

Area Overview

Kings Cross & Islington Q3 2023 Sales Report



Sold: Jul-Sep 2023



-7.9%

Annual change in
achieved price



-14.1%

Annual change in
transactions



£952

Average achieved £
per square foot

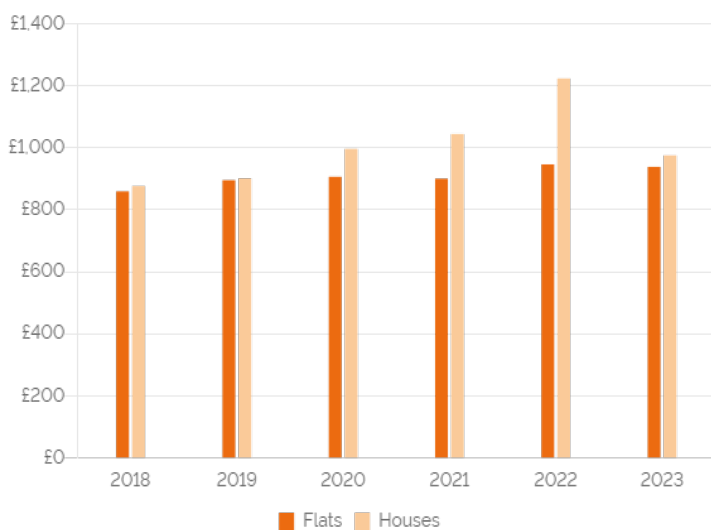


-5.4%

Average discount on
initial asking price

Achieved Prices by Year

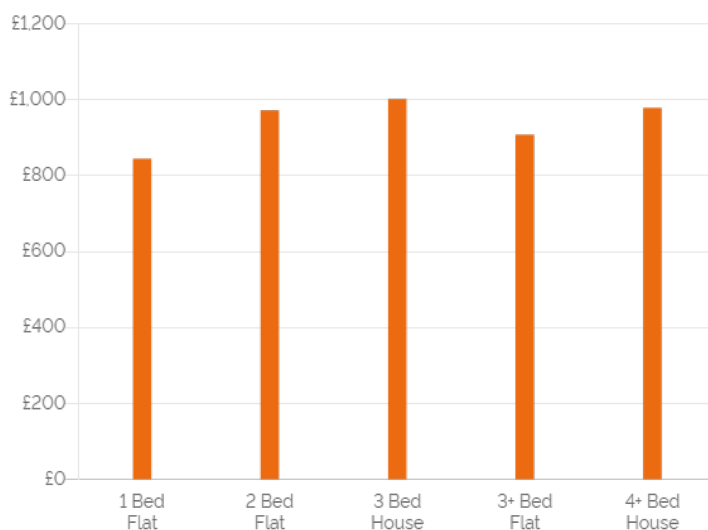
(£ Per Square Foot)



Source: LonRes - Jul-Sep

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Jul-Sep 2023

Key Findings

- Average flat prices are now 9.2% higher they were 5 years ago, with buyers paying £79 more per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 0.8% for flats over the last year, and have decreased by 20.2% for houses.
- 9.8% 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 £775,611 for flats and £1,818,762 for houses.

Current Availability



69.2%

have been on the market for over three months



44.3%

of properties on the market have been reduced in price



-6%

Annual change in the number of available properties

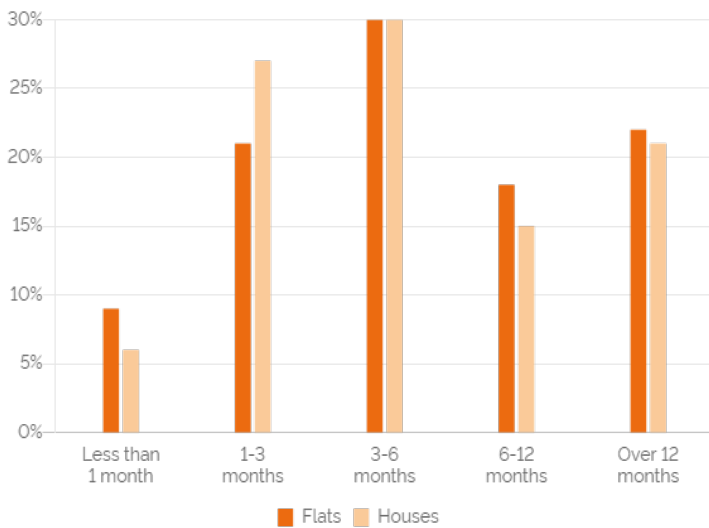


31.2%

Percentage of available properties currently under offer

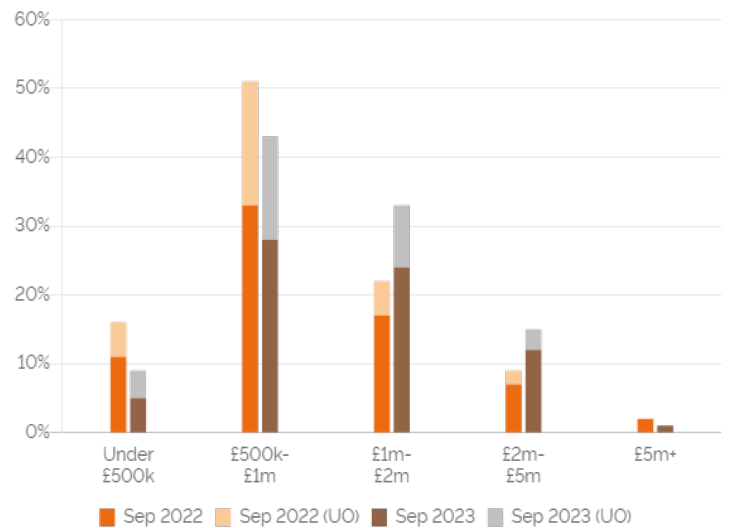
Source: LonRes - As at Oct 5th 2023

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

- 47.5% of properties on the market are priced at £1 million or higher.
- 38.9% of properties currently available have been on the market for more than six months.
- 32.9% of flats and 27.3% of houses on the market are currently under offer.

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