

Area Overview

Bayswater & Maida Vale Q1 2023 Sales Report



Sold: Jan-Mar 2023



-1.5%

Annual change in
achieved price



-20%

Annual change in
transactions



£1,191

Average achieved £
per square foot

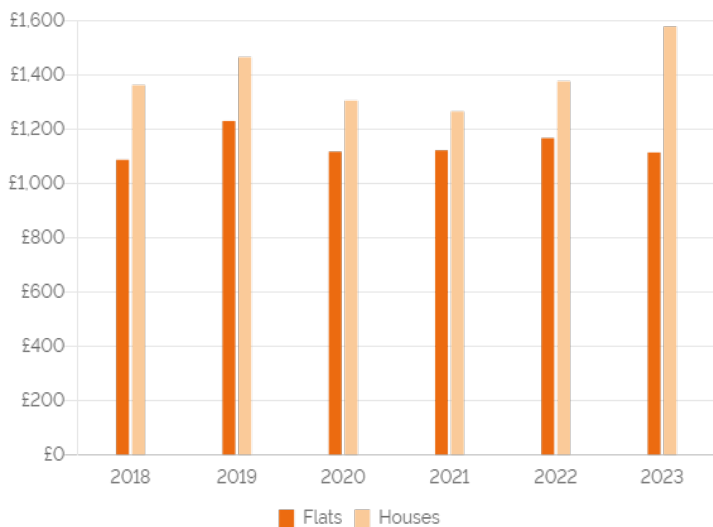


-8.6%

Average discount on
initial asking price

Achieved Prices by Year

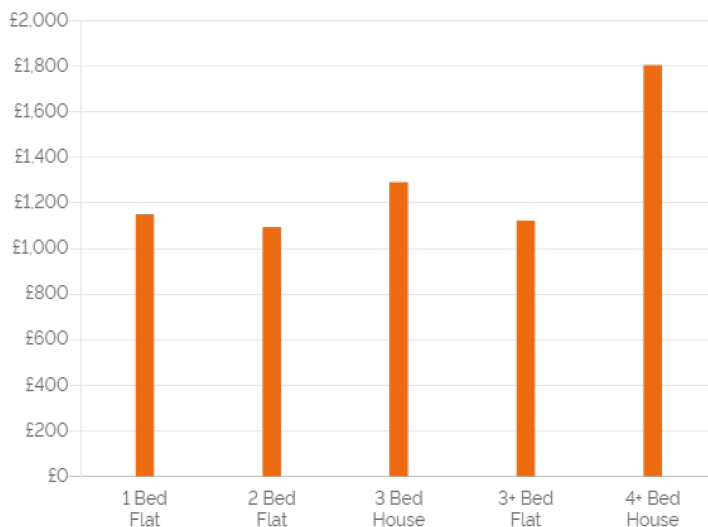
(£ Per Square Foot)



Source: LonRes - Jan-Mar

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Jan-Mar 2023

Key Findings

- Average flat prices are now 2.4% higher they were 5 years ago, with buyers paying £26 more per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 4.5% for flats over the last year, and have increased by 14.7% for houses.
- 10.7% of properties sold within 3 months, compared with 11.4% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £998,691 for flats and £5,057,412 for houses.

Current Availability



69.3%

have been on the market for over three months



50.4%

of properties on the market have been reduced in price



6.1%

Annual change in the number of available properties

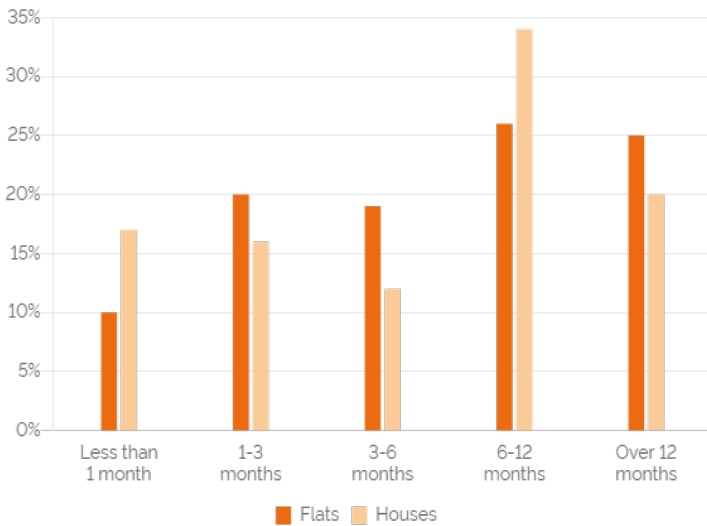


18.7%

Percentage of available properties currently under offer

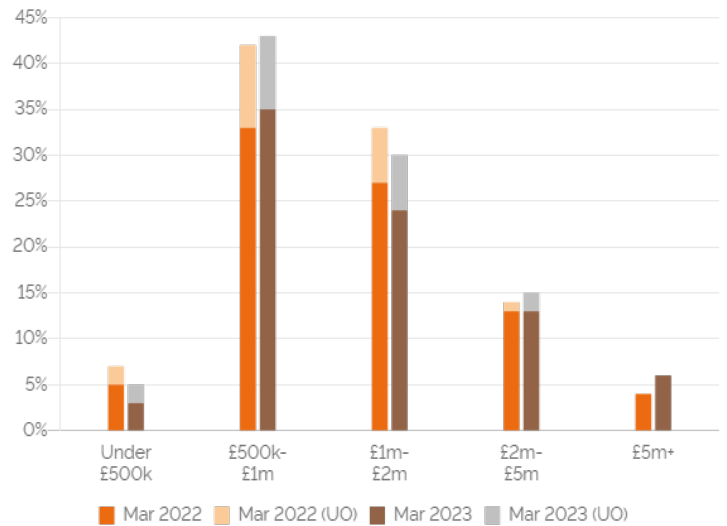
Source: LonRes - As at Apr 6th 2023

Time on the Market



Source: LonRes - As at Apr 6th 2023

Properties on the Market by Price Band



Source: LonRes - As at Apr 6th 2023

Key Findings

- 20.2% of properties on the market are priced at £1 million or higher.
- 50.9% of properties currently available have been on the market for more than six months.
- 19.4% of flats and 13.3% of houses on the market are currently under offer.

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April 6, 2023, the Bayswater & Maida Vale Q1 2023 Sales Report catchment includes all properties sold within the aforementioned areas(s).