

Area Overview

Kensington, Notting Hill & Holland Park Q4 2022 Sales Report



Sold: Oct-Dec 2022



-12.3%

Annual change in achieved price



-9.2%

Annual change in transactions



£1,362

Average achieved £ per square foot

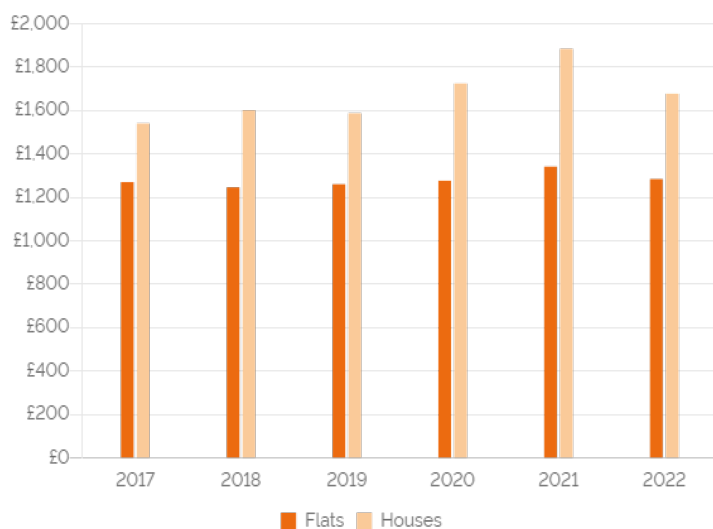


-6.7%

Average discount on initial asking price

Achieved Prices by Year

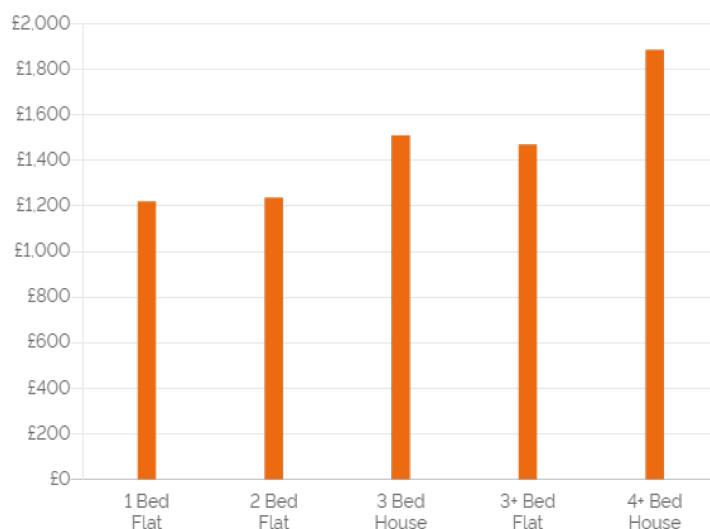
(£ Per Square Foot)



Source: LonRes - Oct-Dec

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Oct-Dec 2023

Key Findings

- Average flat prices are now 11% higher they were 5 years ago, with buyers paying £14 more per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 4.2% for flats over the last year, and have decreased by 11.0% for houses.
- 22.2% 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 £1,293,304 for flats and £3,875,089 for houses.

Current Availability



72.9%

have been on the market for over three months



46.4%

of properties on the market have been reduced in price



-1.6%

Annual change in the number of available properties

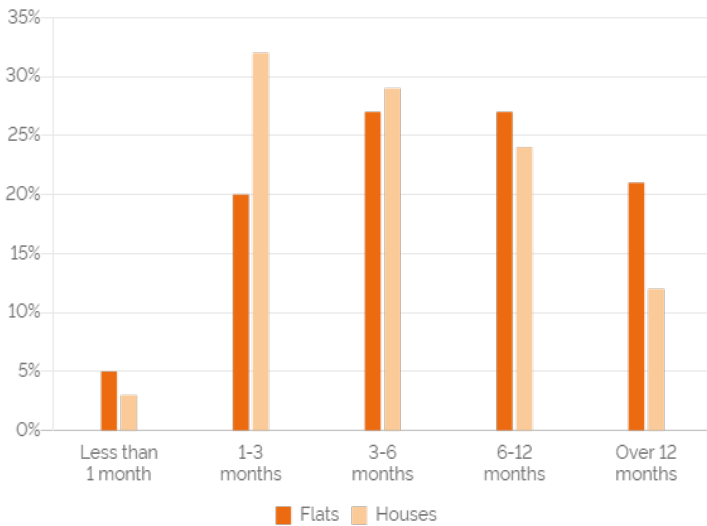


16.9%

Percentage of available properties currently under offer

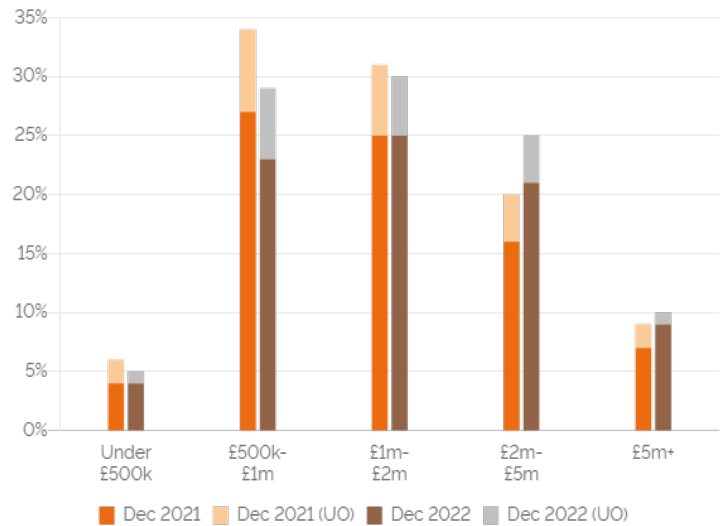
Source: LonRes - As at Jan 9th 2023

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.
- 45.4% of properties currently available have been on the market for more than six months.
- 18.3% of flats and 10.9% of houses on the market are currently under offer.

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January 9, 2023, the Kensington, Notting Hill & Holland Park Q4 2022 Sales Report catchment includes all properties sold within the aforementioned area(s).