

Area Overview

South Kensington Q4 2021 Sales Report



Sold: Oct-Dec 2021



16.3%

Annual change in achieved price



-12%

Annual change in transactions



£1,833

Average achieved £ per square foot

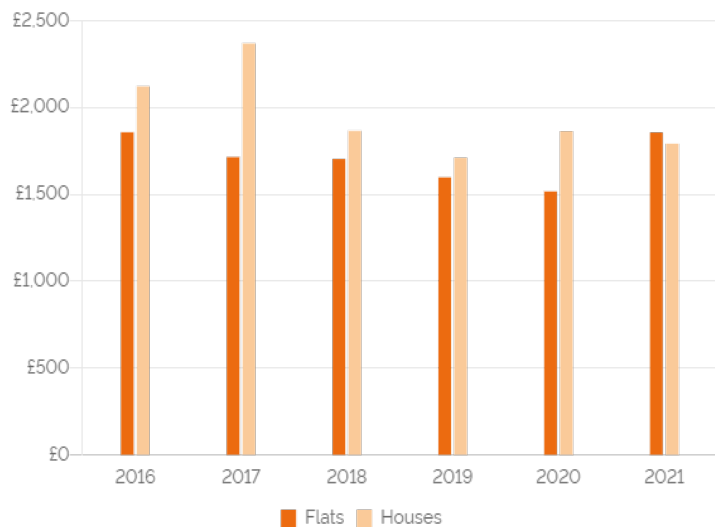


4.2%

Average discount on initial asking price

Achieved Prices by Year

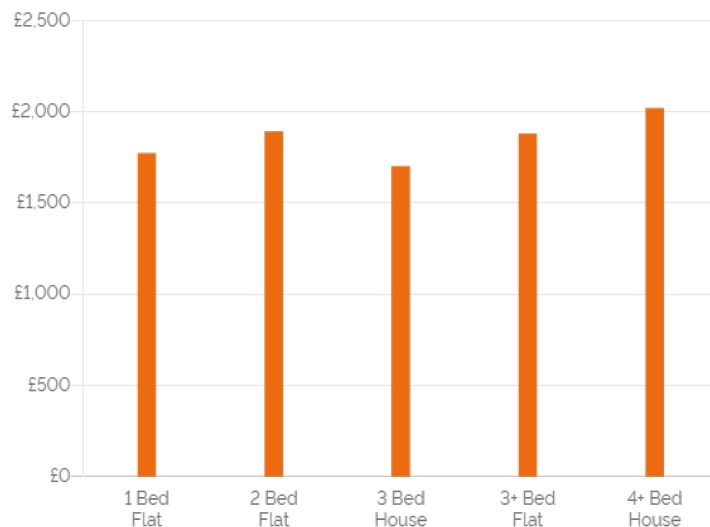
(£ Per Square Foot)



Source: LonRes - Oct-Dec

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Oct-Dec 2022

Key Findings

- Average flat prices are now 0.1% lower they were 5 years ago, with buyers paying £1 less per square foot than they did 5 years ago.
- Achieved prices per square foot have increased by 22.4% for flats over the last year, and have decreased by 3.9% for houses.
- 13.6% 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 £2,270,798 for flats and £5,332,308 for houses.

Current Availability



79.9%

have been on the market for over three months



46.5%

of properties on the market have been reduced in price



-3%

Annual change in the number of available properties

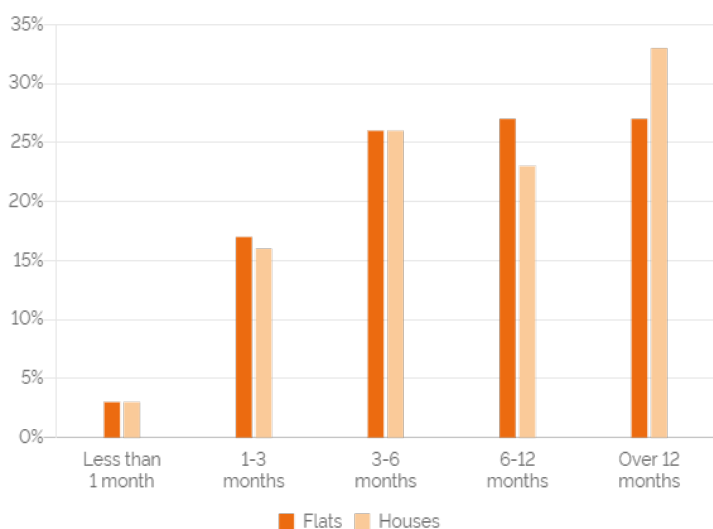


15.7%

Percentage of available properties currently under offer

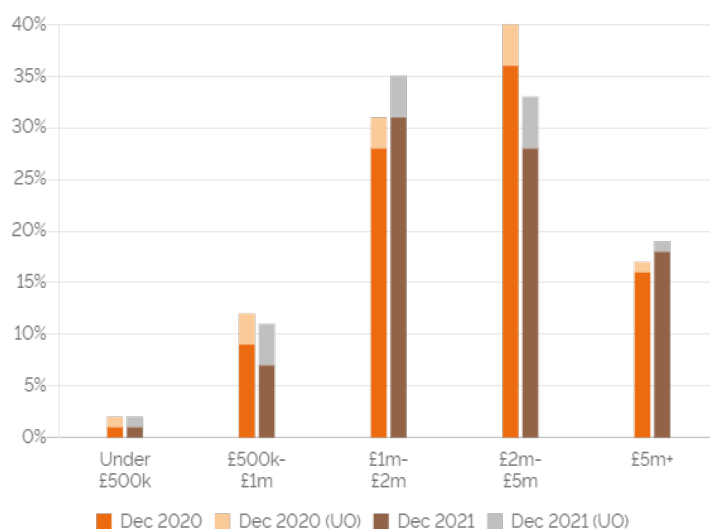
Source: LonRes - As at Jan 6th 2022

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

- 50.4% of properties on the market are priced at £1 million or higher.
- 54.0% of properties currently available have been on the market for more than six months.
- 17.3% of flats and 8.6% of houses on the market are currently under offer.

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