

Area Overview

Bayswater & Maida Vale Q3 2023 Sales Report



Sold: Jul-Sep 2023



0.5%

Annual change in achieved price



-35.5%

Annual change in transactions



£1,226

Average achieved £ per square foot

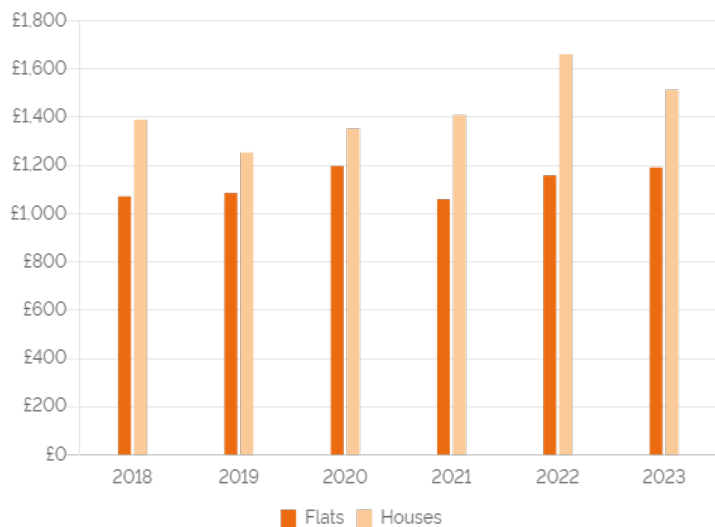


-8.1%

Average discount on initial asking price

Achieved Prices by Year

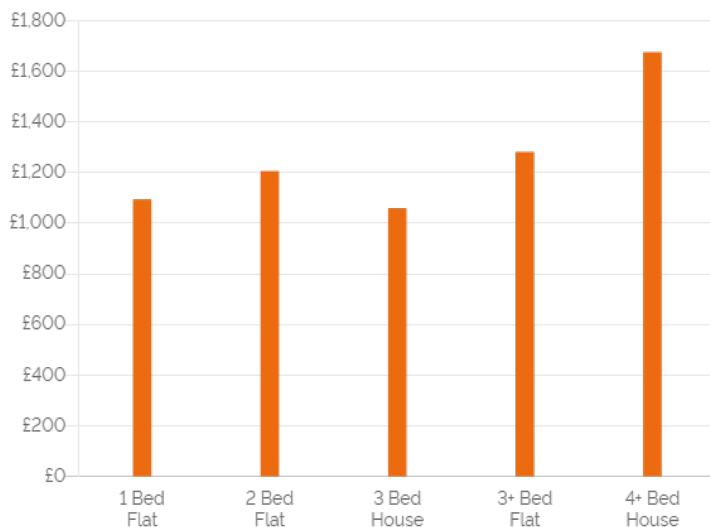
(£ Per Square Foot)



Source: LonRes - Jul-Sep

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Jul-Sep 2023

Key Findings

- Average flat prices are now 11.2% higher they were 5 years ago, with buyers paying £120 more per square foot than they did 5 years ago.
- Achieved prices per square foot have increased by 2.9% for flats over the last year, and have decreased by 8.9% for houses.
- 15.9% of properties sold within 3 months, compared with 15.1% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £1,152,239 for flats and £4,826,000 for houses.

Current Availability



69.9%

have been on the market for over three months



49.6%

of properties on the market have been reduced in price



6.6%

Annual change in the number of available properties

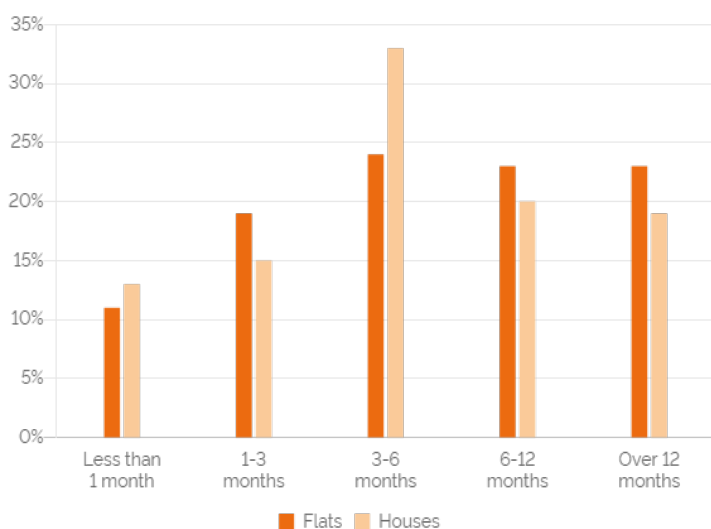


15.2%

Percentage of available properties currently under offer

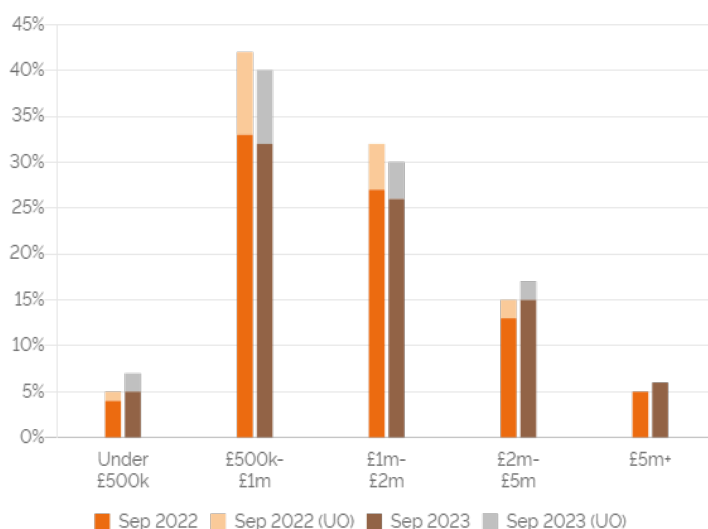
Source: LonRes - As at Oct 5th 2023

Time on the Market



Source: LonRes - As at Oct 5th 2023

Properties on the Market by Price Band



Source: LonRes - As at Oct 5th 2023

Key Findings

- 22.9% of properties on the market are priced at £1 million or higher.
- 44.8% of properties currently available have been on the market for more than six months.
- 15.4% of flats and 13.3% of houses on the market are currently under offer.

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October 5, 2023, the Bayswater & Maida Vale Q3 2023 Sales Report catchment includes all properties sold within the aforementioned area(s).