

Area Overview

Kings Cross & Islington Q2 2022 Sales Report



Sold: Apr-Jun 2022



-0.5%

Annual change in
achieved price



-53.1%

Annual change in
transactions



£944

Average achieved £
per square foot

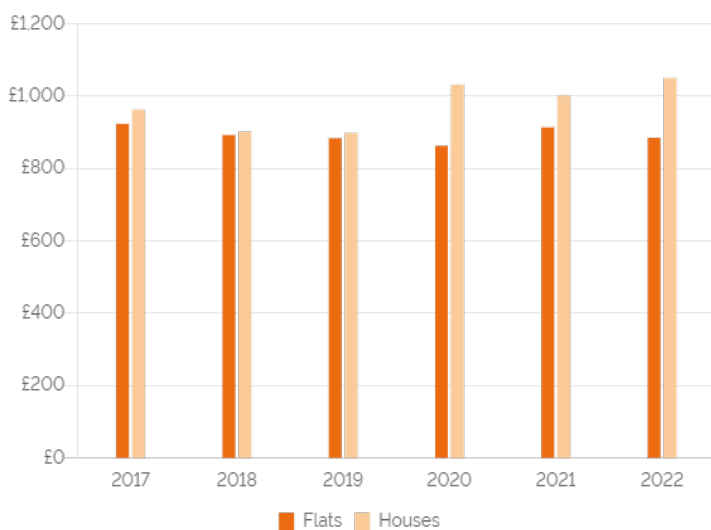


3.4%

Average discount on
initial asking price

Achieved Prices by Year

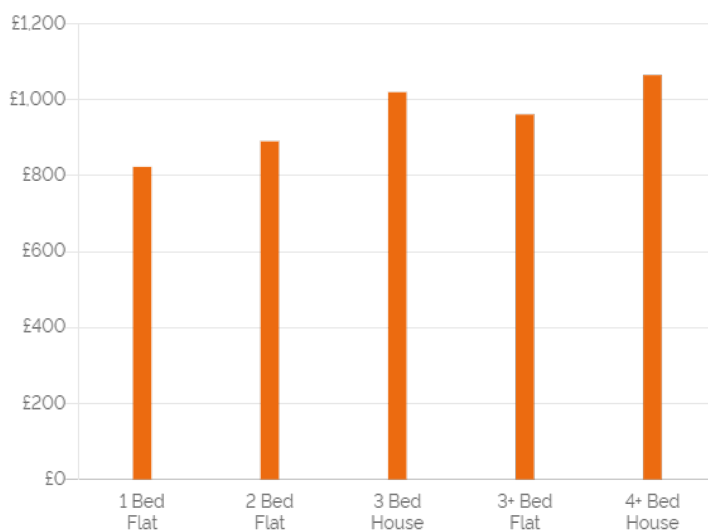
(£ Per Square Foot)



Source: LonRes - Apr-Jun

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Apr-Jun 2022

Key Findings

- Average flat prices are now 4.3% lower they were 5 years ago, with buyers paying £39 less per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 3.2% for flats over the last year, and have increased by 4.8% for houses.
- 8.9% of properties sold within 3 months, compared with 15.5% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £756,216 for flats and £1,977,758 for houses.

Current Availability



70.7%

have been on the market for over three months



38.6%

of properties on the market have been reduced in price



-8.3%

Annual change in the number of available properties

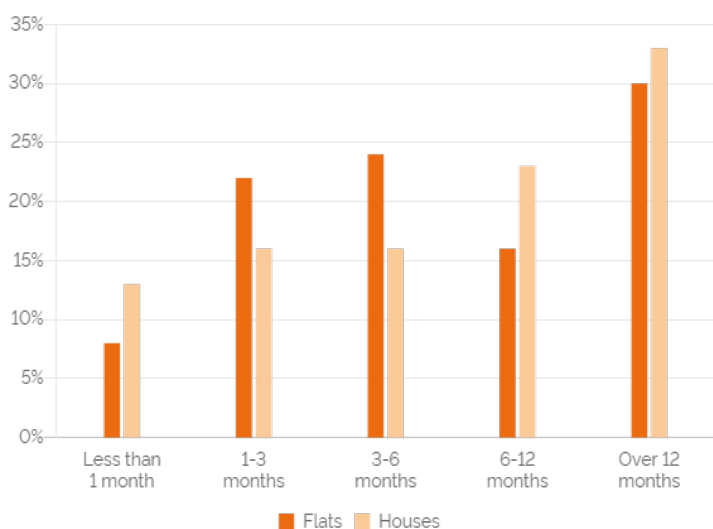


35.8%

Percentage of available properties currently under offer

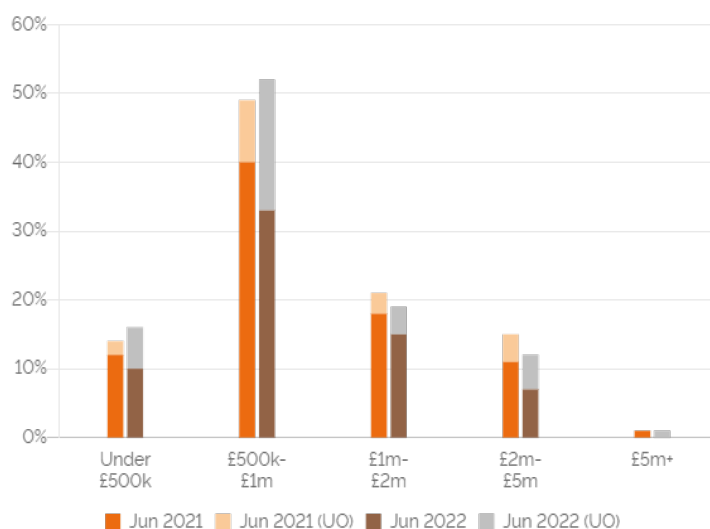
Source: LonRes - As at Jul 6th 2022

Time on the Market



Source: LonRes - As at Jul 6th 2022

Properties on the Market by Price Band



Source: LonRes - As at Jul 6th 2022

Key Findings

- 32.1% of properties on the market are priced at £1 million or higher.
- 48.3% of properties currently available have been on the market for more than six months.
- 36.1% of flats and 35.0% of houses on the market are currently under offer.

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July 6, 2022, the Kings Cross & Islington Q2 2022 Sales Report catchment includes all properties sold within the aforementioned area(s).