

# Area Overview

Hammersmith & Brook Green, Chiswick, North Kensington

Q4 2022 Sales Report



## Sold: Oct-Dec 2022



0%

Annual change in achieved price



-11.1%

Annual change in transactions



£904

Average achieved £ per square foot

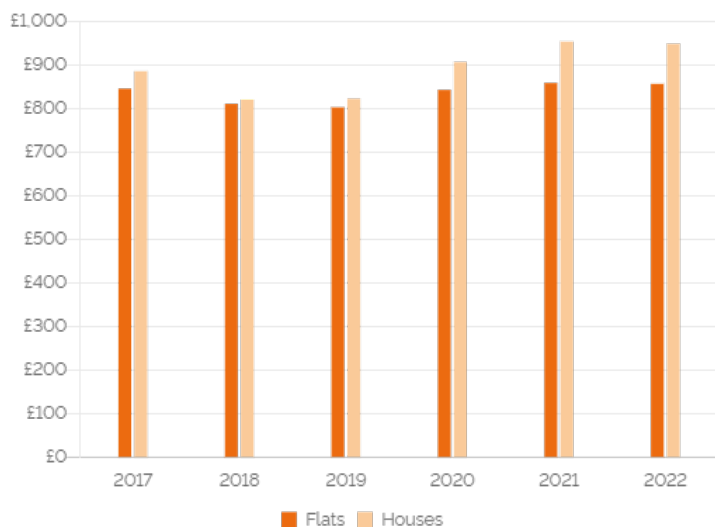


-5.8%

Average discount on initial asking price

### Achieved Prices by Year

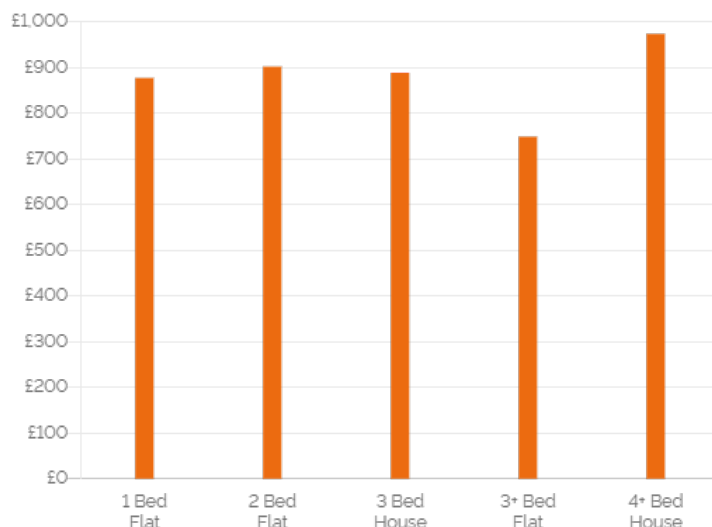
(£ Per Square Foot)



Source: LonRes - Oct-Dec

### Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Oct-Dec 2023

### Key Findings

- Average flat prices are now 1.4% higher they were 5 years ago, with buyers paying £12 more per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 0.2% for flats over the last year, and have decreased by 0.5% for houses.
- 20.0% 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 £661,229 for flats and £1,800,811 for houses.

# Current Availability



72.9%

have been on the market for over three months



42%

of properties on the market have been reduced in price



14.1%

Annual change in the number of available properties

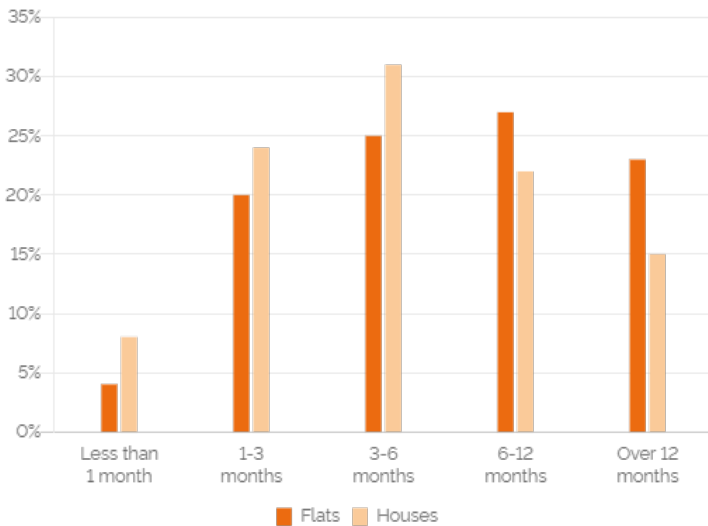


21%

Percentage of available properties currently under offer

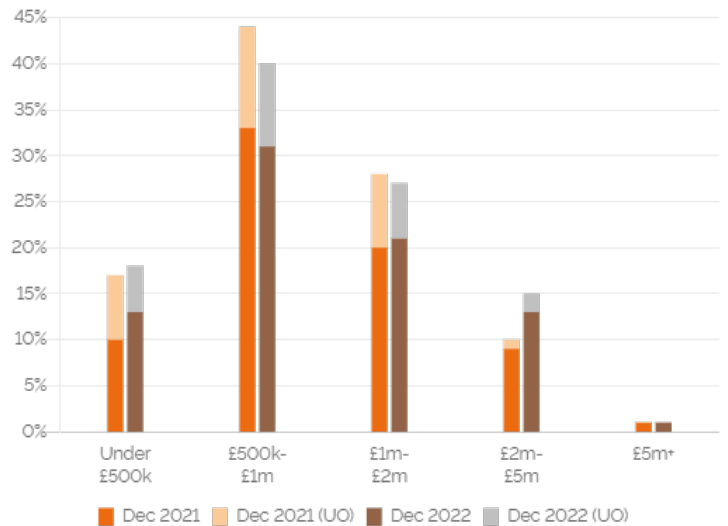
Source: LonRes - As at Jan 9th 2023

## 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

- 40.9% of properties on the market are priced at £1 million or higher.
- 45.8% of properties currently available have been on the market for more than six months.
- 19.3% of flats and 24.7% of houses on the market are currently under offer.

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January 9, 2023, the Hammersmith & Brook Green, Chiswick, North Kensington Q4 2022 Sales Report catchment includes all properties sold within the aforementioned area(s).