

Area Overview

Hampstead Q1 2022 Sales Report



Sold: Jan-Mar 2022



6%

Annual change in
achieved price



-30.4%

Annual change in
transactions



£1,193

Average achieved £
per square foot

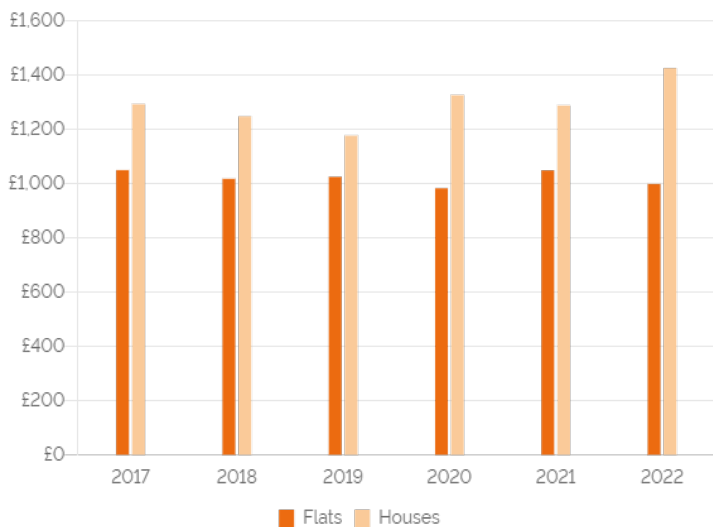


7.1%

Average discount on
initial asking price

Achieved Prices by Year

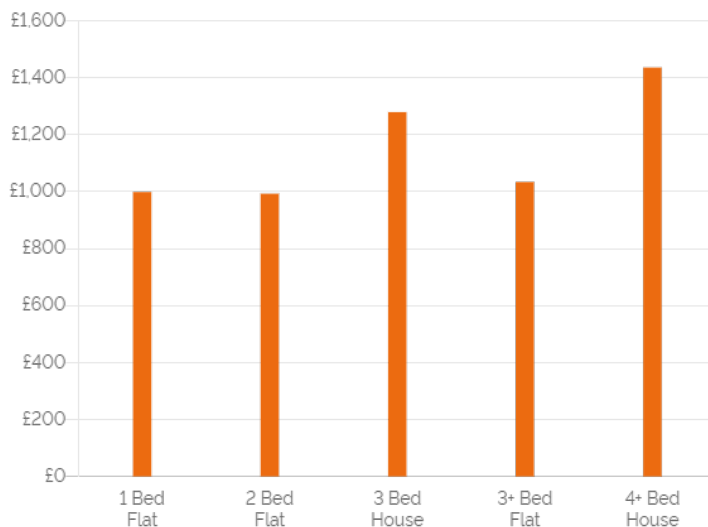
(£ Per Square Foot)



Source: LonRes - Jan-Mar

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Jan-Mar 2022

Key Findings

- Average flat prices are now 4.9% lower they were 5 years ago, with buyers paying £51 less per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 4.9% for flats over the last year, and have increased by 10.7% for houses.
- 9.1% 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 £1,333,058 for flats and £3,751,045 for houses.

Current Availability



64.8%

have been on the market for over three months



50.2%

of properties on the market have been reduced in price



-12.2%

Annual change in the number of available properties

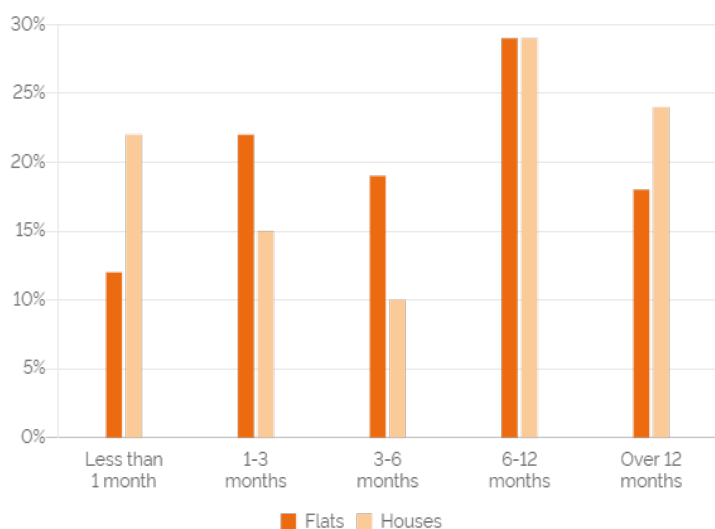


28.2%

Percentage of available properties currently under offer

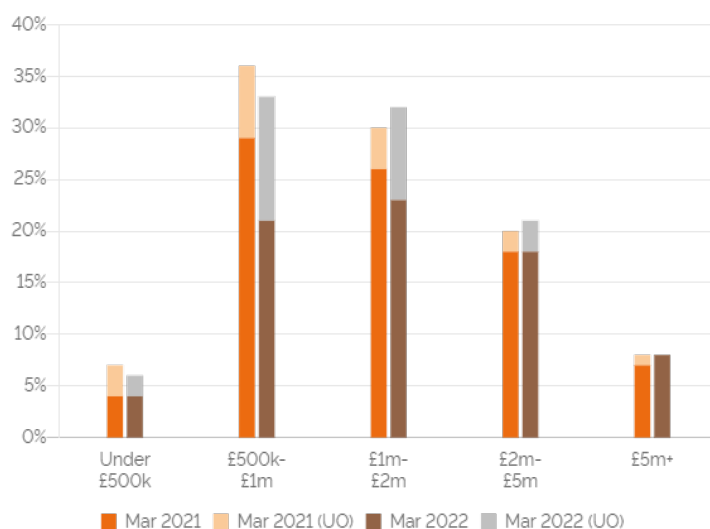
Source: LonRes - As at Apr 6th 2022

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

- 27.8% of properties on the market are priced at £1 million or higher.
- 48.0% of properties currently available have been on the market for more than six months.
- 30.4% of flats and 20.3% of houses on the market are currently under offer.

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April 6, 2022, the Hampstead Q1 2022 Sales Report catchment includes all properties sold within the aforementioned area(s).