

# Area Overview

## Bayswater & Maida Vale Q3 2022 Sales Report



### Sold: Jul-Sep 2022



4.5%

Annual change in achieved price



9.3%

Annual change in transactions



£1,222

Average achieved £ per square foot

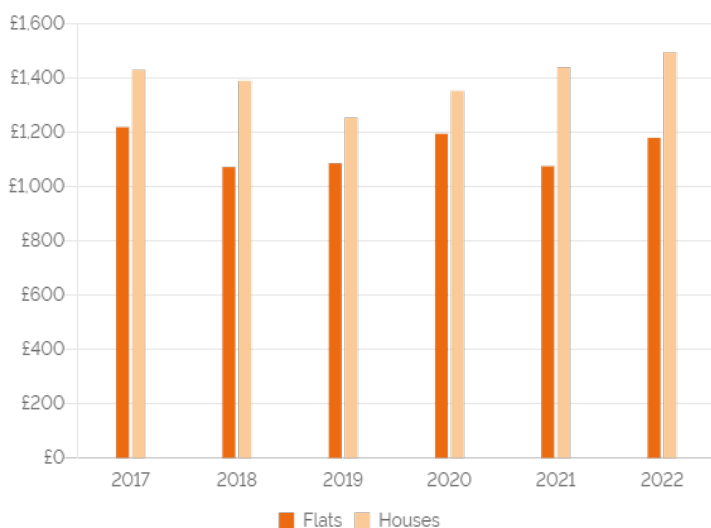


-5.2%

Average discount on initial asking price

### Achieved Prices by Year

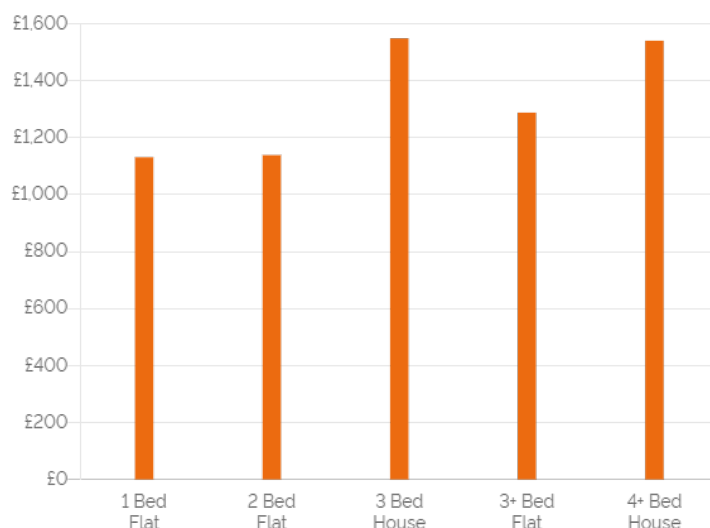
(£ Per Square Foot)



Source: LonRes - Jul-Sep

### Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Jul-Sep 2022

### Key Findings

- Average flat prices are now 3.2% lower they were 5 years ago, with buyers paying £39 less per square foot than they did 5 years ago.
- Achieved prices per square foot have increased by 9.7% for flats over the last year, and have increased by 3.9% for houses.
- 16.3% of properties sold within 3 months, compared with 17.5% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £1,252,322 for flats and £3,201,872 for houses.

# Current Availability



67.7%

have been on the market for over three months



48.8%

of properties on the market have been reduced in price



-3.4%

Annual change in the number of available properties

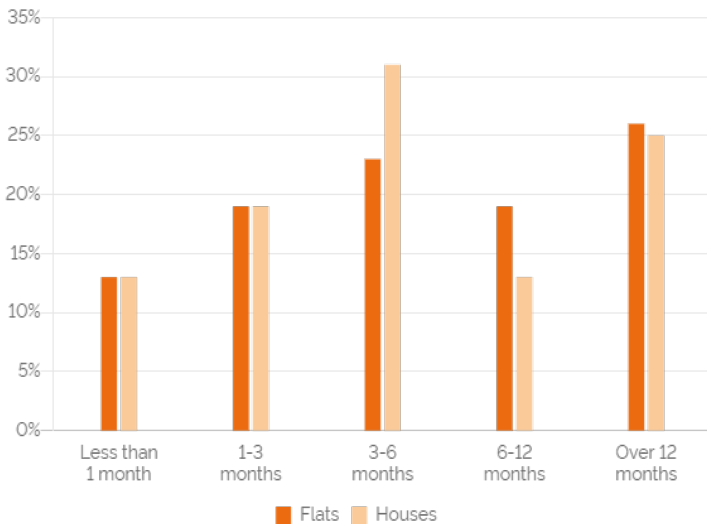


16.9%

Percentage of available properties currently under offer

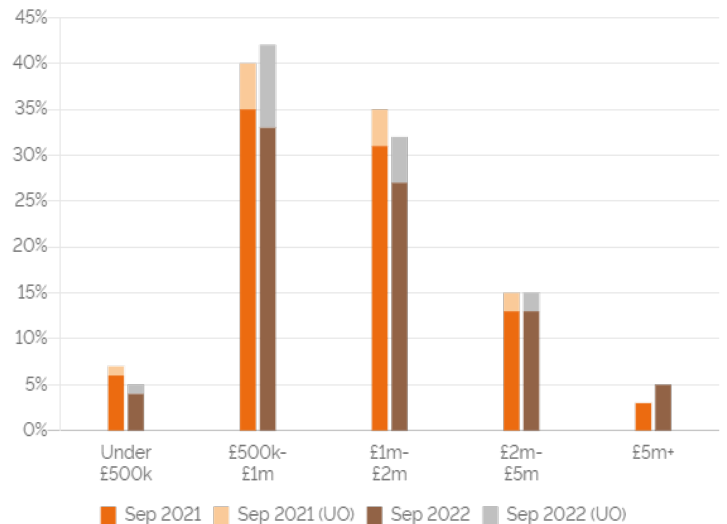
Source: LonRes - As at Oct 6th 2022

## Time on the Market



Source: LonRes - As at Oct 6th 2022

## Properties on the Market by Price Band



Source: LonRes - As at Oct 6th 2022

## Key Findings

- 20.6% of properties on the market are priced at £1 million or higher.
- 44.2% of properties currently available have been on the market for more than six months.
- 17.1% of flats and 15.7% of houses on the market are currently under offer.

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October 6, 2022, the Bayswater & Maida Vale Q3 2022 Sales Report catchment includes all properties sold within the aforementioned area(s).