

# Area Overview

## Kensington, Notting Hill & Holland Park Q3 2022 Sales Report



### Sold: Jul-Sep 2022



**-3.7%**

Annual change in achieved price



**5.5%**

Annual change in transactions



**£1,402**

Average achieved £ per square foot

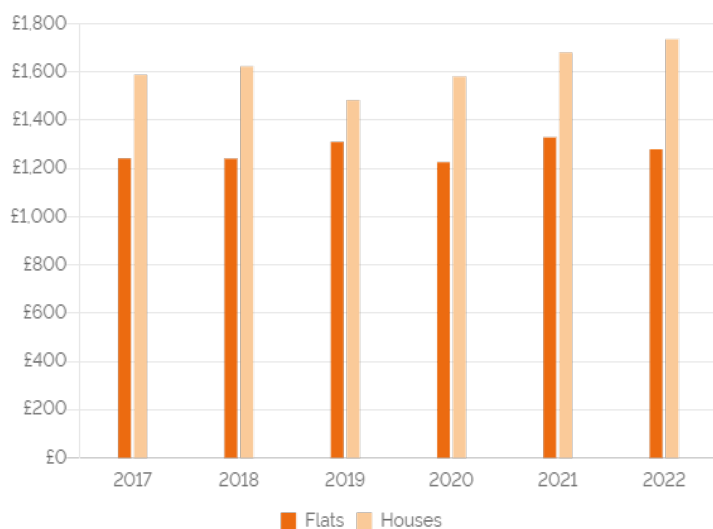


**-5.4%**

Average discount on initial asking price

### Achieved Prices by Year

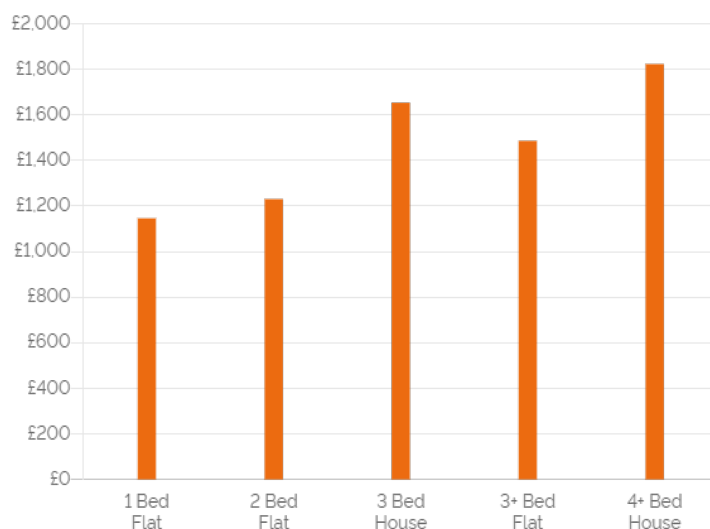
(£ Per Square Foot)



Source: LonRes - Jul-Sep

### Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Jul-Sep 2022

### Key Findings

- Average flat prices are now 3.0% higher they were 5 years ago, with buyers paying £38 more per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 3.7% for flats over the last year, and have increased by 3.3% for houses.
- 24.3% 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 £1,310,603 for flats and £4,296,463 for houses.

# Current Availability



63.1%

have been on the market for over three months



41.9%

of properties on the market have been reduced in price



0.9%

Annual change in the number of available properties

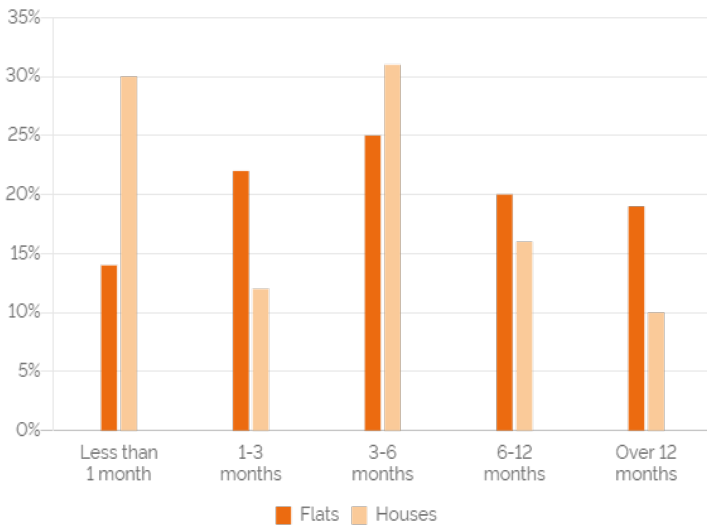


20.5%

Percentage of available properties currently under offer

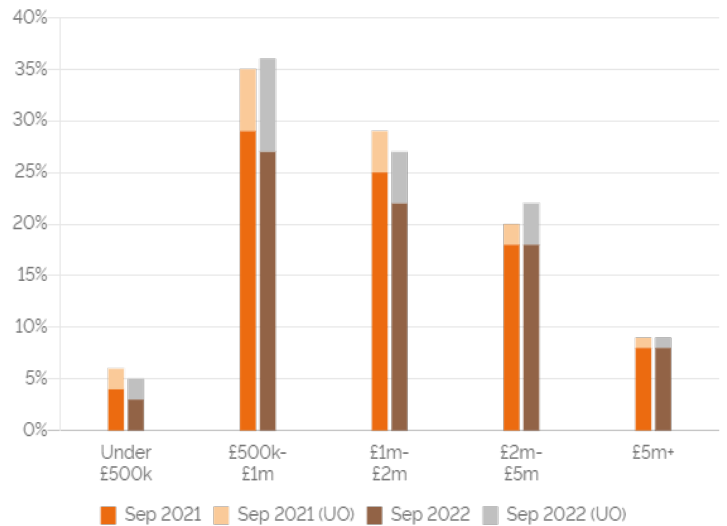
Source: LonRes - As at Oct 6th 2022

## 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

- 31.8% of properties on the market are priced at £1 million or higher.
- 36.8% of properties currently available have been on the market for more than six months.
- 21.9% of flats and 13.7% of houses on the market are currently under offer.

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October 6, 2022, the Kensington, Notting Hill & Holland Park Q3 2022 Sales Report catchment includes all properties sold within the aforementioned area(s).