

Area Overview

Hammersmith & Brook Green, Chiswick, North Kensington

Q3 2023 Sales Report



Sold: Jul-Sep 2023



-3.3%

Annual change in
achieved price



-37.9%

Annual change in
transactions



£925

Average achieved £
per square foot

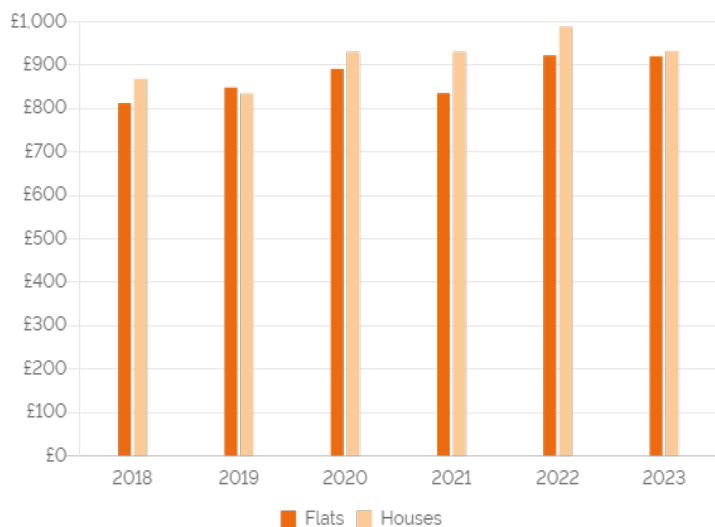


-4.7%

Average discount on
initial asking price

Achieved Prices by Year

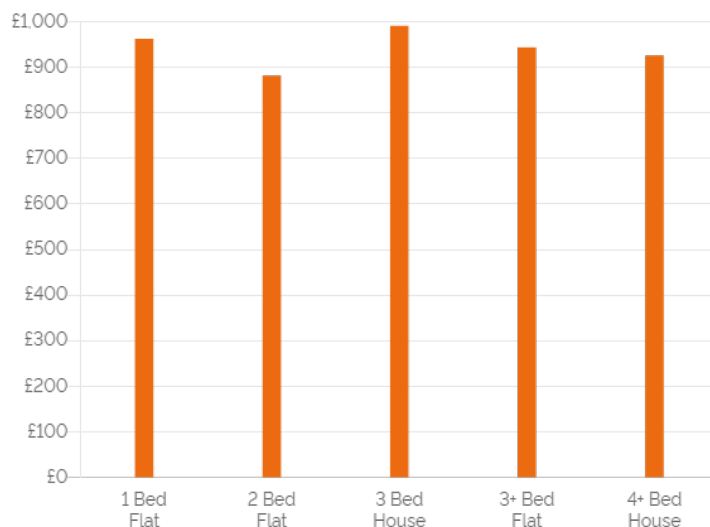
(£ Per Square Foot)



Source: LonRes - Jul-Sep

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Jul-Sep 2023

Key Findings

- Average flat prices are now 13.3% higher they were 5 years ago, with buyers paying £108 more per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 0.2% for flats over the last year, and have decreased by 5.7% for houses.
- 17.8% 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 £722,818 for flats and £1,684,231 for houses.

Current Availability



61.7%

have been on the market for over three months



44.5%

of properties on the market have been reduced in price



2.2%

Annual change in the number of available properties

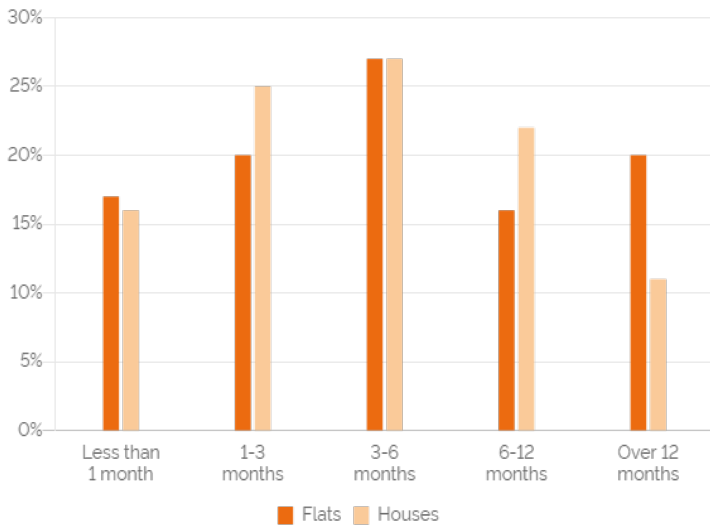


23.8%

Percentage of available properties currently under offer

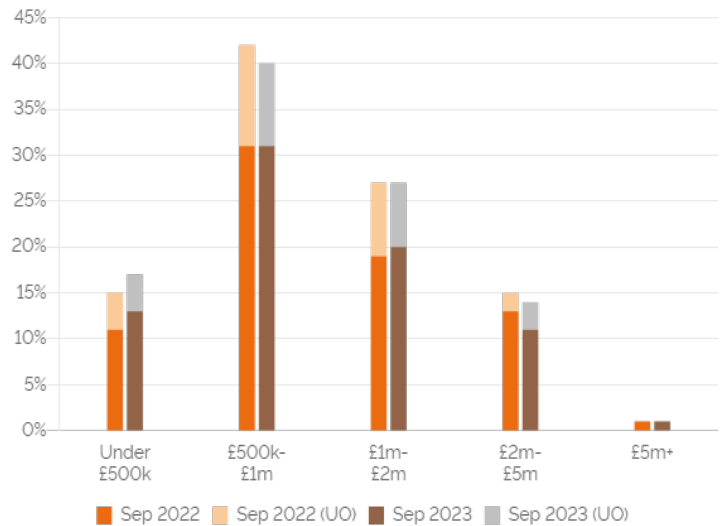
Source: LonRes - As at Oct 5th 2023

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

- 40.7% of properties on the market are priced at £1 million or higher.
- 34.8% of properties currently available have been on the market for more than six months.
- 20.5% of flats and 30.7% of houses on the market are currently under offer.

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October 5, 2023, the Hammersmith & Brook Green, Chiswick, North Kensington Q3 2023 Sales Report catchment includes all properties sold within the aforementioned area(s).