

Area Overview

Kings Cross & Islington Q4 2022 Sales Report



Sold: Oct-Dec 2022



-1.9%

Annual change in
achieved price



-1.9%

Annual change in
transactions



£1,009

Average achieved £
per square foot

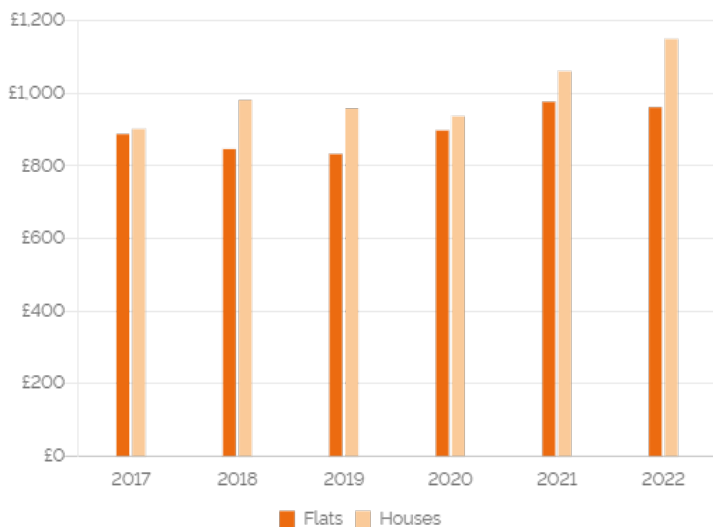


-3.1%

Average discount on
initial asking price

Achieved Prices by Year

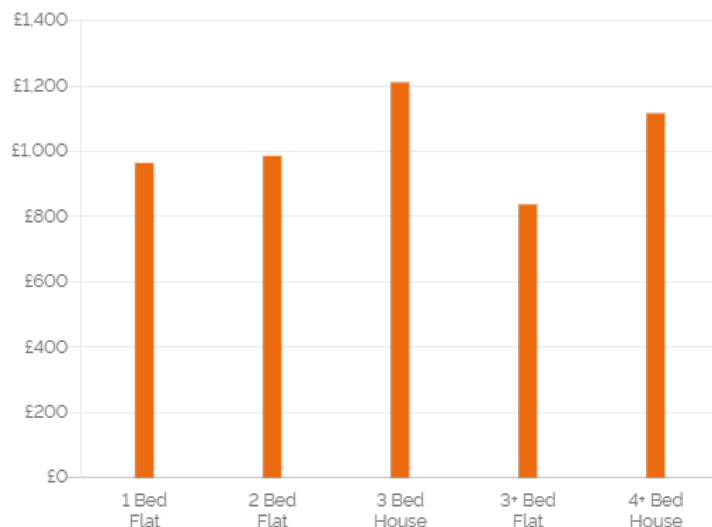
(£ Per Square Foot)



Source: LonRes - Oct-Dec

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Oct-Dec 2023

Key Findings

- Average flat prices are now 8.3% higher they were 5 years ago, with buyers paying £73 more per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 1.6% for flats over the last year, and have increased by 8.4% for houses.
- 23.1% 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 £691,392 for flats and £2,118,147 for houses.

Current Availability



82.9%

have been on the market for over three months



46.7%

of properties on the market have been reduced in price



6.3%

Annual change in the number of available properties

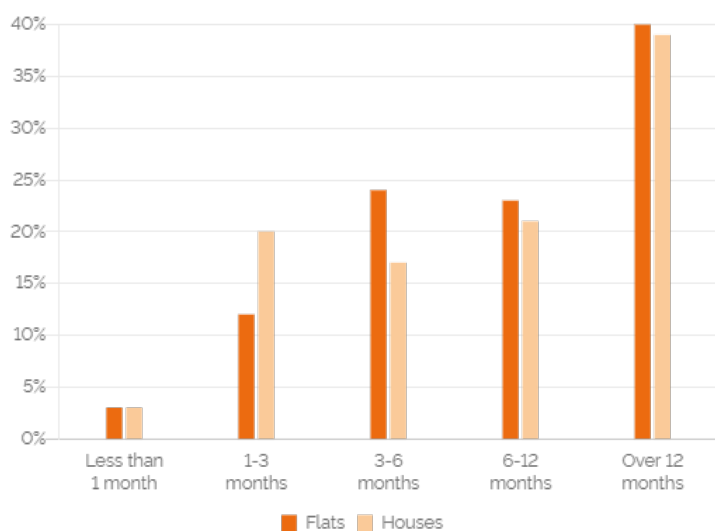


26.5%

Percentage of available properties currently under offer

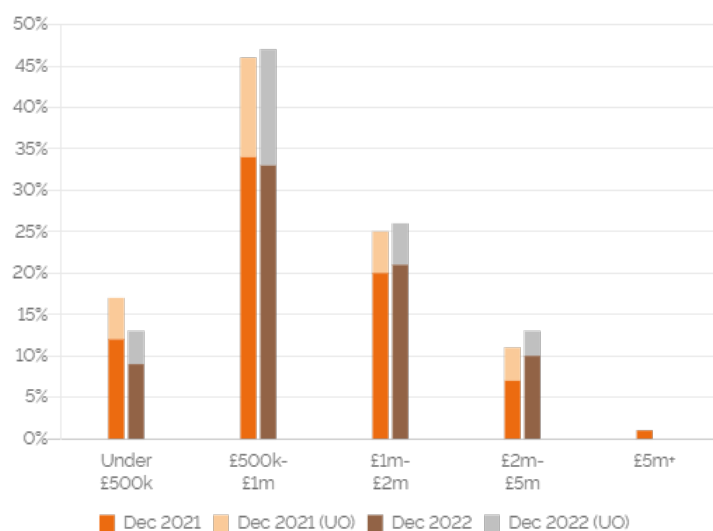
Source: LonRes - As at Jan 9th 2023

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

- 40.4% of properties on the market are priced at £1 million or higher.
- 61.3% of properties currently available have been on the market for more than six months.
- 27.5% of flats and 24.1% of houses on the market are currently under offer.

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January 9, 2023, the Kings Cross & Islington Q4 2022 Sales Report catchment includes all properties sold within the aforementioned areas(s).