

Area Overview

Hampstead Q3 2023 Sales Report



Sold: Jul-Sep 2023



-1.7%

Annual change in
achieved price



-28%

Annual change in
transactions



£1,230

Average achieved £
per square foot

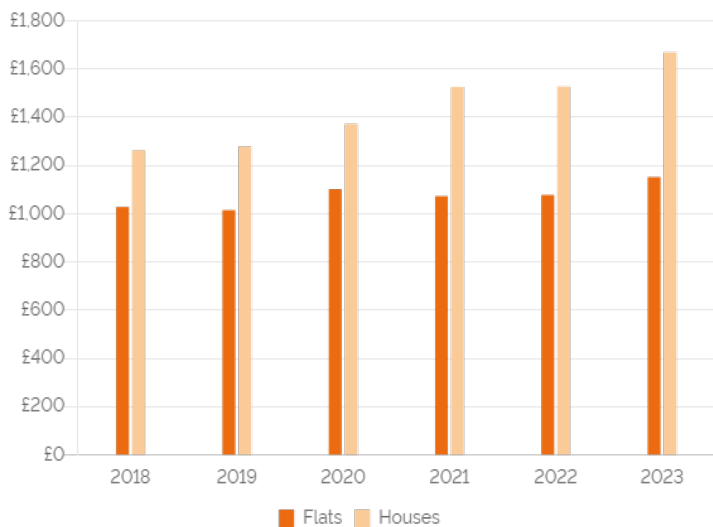


-6.7%

Average discount on
initial asking price

Achieved Prices by Year

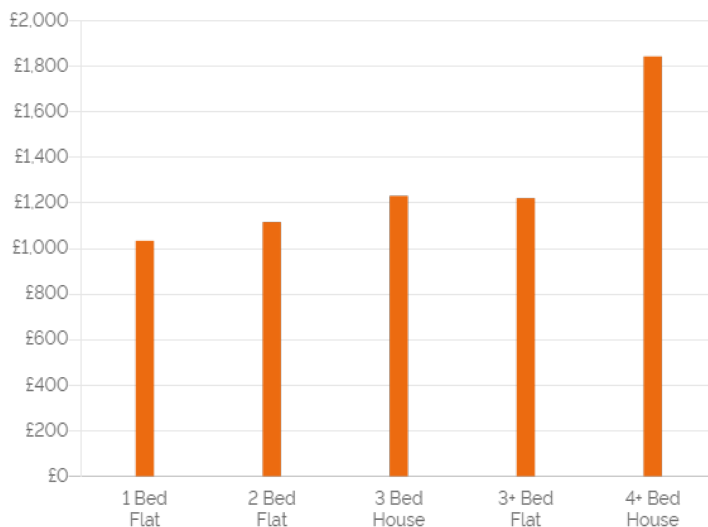
(£ Per Square Foot)



Source: LonRes - Jul-Sep

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Jul-Sep 2023

Key Findings

- Average flat prices are now 12.1% higher they were 5 years ago, with buyers paying £124 more per square foot than they did 5 years ago.
- Achieved prices per square foot have increased by 6.9% for flats over the last year, and have increased by 9.3% for houses.
- 8.5% 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 £1,493,254 for flats and £6,489,286 for houses.

Current Availability



66.7%

have been on the market for over three months



46.9%

of properties on the market have been reduced in price



-3.6%

Annual change in the number of available properties

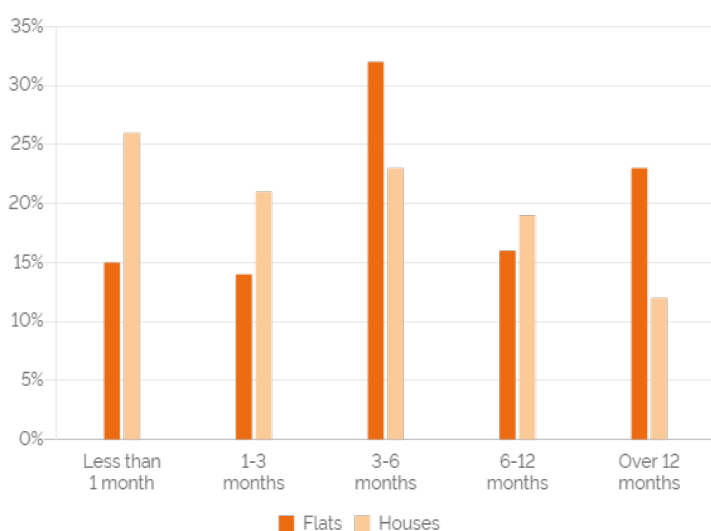


15.1%

Percentage of available properties currently under offer

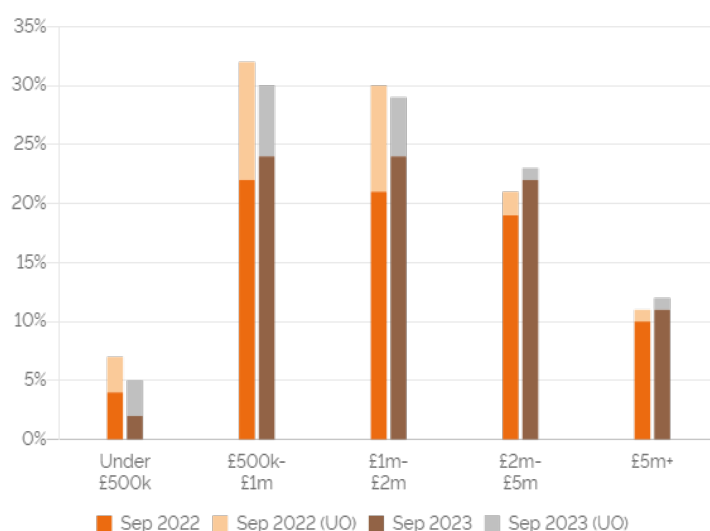
Source: LonRes - As at Oct 5th 2023

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

- 34.9% of properties on the market are priced at £1 million or higher.
- 36.8% of properties currently available have been on the market for more than six months.
- 16.7% of flats and 10.3% of houses on the market are currently under offer.

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