Area Overview

Kings Cross & Islington Q2 2022 Sales Report

VICTORSTONE

Sold: Apr-Jun 2022

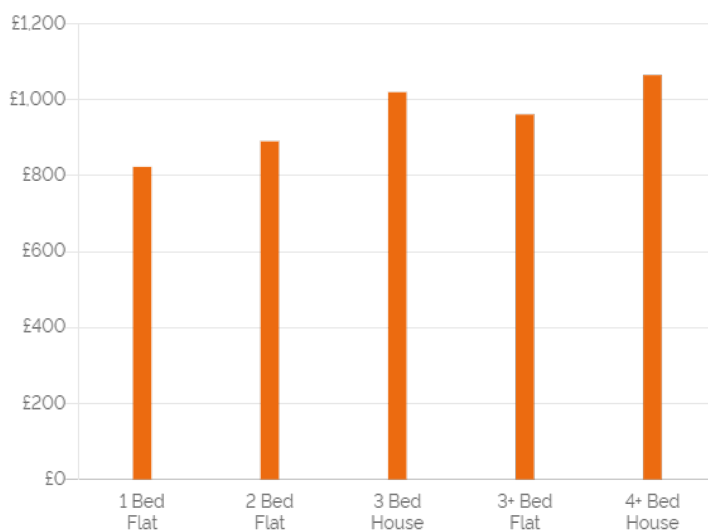| ↓	↓	£	%
-0.5%	**-53.1%**	**£944**	**3.4%**
Annual change in achieved price	Annual change in transactions	Average achieved £ per square foot	Average discount on initial asking price

Achieved Prices by Year
(£ Per Square Foot)

Flats ▮ Houses
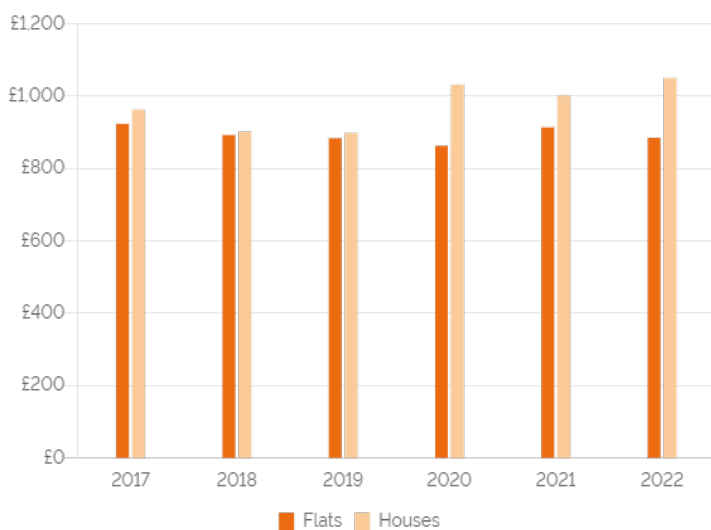
Source: LonRes - Apr-Jun

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%
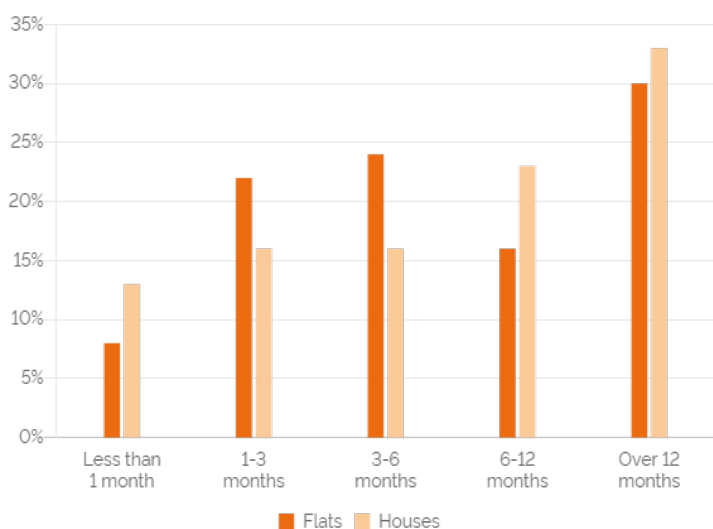Annual change in the number of available properties

35.8%
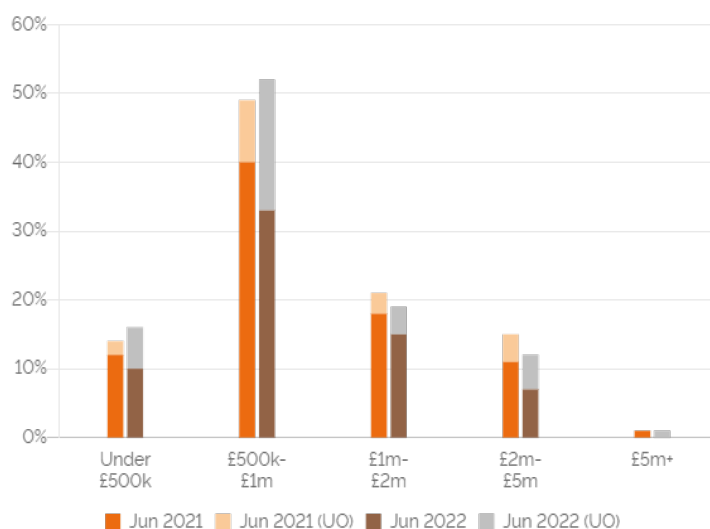Percentage of available properties currently under offer

Time on the Market

Flats | Houses

Properties on the Market by Price Band

Jun 2021 | Jun 2021 (UO) | Jun 2022 | Jun 2022 (UO)

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.