

Area Overview

Kings Cross & Islington Q3 2022 Sales Report



Sold: Jul-Sep 2022



9.8%

Annual change in achieved price



15.4%

Annual change in transactions



£1,036

Average achieved £ per square foot

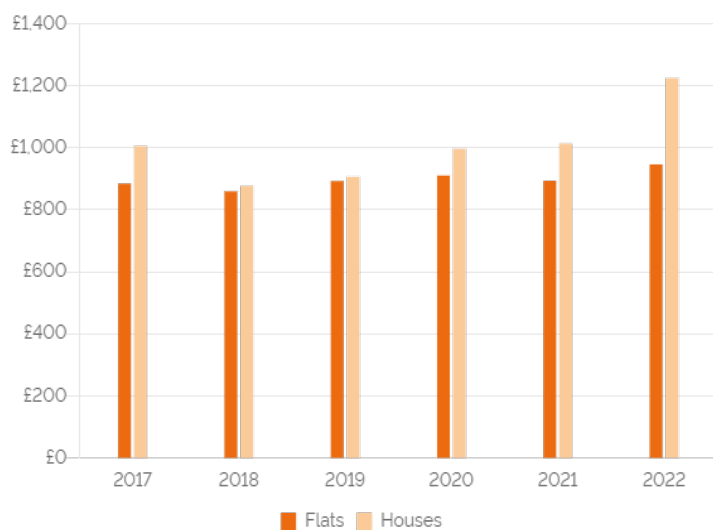


-2.5%

Average discount on initial asking price

Achieved Prices by Year

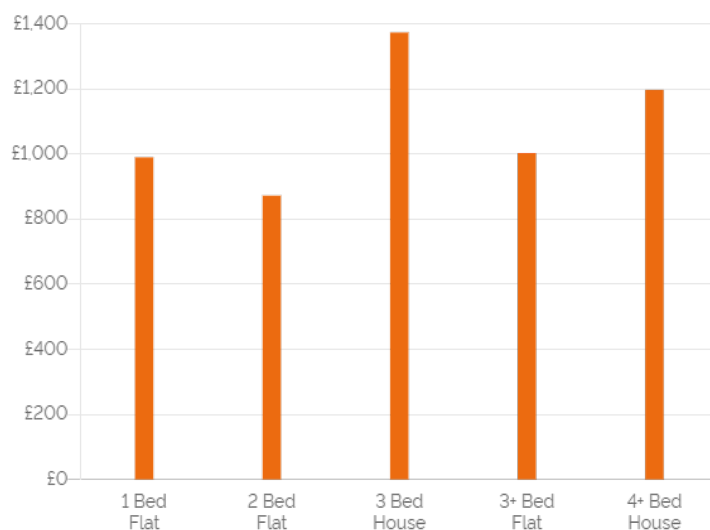
(£ Per Square Foot)



Source: LonRes - Jul-Sep

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Jul-Sep 2022

Key Findings

- Average flat prices are now 7.0% higher they were 5 years ago, with buyers paying £62 more per square foot than they did 5 years ago.
- Achieved prices per square foot have increased by 6.0% for flats over the last year, and have increased by 20.8% for houses.
- 13.3% 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 £733,130 for flats and £2,705,014 for houses.

Current Availability



70.8%

have been on the market for over three months



40.1%

of properties on the market have been reduced in price



17.7%

Annual change in the number of available properties

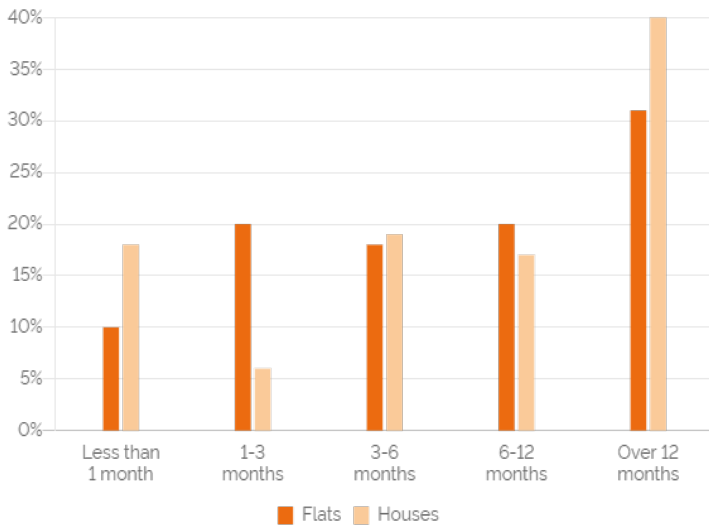


28.5%

Percentage of available properties currently under offer

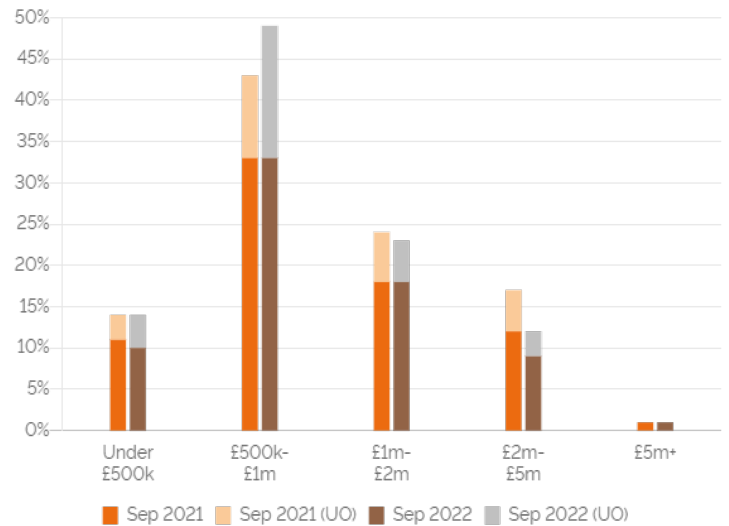
Source: LonRes - As at Oct 6th 2022

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

- 35.4% of properties on the market are priced at £1 million or higher.
- 52.7% of properties currently available have been on the market for more than six months.
- 31.1% of flats and 20.5% of houses on the market are currently under offer.

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October 6, 2022, the Kings Cross & Islington Q3 2022 Sales Report catchment includes all properties sold within the aforementioned area(s).