

Area Overview

Kensington, Notting Hill & Holland Park Q1 2022 Sales Report



Sold: Jan-Mar 2022



6.7%

Annual change in achieved price



-22%

Annual change in transactions



£1,384

Average achieved £ per square foot

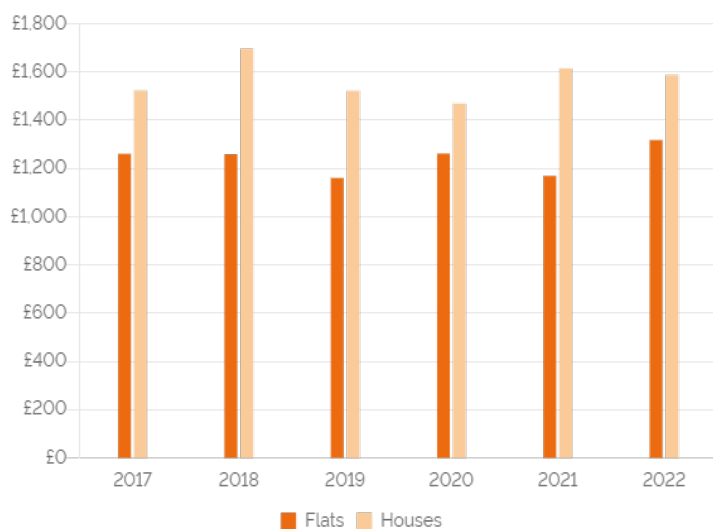


6.5%

Average discount on initial asking price

Achieved Prices by Year

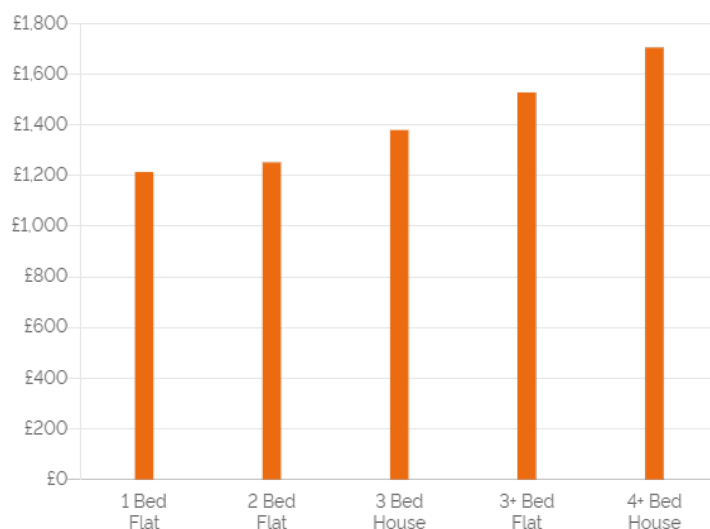
(£ Per Square Foot)



Source: LonRes - Jan-Mar

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Jan-Mar 2022

Key Findings

- Average flat prices are now 4.5% higher they were 5 years ago, with buyers paying £57 more per square foot than they did 5 years ago.
- Achieved prices per square foot have increased by 12.8% for flats over the last year, and have decreased by 1.7% for houses.
- 13.8% 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 £1,446,850 for flats and £4,596,868 for houses.

Current Availability



65.7%

have been on the market for over three months



43.3%

of properties on the market have been reduced in price



-21%

Annual change in the number of available properties

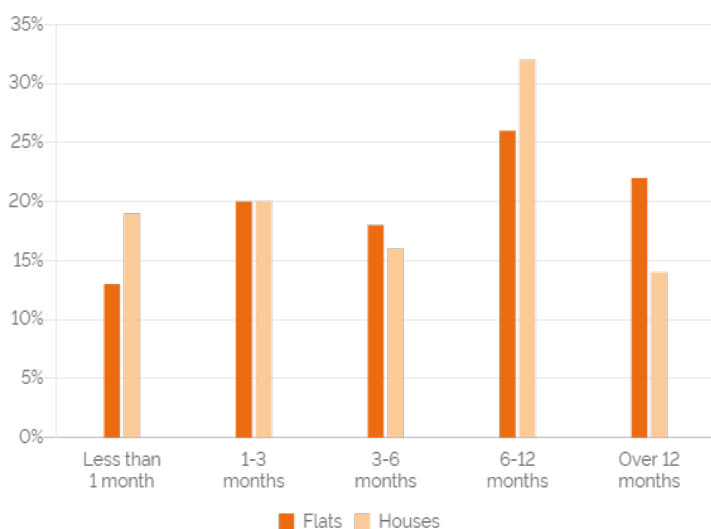


23%

Percentage of available properties currently under offer

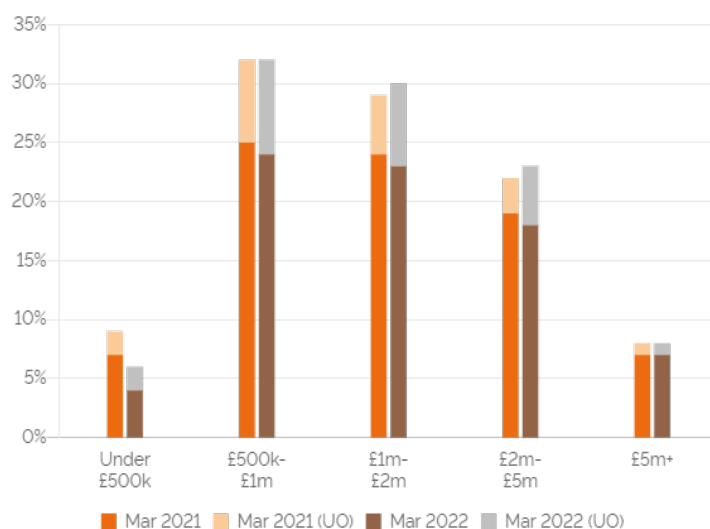
Source: LonRes - As at Apr 6th 2022

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

- 32.4% 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.
- 23.5% of flats and 20.9% of houses on the market are currently under offer.

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April 6, 2022, the Kensington, Notting Hill & Holland Park Q1 2022 Sales Report catchment includes all properties sold within the aforementioned area(s).