

# Area Overview

Richmond, Kew & Sheen Q3 2022 Sales Report



## Sold: Jul-Sep 2022



11.1%

Annual change in achieved price



0%

Annual change in transactions



£905

Average achieved £ per square foot

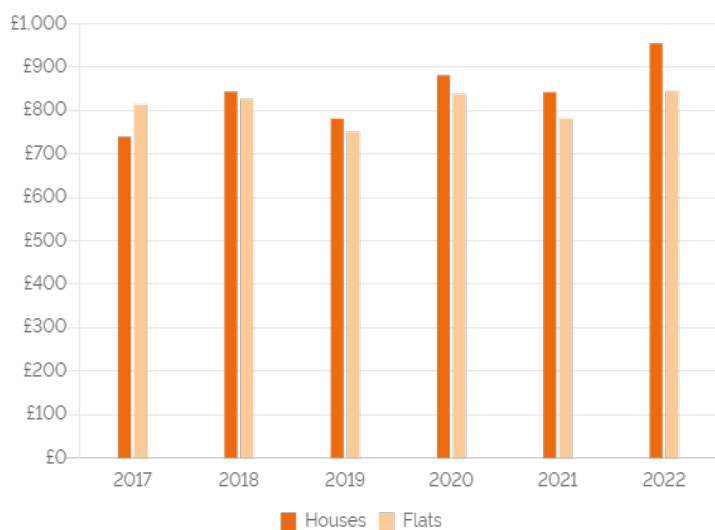


-2.6%

Average discount on initial asking price

### Achieved Prices by Year

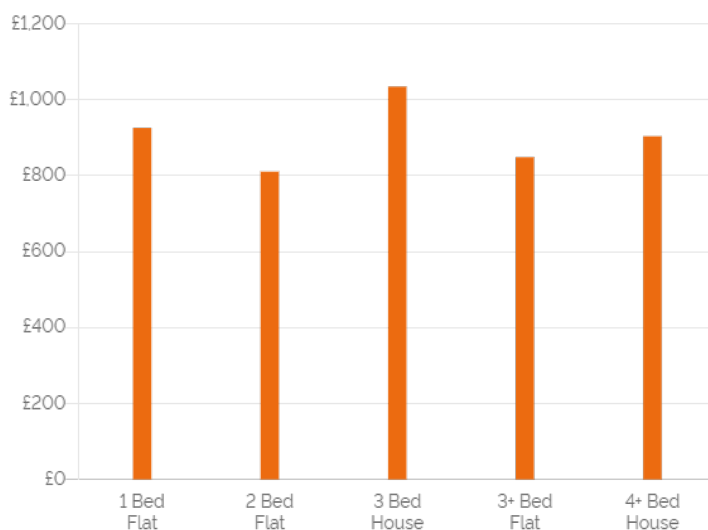
(£ Per Square Foot)



Source: LonRes - Jul-Sep

### Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Jul-Sep 2022

### Key Findings

- Average flat prices are now 3.9% higher they were 5 years ago, with buyers paying £32 more per square foot than they did 5 years ago.
- Achieved prices per square foot have increased by 8.2% for flats over the last year, and have increased by 13.3% for houses.
- 15.4% 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 £684,450 for flats and £1,517,617 for houses.

# Current Availability



**67.7%**

have been on the market for over three months



**36.8%**

of properties on the market have been reduced in price



**-5.5%**

Annual change in the number of available properties

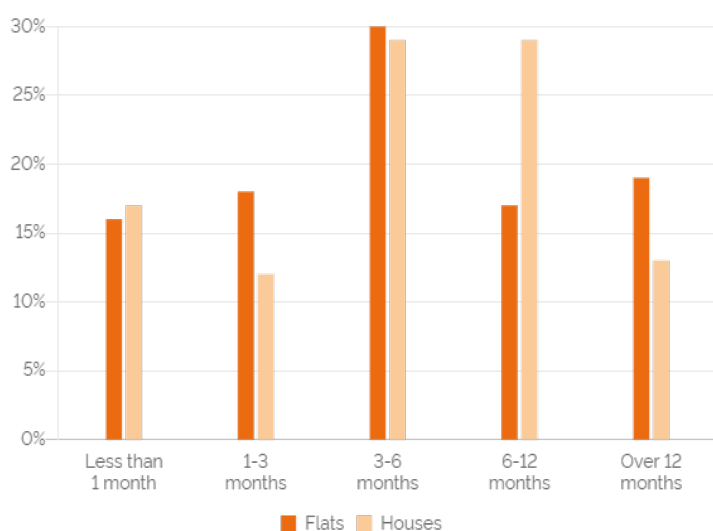


**31%**

Percentage of available properties currently under offer

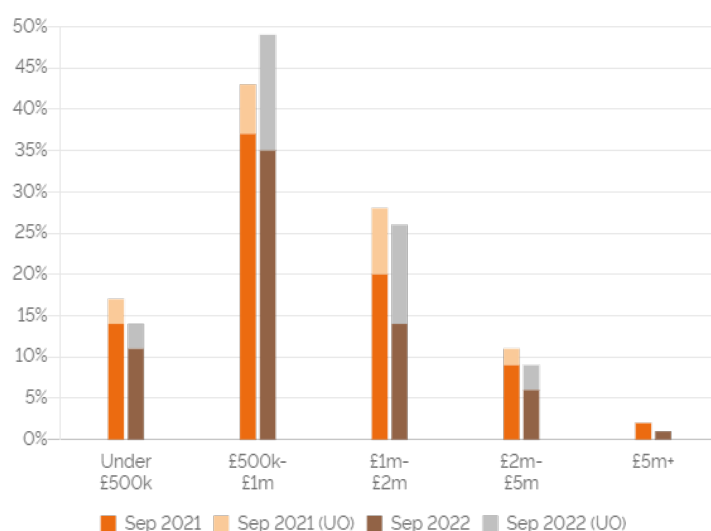
Source: LonRes - As at Oct 6th 2022

## 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

- 36.8% of properties on the market are priced at £1 million or higher.
- 38.1% of properties currently available have been on the market for more than six months.
- 21.4% of flats and 50.0% of houses on the market are currently under offer.

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October 6, 2022, the Richmond, Kew & Sheen Q3 2022 Sales Report catchment includes all properties sold within the aforementioned areas(s).