

# Area Overview

## South Kensington Q2 2021 Sales Report



### Sold: Apr-Jun 2021



**-0.5%**

Annual change in  
achieved price



**240%**

Annual change in  
transactions



**£1,611**

Average achieved £  
per square foot

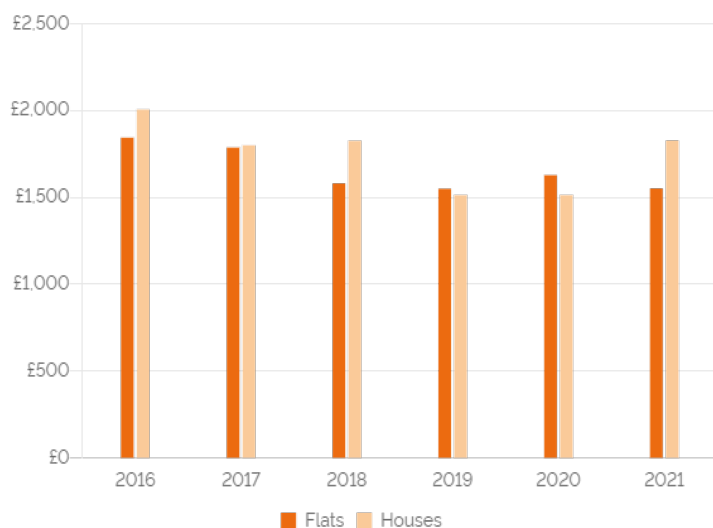


**5.1%**

Average discount on  
initial asking price

### Achieved Prices by Year

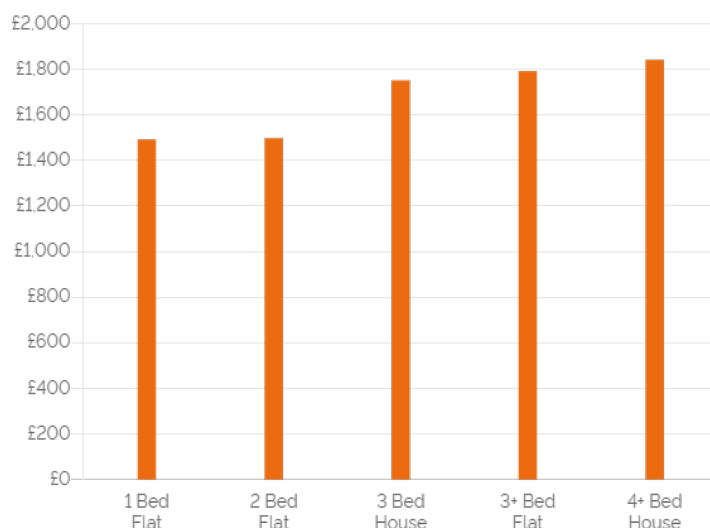
(£ Per Square Foot)



Source: LonRes - Apr-Jun

### Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Apr-Jun 2021

### Key Findings

- Average flat prices are now 15.8% lower they were 5 years ago, with buyers paying £292 less per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 4.7% for flats over the last year, and have increased by 20.8% for houses.
- 20.6% 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 £1,916,249 for flats and £4,259,923 for houses.

# Current Availability



**70.4%**

have been on the market for over three months



**44.1%**

of properties on the market have been reduced in price



**6.4%**

Annual change in the number of available properties



**9.8%**

Percentage of available properties currently under offer

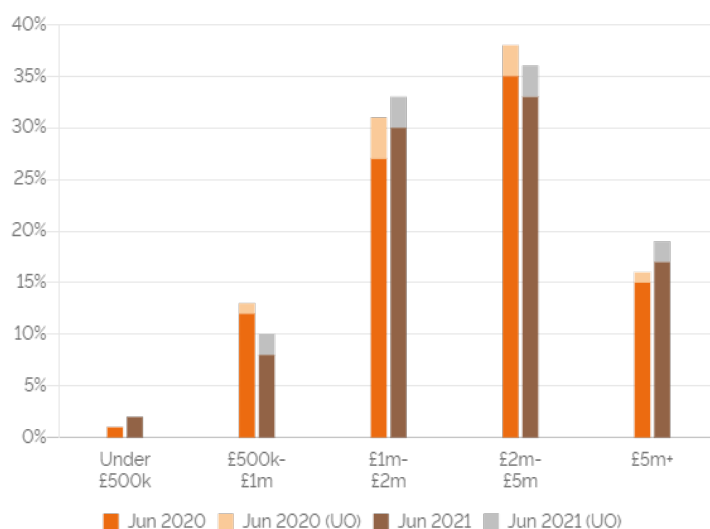
Source: LonRes - As at Jul 6th 2021

## 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

- 53.4% of properties on the market are priced at £1 million or higher.
- 52.1% of properties currently available have been on the market for more than six months.
- 9.8% of flats and 9.3% 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 South Kensington Q2 2021 Sales Report catchment includes all properties sold within the aforementioned area(s).