

Area Overview

Hampstead Q3 2022 Sales Report



Sold: Jul-Sep 2022



-4.3%

Annual change in
achieved price



40.5%

Annual change in
transactions



£1,197

Average achieved £
per square foot

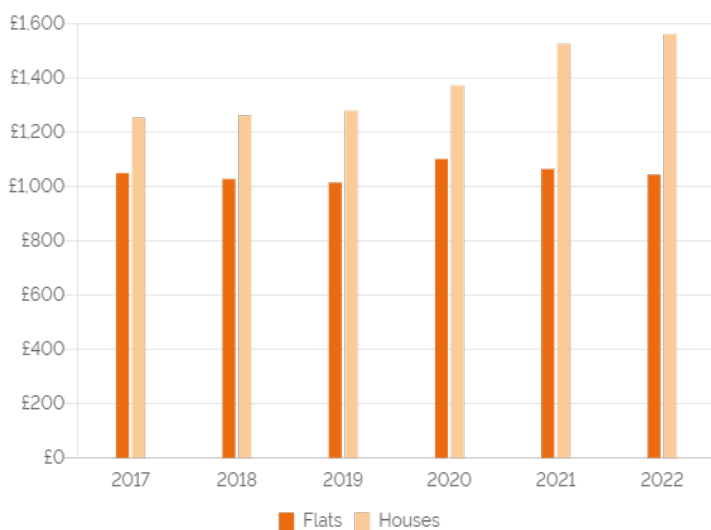


-5.1%

Average discount on
initial asking price

Achieved Prices by Year

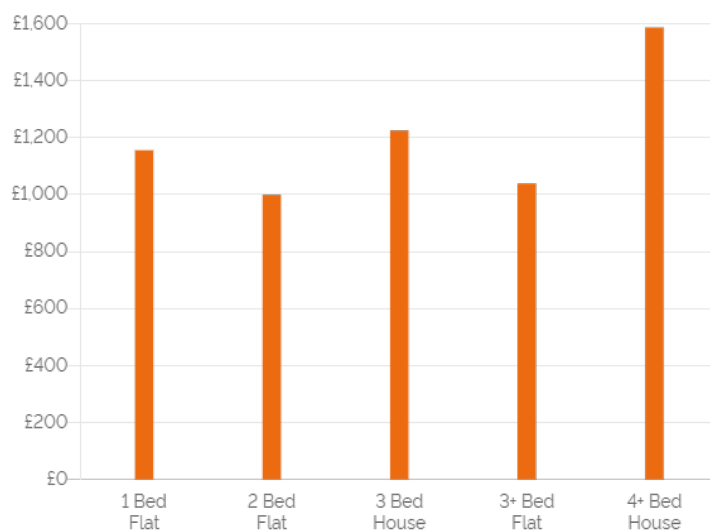
(£ Per Square Foot)



Source: LonRes - Jul-Sep

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Jul-Sep 2022

Key Findings

- Average flat prices are now 0.5% lower they were 5 years ago, with buyers paying £6 less per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 2.0% for flats over the last year, and have increased by 2.3% for houses.
- 26.9% of properties sold within 3 months, compared with 17.5% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £953,636 for flats and £5,071,750 for houses.

Current Availability



65.3%

have been on the market for over three months



47.2%

of properties on the market have been reduced in price



5.7%

Annual change in the number of available properties

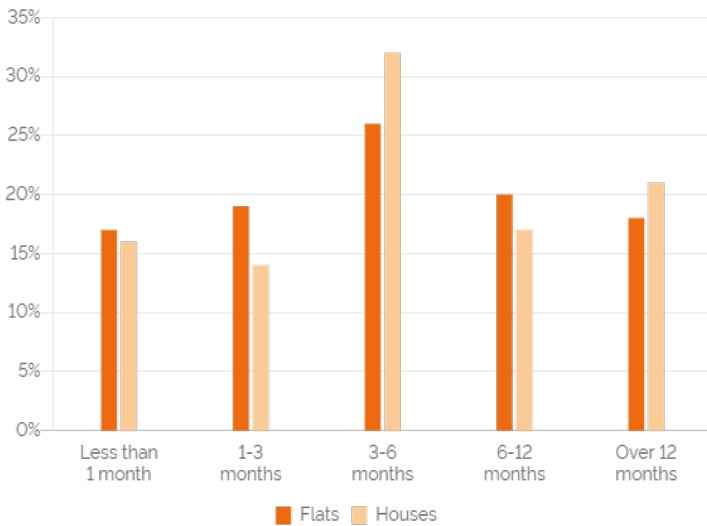


24.7%

Percentage of available properties currently under offer

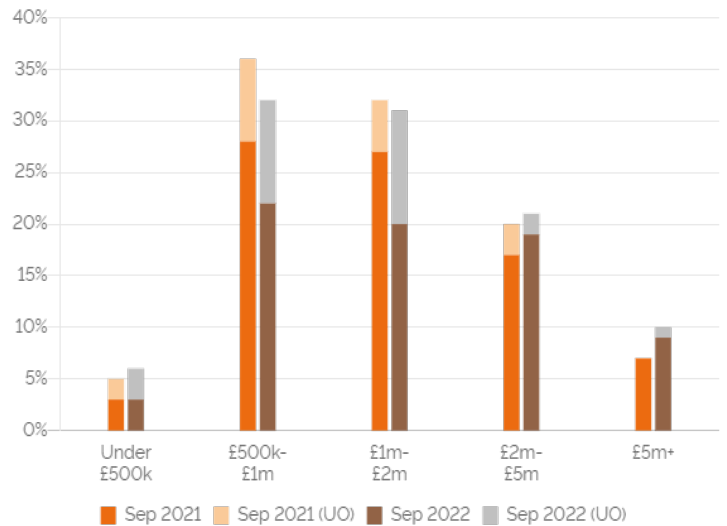
Source: LonRes - As at Oct 6th 2022

Time on the Market



Source: LonRes - As at Oct 6th 2022

Properties on the Market by Price Band



Source: LonRes - As at Oct 6th 2022

Key Findings

- 31.0% of properties on the market are priced at £1 million or higher.
- 38.4% of properties currently available have been on the market for more than six months.
- 26.1% of flats and 19.7% of houses on the market are currently under offer.

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October 6, 2022, the Hampstead Q3 2022 Sales Report catchment includes all properties sold within the aforementioned area(s).