

Area Overview

Bayswater & Maida Vale Q1 2022 Sales Report



Sold: Jan-Mar 2022



5%

Annual change in achieved price



-1.5%

Annual change in transactions



£1,203

Average achieved £ per square foot

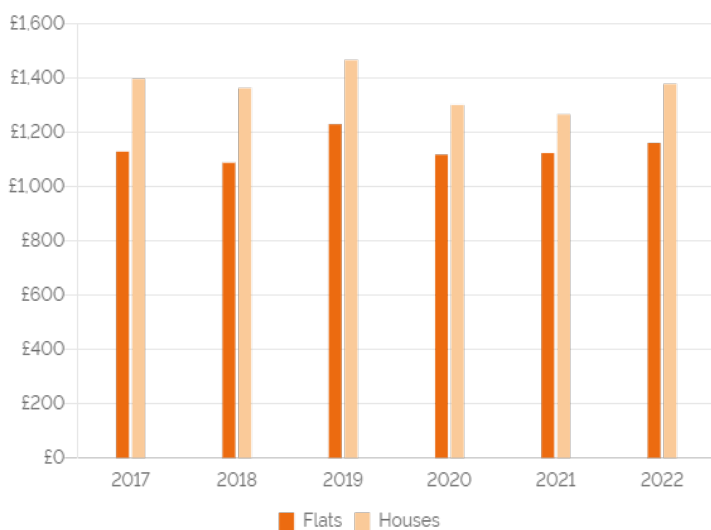


6.9%

Average discount on initial asking price

Achieved Prices by Year

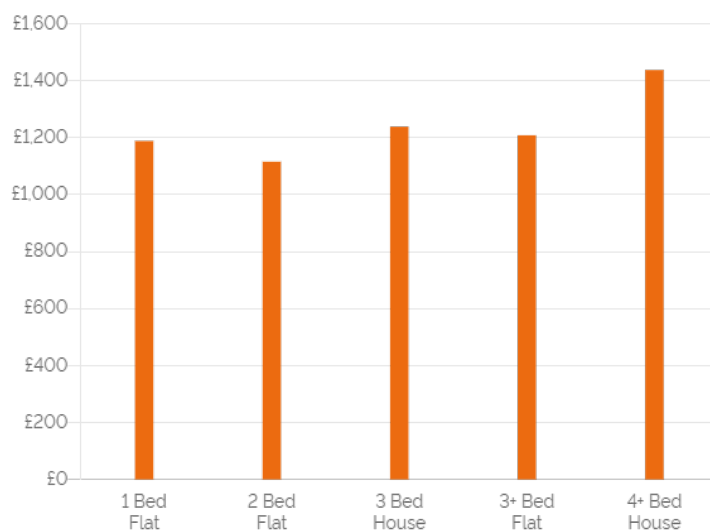
(£ Per Square Foot)



Source: LonRes - Jan-Mar

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Jan-Mar 2022

Key Findings

- Average flat prices are now 2.8% higher they were 5 years ago, with buyers paying £32 more per square foot than they did 5 years ago.
- Achieved prices per square foot have increased by 3.2% for flats over the last year, and have increased by 8.8% for houses.
- 12.6% of properties sold within 3 months, compared with 12.5% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £1,140,223 for flats and £2,615,341 for houses.

Current Availability



68.8%

have been on the market for over three months



46.9%

of properties on the market have been reduced in price



-15.1%

Annual change in the number of available properties



18.5%

Percentage of available properties currently under offer

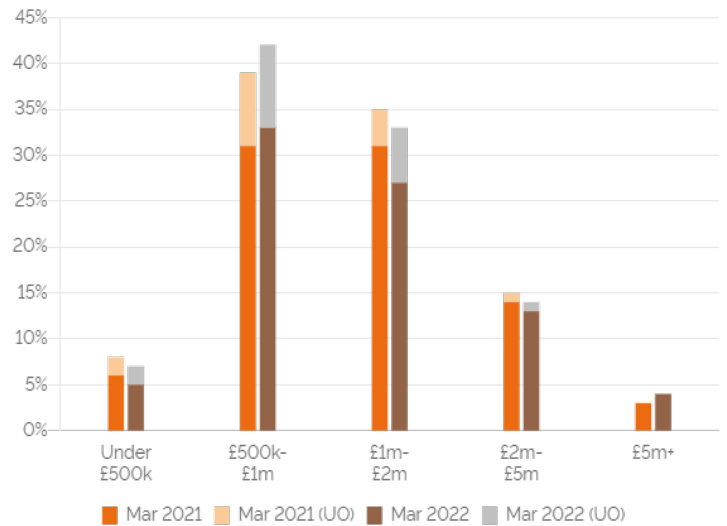
Source: LonRes - As at Apr 6th 2022

Time on the Market



Source: LonRes - As at Apr 6th 2022

Properties on the Market by Price Band



Source: LonRes - As at Apr 6th 2022

Key Findings

- 18.5% of properties on the market are priced at £1 million or higher.
- 51.0% of properties currently available have been on the market for more than six months.
- 18.2% of flats and 20.9% of houses on the market are currently under offer.

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April 6, 2022, the Bayswater & Maida Vale Q1 2022 Sales Report catchment includes all properties sold within the aforementioned areas(s).