

Area Overview

Hammersmith & Brook Green, Chiswick, North Kensington

Q1 2022 Sales Report



Sold: Jan-Mar 2022



11.8%

Annual change in
achieved price



-31.7%

Annual change in
transactions



£923

Average achieved £
per square foot

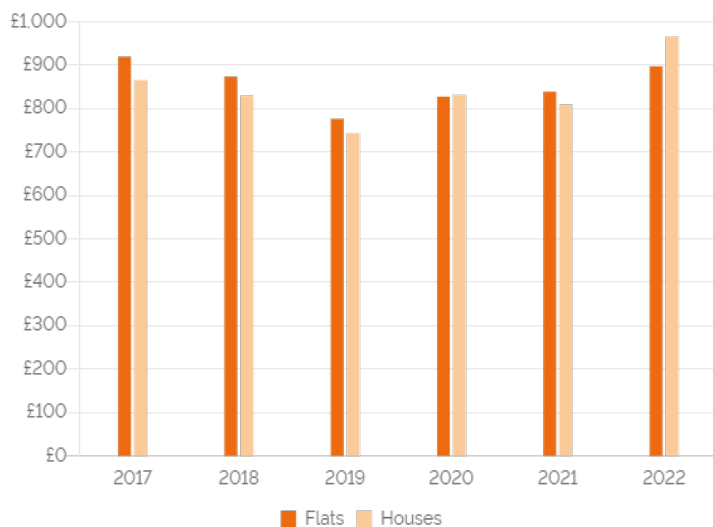


5.6%

Average discount on
initial asking price

Achieved Prices by Year

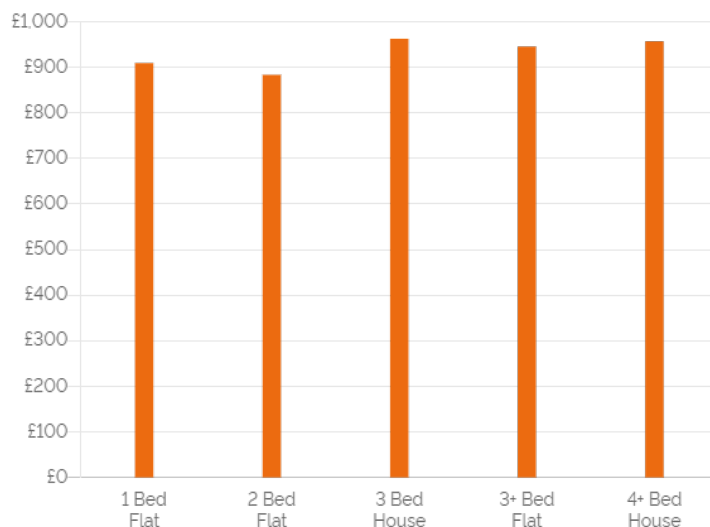
(£ Per Square Foot)



Source: LonRes - Jan-Mar

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Jan-Mar 2022

Key Findings

- Average flat prices are now 2.3% lower they were 5 years ago, with buyers paying £21 less per square foot than they did 5 years ago.
- Achieved prices per square foot have increased by 7.1% for flats over the last year, and have increased by 19.3% for houses.
- 10.5% 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 £718,653 for flats and £1,763,333 for houses.

Current Availability



61.3%

have been on the market for over three months



35.7%

of properties on the market have been reduced in price



-22.5%

Annual change in the number of available properties

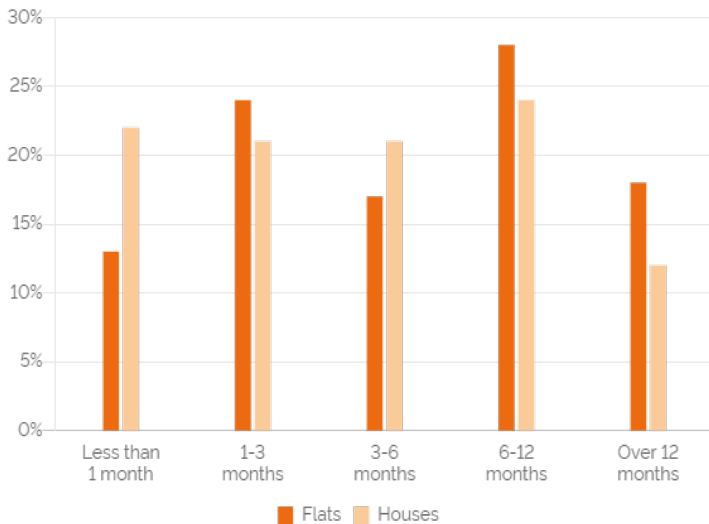


32.9%

Percentage of available properties currently under offer

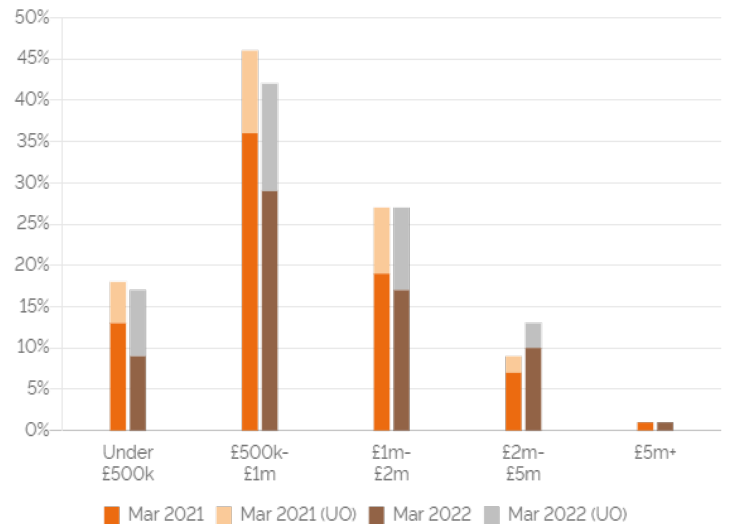
Source: LonRes - As at Apr 6th 2022

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

- 40.7% of properties on the market are priced at £1 million or higher.
- 43.3% of properties currently available have been on the market for more than six months.
- 30.8% of flats and 38.1% of houses on the market are currently under offer.

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April 6, 2022, the Hammersmith & Brook Green, Chiswick, North Kensington Q1 2022 Sales Report catchment includes all properties sold within the aforementioned area(s).