

Area Overview

Hammersmith & Brook Green, Chiswick, North Kensington

Q1 2023 Sales Report



Sold: Jan-Mar 2023



-2.2%

Annual change in
achieved price



-33.7%

Annual change in
transactions



£868

Average achieved £
per square foot

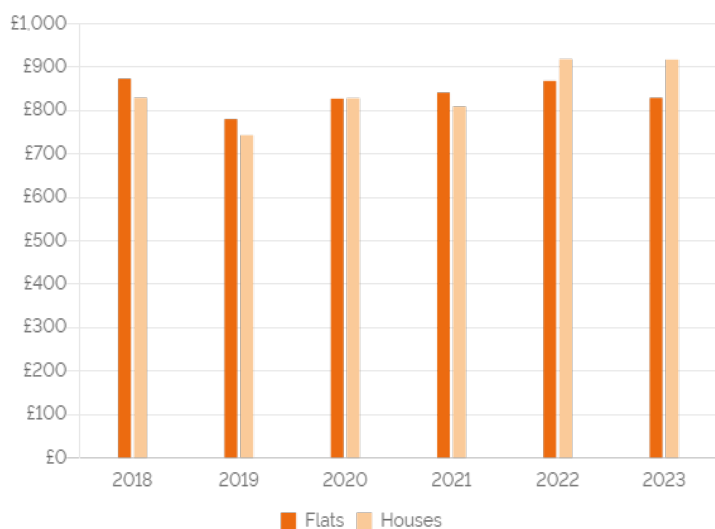


-5.0%

Average discount on
initial asking price

Achieved Prices by Year

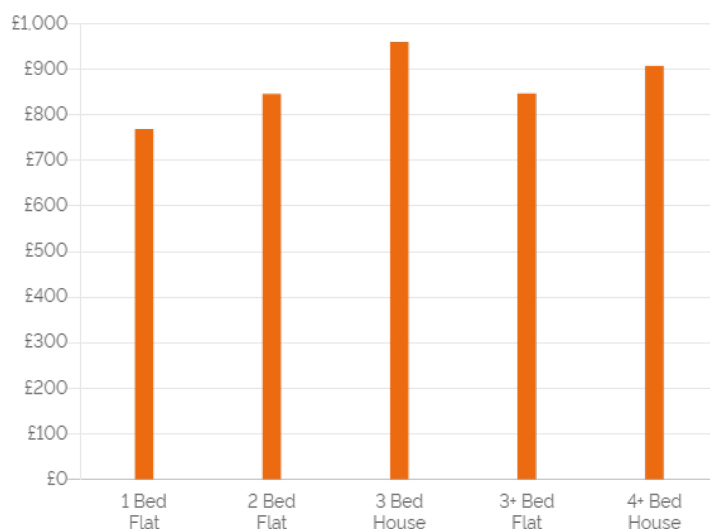
(£ Per Square Foot)



Source: LonRes - Jan-Mar

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Jan-Mar 2023

Key Findings

- Average flat prices are now 5.1% lower they were 5 years ago, with buyers paying £44 less 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 decreased by 0.1% for houses.
- 11.9% 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 £685,097 for flats and £1,546,503 for houses.

Current Availability



70.6%

have been on the market for over three months



42.9%

of properties on the market have been reduced in price



15.5%

Annual change in the number of available properties



26.3%

Percentage of available properties currently under offer

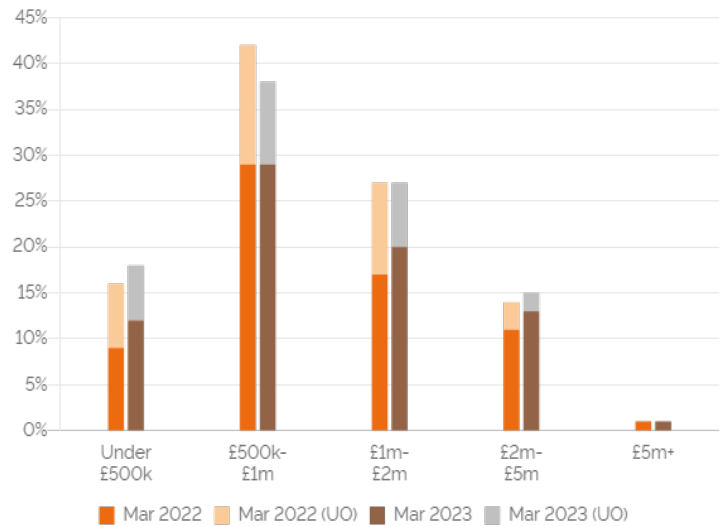
Source: LonRes - As at Apr 6th 2023

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

- 42.3% of properties on the market are priced at £1 million or higher.
- 49.1% of properties currently available have been on the market for more than six months.
- 25.2% of flats and 28.5% of houses on the market are currently under offer.

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April 6, 2023, the Hammersmith & Brook Green, Chiswick, North Kensington Q1 2023 Sales Report catchment includes all properties sold within the aforementioned area(s).