

Area Overview

Kings Cross & Islington Q1 2022 Sales Report



Sold: Jan-Mar 2022



10.8%

Annual change in achieved price



-41.9%

Annual change in transactions



£996

Average achieved £ per square foot

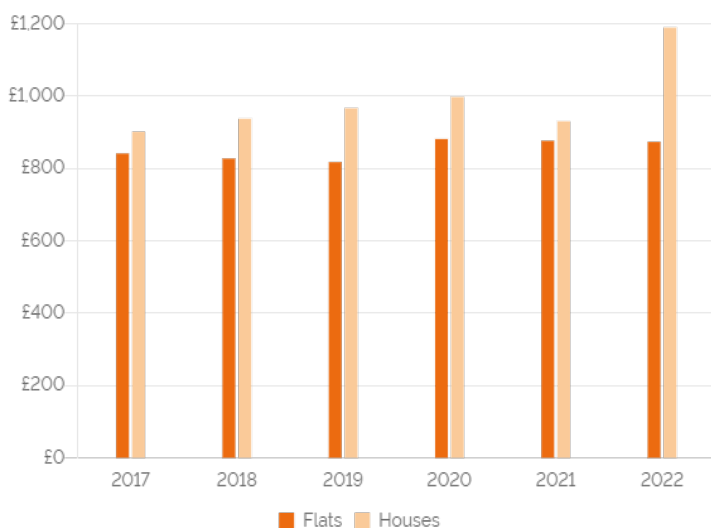


4.0%

Average discount on initial asking price

Achieved Prices by Year

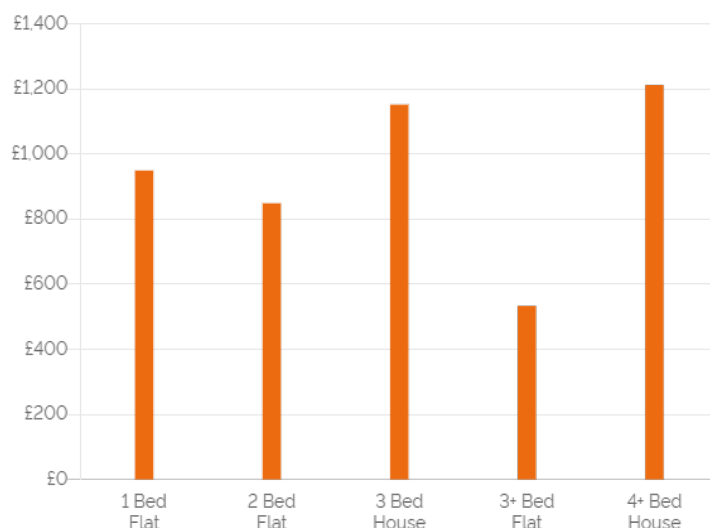
(£ Per Square Foot)



Source: LonRes - Jan-Mar

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Jan-Mar 2022

Key Findings

- Average flat prices are now 3.7% higher they were 5 years ago, with buyers paying £31 more per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 0.4% for flats over the last year, and have increased by 27.8% for houses.
- 7.0% 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 £569,198 for flats and £2,374,569 for houses.

Current Availability



68.5%

have been on the market for over three months



38.3%

of properties on the market have been reduced in price



-30.1%

Annual change in the number of available properties

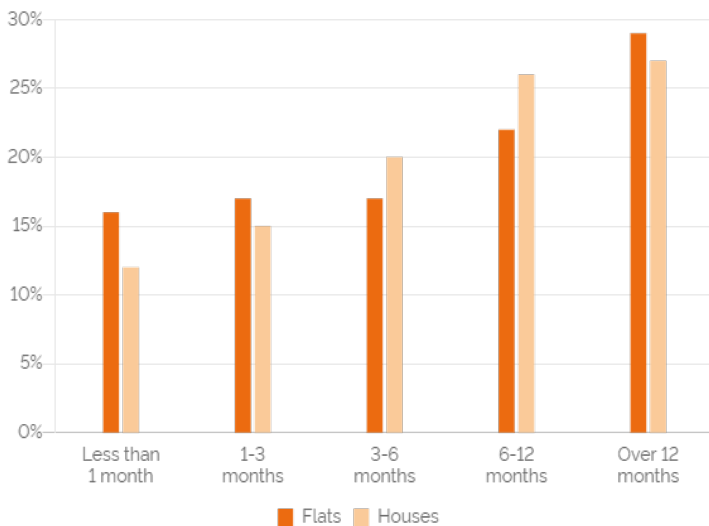


32.9%

Percentage of available properties currently under offer

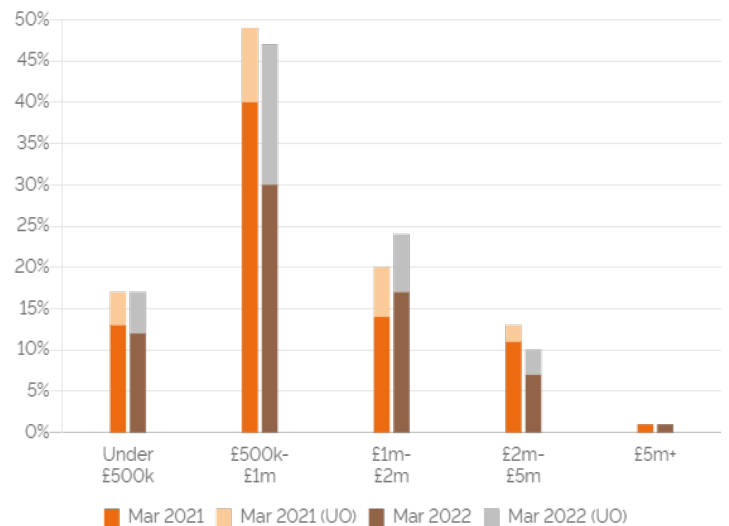
Source: LonRes - As at Apr 6th 2022

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

- 35.6% of properties on the market are priced at £1 million or higher.
- 50.8% of properties currently available have been on the market for more than six months.
- 33.5% of flats and 31.1% of houses on the market are currently under offer.

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April 6, 2022, the Kings Cross & Islington Q1 2022 Sales Report catchment includes all properties sold within the aforementioned area(s).