

Area Overview

Hampstead Q2 2022 Sales Report



Sold: Apr-Jun 2022



12.5%

Annual change in achieved price



-37.4%

Annual change in transactions



£1,240

Average achieved £ per square foot

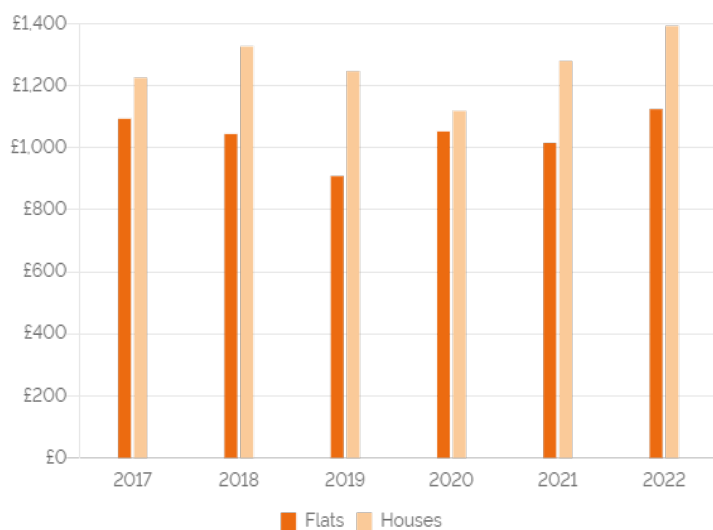


4.6%

Average discount on initial asking price

Achieved Prices by Year

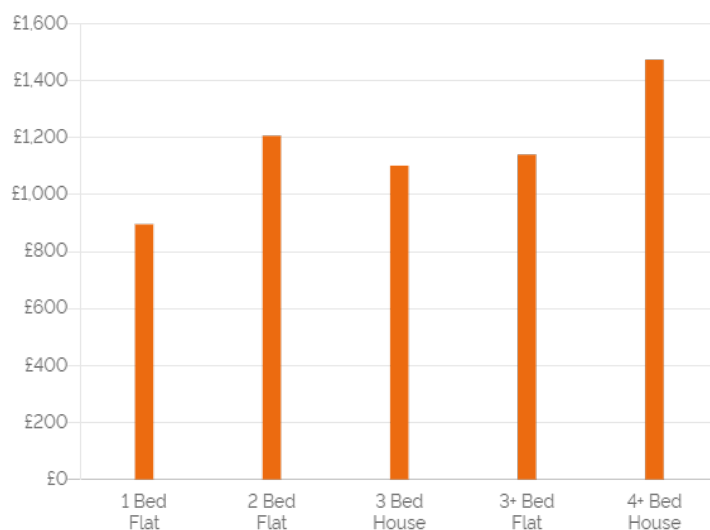
(£ Per Square Foot)



Source: LonRes - Apr-Jun

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Apr-Jun 2022

Key Findings

- Average flat prices are now 2.9% higher they were 5 years ago, with buyers paying £31 more per square foot than they did 5 years ago.
- Achieved prices per square foot have increased by 10.7% for flats over the last year, and have increased by 8.9% for houses.
- 9.7% of properties sold within 3 months, compared with 15.5% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £1,264,067 for flats and £4,109,261 for houses.

Current Availability



60.7%

have been on the market for over three months



47.1%

of properties on the market have been reduced in price



-3.7%

Annual change in the number of available properties



26%

Percentage of available properties currently under offer

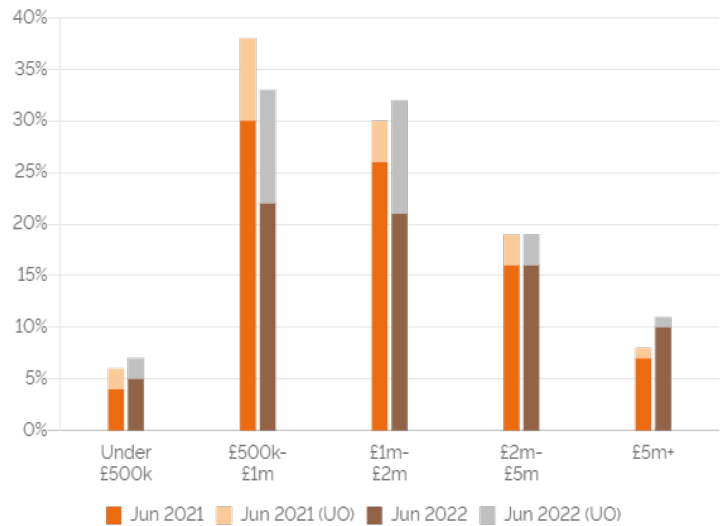
Source: LonRes - As at Jul 6th 2022

Time on the Market



Source: LonRes - As at Jul 6th 2022

Properties on the Market by Price Band



Source: LonRes - As at Jul 6th 2022

Key Findings

- 30.2% of properties on the market are priced at £1 million or higher.
- 38.0% of properties currently available have been on the market for more than six months.
- 27.0% of flats and 22.4% of houses on the market are currently under offer.

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July 6, 2022, the Hampstead Q2 2022 Sales Report catchment includes all properties sold within the aforementioned area(s).