

# Area Overview

## Hampstead Q1 2023 Sales Report



### Sold: Jan-Mar 2023



**-1.2%**

Annual change in  
achieved price



**-32.8%**

Annual change in  
transactions



**£1,184**

Average achieved £  
per square foot



**-9.5%**

Average discount on  
initial asking price

### Achieved Prices by Year

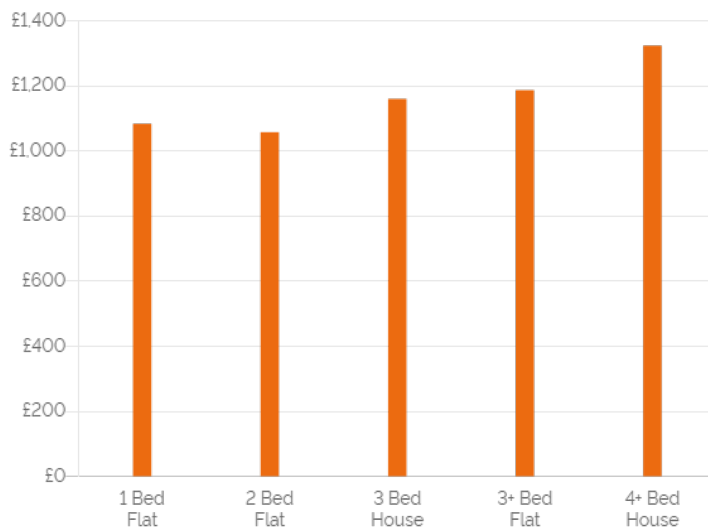
(£ Per Square Foot)



Source: LonRes - Jan-Mar

### Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Jan-Mar 2023

### Key Findings

- Average flat prices are now 8.6% higher they were 5 years ago, with buyers paying £88 more per square foot than they did 5 years ago.
- Achieved prices per square foot have increased by 5.1% for flats over the last year, and have decreased by 4.2% for houses.
- 7.0% 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 £1,224,249 for flats and £3,102,600 for houses.

# Current Availability



**64.5%**

have been on the market for over three months



**46.8%**

of properties on the market have been reduced in price



**7.7%**

Annual change in the number of available properties



**20.8%**

Percentage of available properties currently under offer

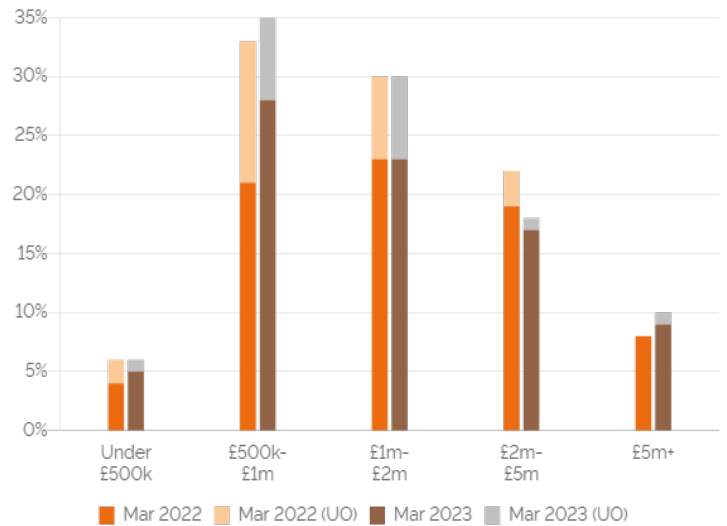
Source: LonRes - As at Apr 6th 2023

## 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

- 29.0% of properties on the market are priced at £1 million or higher.
- 46.8% of properties currently available have been on the market for more than six months.
- 19.8% of flats and 24.6% of houses on the market are currently under offer.

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April 6, 2023, the Hampstead Q1 2023 Sales Report catchment includes all properties sold within the aforementioned area(s).