decreased by 3.5% for houses.
- 26.8% 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 £531,481 for flats and £1,624,971 for houses.

# Current Availability



**65.5%**

have been on the market for over three months



**38.5%**

of properties on the market have been reduced in price



**-60.8%**

Annual change in the number of available properties

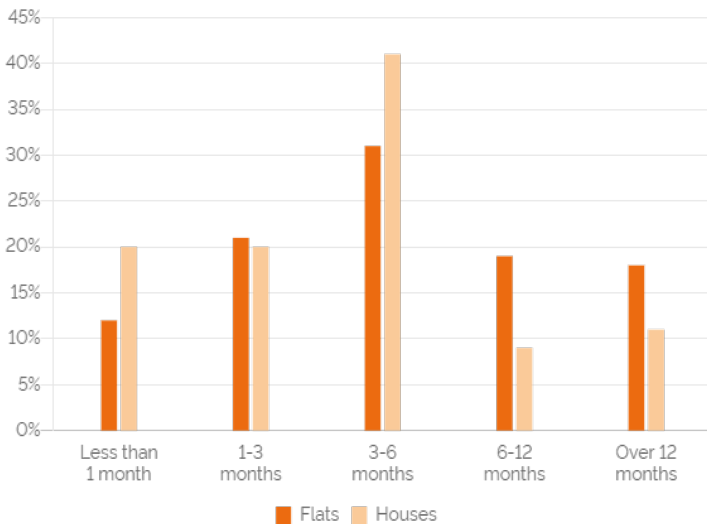


**26.4%**

Percentage of available properties currently under offer

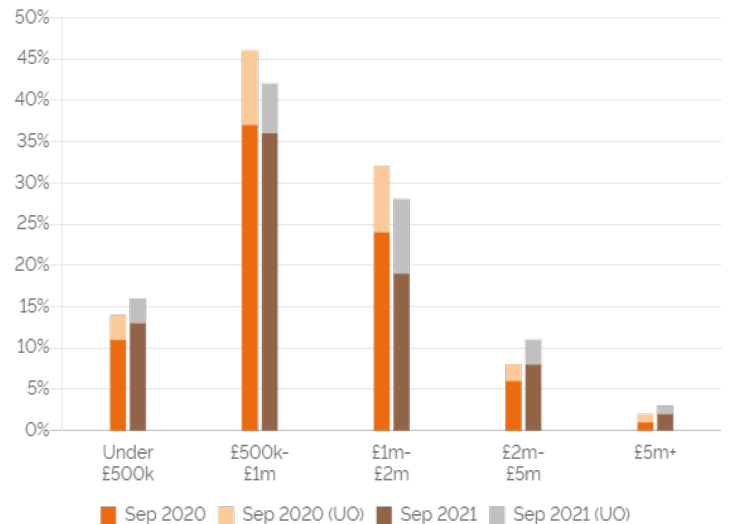
Source: LonRes - As at Oct 6th 2021

## 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

- 41.2% of properties on the market are priced at £1 million or higher.
- 31.1% of properties currently available have been on the market for more than six months.
- 17.6% of flats and 45.7% of houses on the market are currently under offer.

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October 6, 2021, the Richmond, Kew & Sheen Q3 2021 Sales Report catchment includes all properties sold within the aforementioned area(s).