

Area Overview

Bayswater & Maida Vale Q4 2022 Sales Report



Sold: Oct-Dec 2022



-3.3%

Annual change in
achieved price



-6%

Annual change in
transactions



£1,191

Average achieved £
per square foot

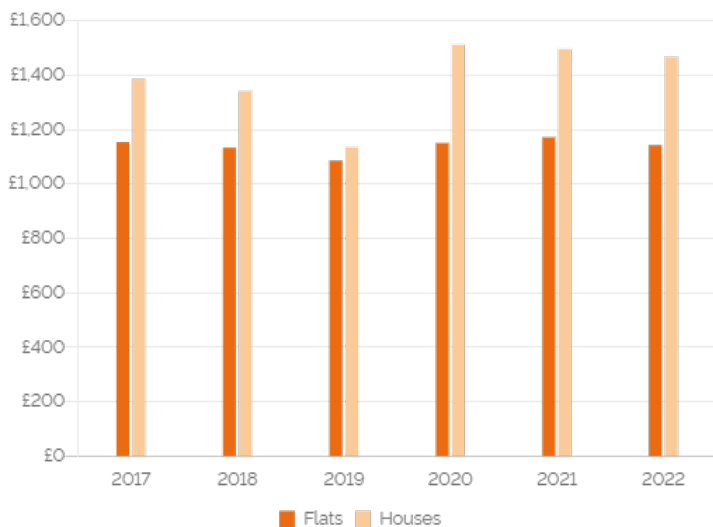


-7.4%

Average discount on
initial asking price

Achieved Prices by Year

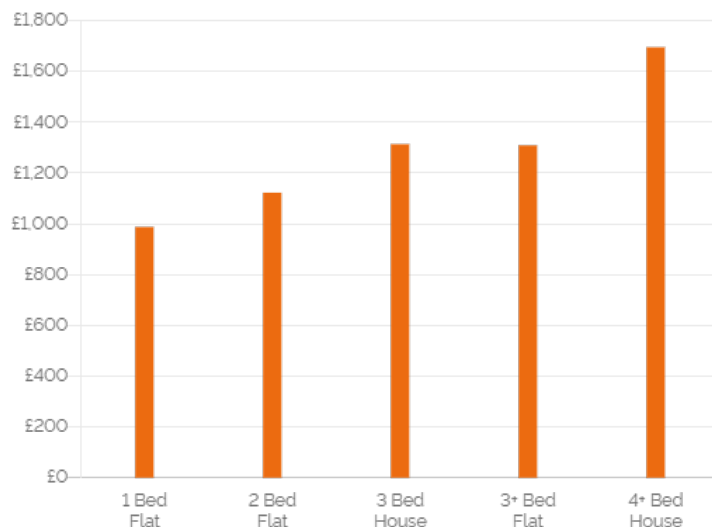
(£ Per Square Foot)



Source: LonRes - Oct-Dec

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Oct-Dec 2023

Key Findings

- Average flat prices are now 0.9% lower they were 5 years ago, with buyers paying £11 less per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 2.5% for flats over the last year, and have decreased by 1.9% for houses.
- 15.1% of properties sold within 3 months, compared with 14.6% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £1,148,143 for flats and £3,294,706 for houses.

Current Availability



74.6%

have been on the market for over three months



52.4%

of properties on the market have been reduced in price



0.7%

Annual change in the number of available properties

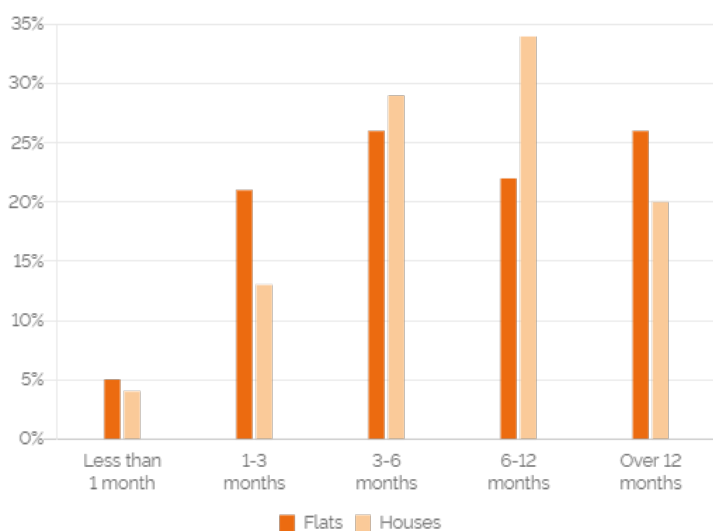


15.9%

Percentage of available properties currently under offer

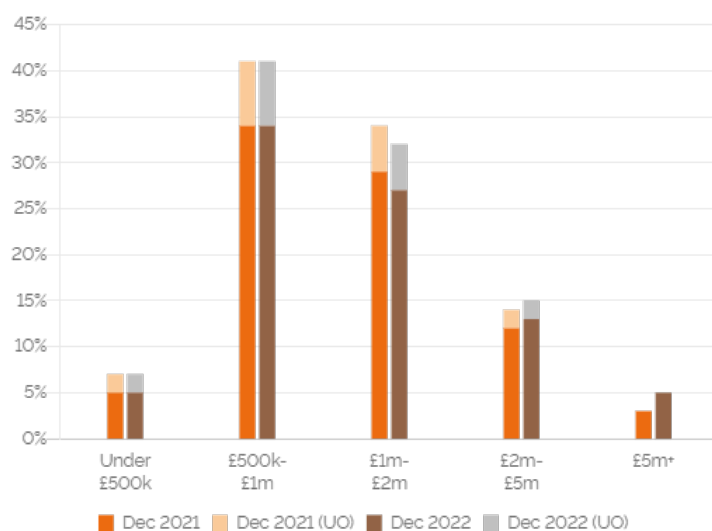
Source: LonRes - As at Jan 9th 2023

Time on the Market



Source: LonRes - As at Jan 9th 2023

Properties on the Market by Price Band



Source: LonRes - As at Jan 9th 2023

Key Findings

- 19.8% of properties on the market are priced at £1 million or higher.
- 48.4% of properties currently available have been on the market for more than six months.
- 15.9% of flats and 16.5% of houses on the market are currently under offer.

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January 9, 2023, the Bayswater & Maida Vale Q4 2022 Sales Report catchment includes all properties sold within the aforementioned area(s).