

# Area Overview

## Hampstead Q4 2022 Sales Report



### Sold: Oct-Dec 2022



**-0.2%**

Annual change in  
achieved price



**1.6%**

Annual change in  
transactions



**£1,206**

Average achieved £  
per square foot

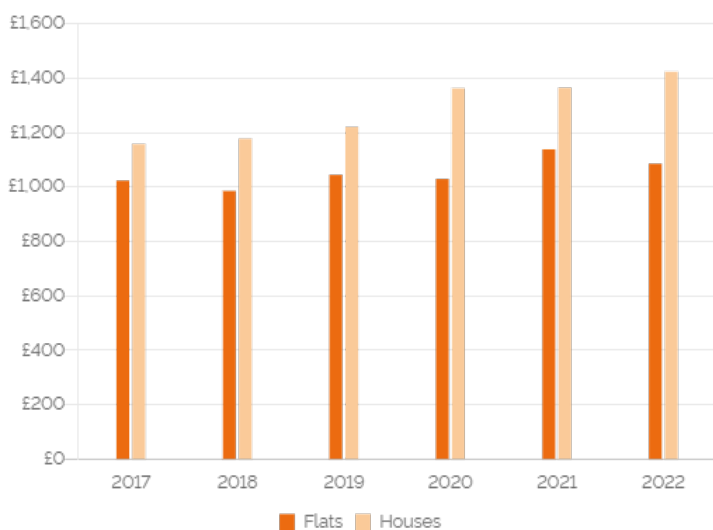


**-6.6%**

Average discount on  
initial asking price

### Achieved Prices by Year

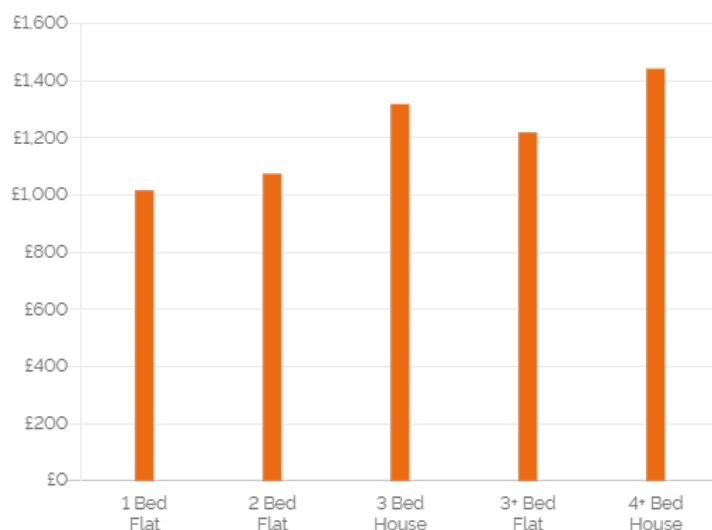
(£ Per Square Foot)



Source: LonRes - Oct-Dec

### Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Oct-Dec 2023

### Key Findings

- Average flat prices are now 6.1% higher they were 5 years ago, with buyers paying £62 more per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 4.6% for flats over the last year, and have increased by 4.3% for houses.
- 12.3% 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 £1,197,797 for flats and £4,379,909 for houses.

# Current Availability



76.8%

have been on the market for over three months



50.7%

of properties on the market have been reduced in price



3.7%

Annual change in the number of available properties

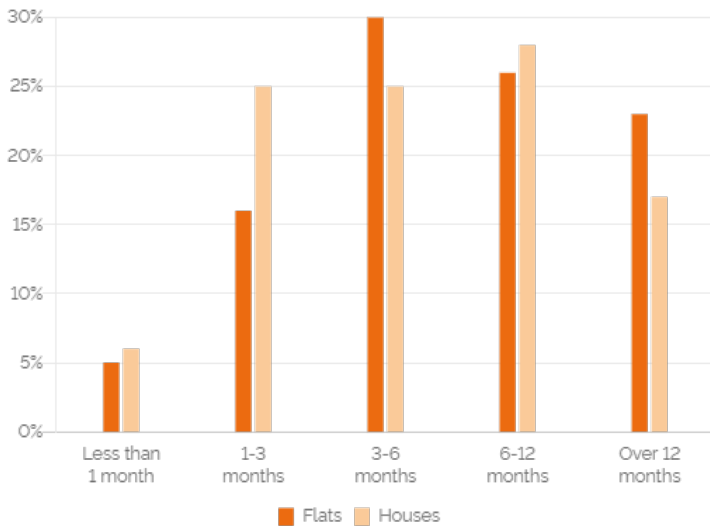


21.1%

Percentage of available properties currently under offer

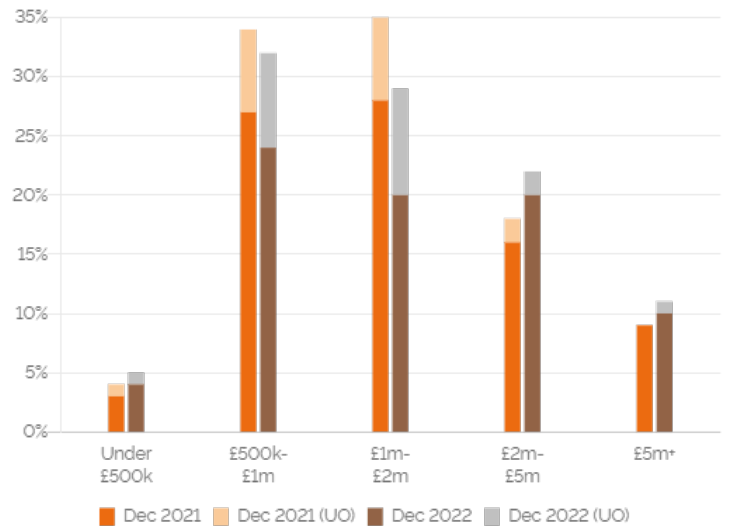
Source: LonRes - As at Jan 9th 2023

## 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

- 34.6% of properties on the market are priced at £1 million or higher.
- 47.9% of properties currently available have been on the market for more than six months.
- 21.9% of flats and 18.5% of houses on the market are currently under offer.

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January 9, 2023, the Hampstead Q4 2022 Sales Report catchment includes all properties sold within the aforementioned area(s).