

# Area Overview

## Kings Cross & Islington Q1 2023 Sales Report



### Sold: Jan-Mar 2023



**-1.8%**

Annual change in  
achieved price



**-25.5%**

Annual change in  
transactions



**£1,004**

Average achieved £  
per square foot

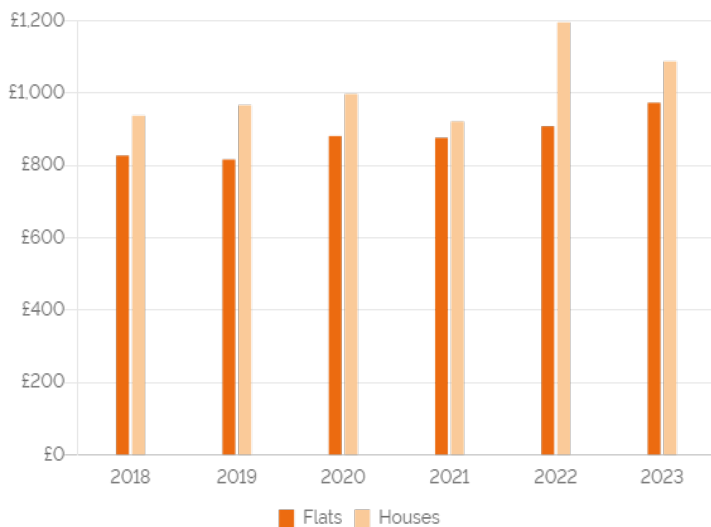


**-3.8%**

Average discount on  
initial asking price

### Achieved Prices by Year

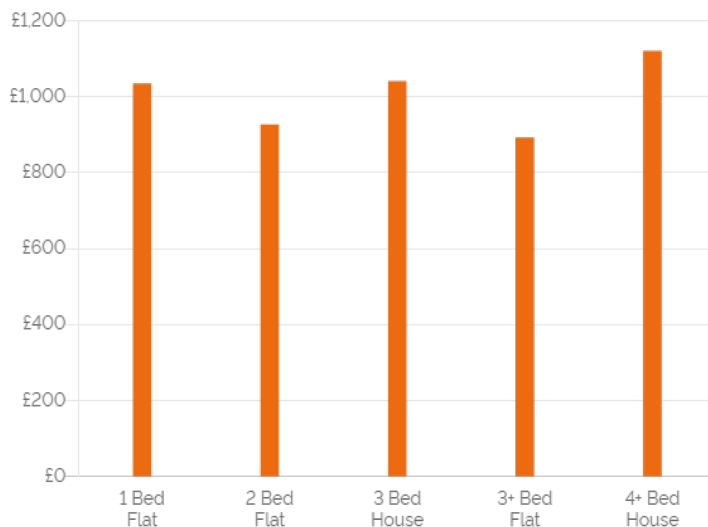
(£ Per Square Foot)



Source: LonRes - Jan-Mar

### Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Jan-Mar 2023

### Key Findings

- Average flat prices are now 17.6% higher they were 5 years ago, with buyers paying £146 more per square foot than they did 5 years ago.
- Achieved prices per square foot have increased by 7.2% for flats over the last year, and have decreased by 9.1% for houses.
- 17.1% 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 £672,160 for flats and £1,762,095 for houses.

# Current Availability



71.2%

have been on the market for over three months



46%

of properties on the market have been reduced in price



19.9%

Annual change in the number of available properties

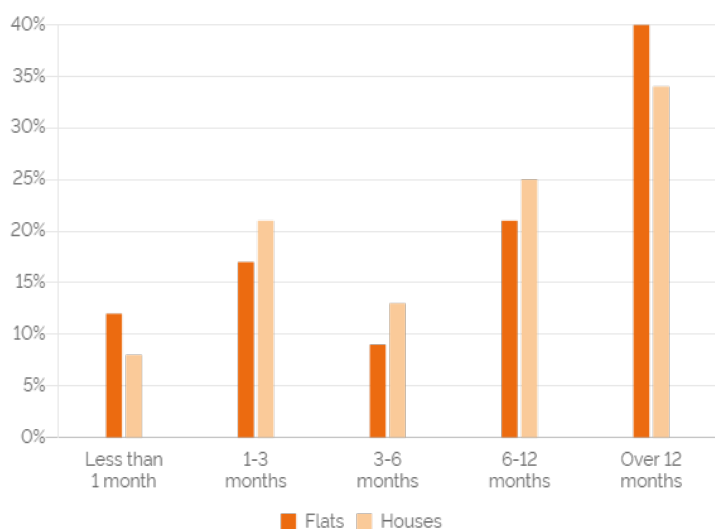


26.4%

Percentage of available properties currently under offer

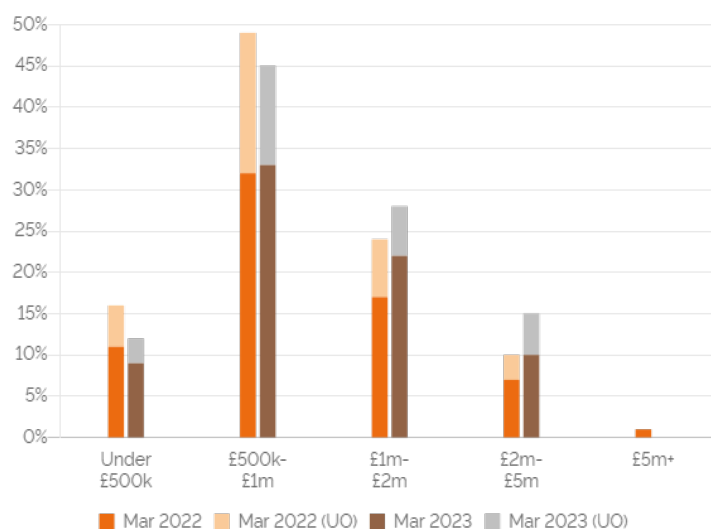
Source: LonRes - As at Apr 6th 2023

## 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.
- 60.7% of properties currently available have been on the market for more than six months.
- 24.1% of flats and 31.4% of houses on the market are currently under offer.

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