

Area Overview

Kings Cross & Islington Q4 2023 Sales Report



Sold: Oct-Dec 2023



-8.6%

Annual change in
achieved price



-67.2%

Annual change in
transactions



£919

Average achieved £
per square foot



-5.5%

Average discount on
initial asking price

Achieved Prices by Year

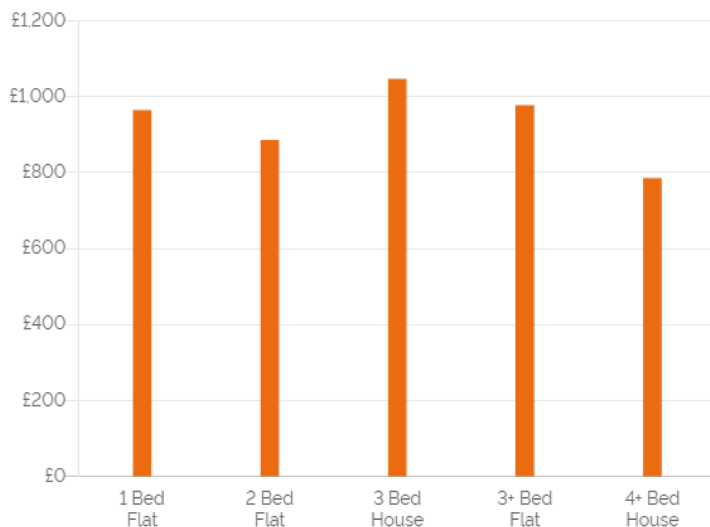
(£ Per Square Foot)



Source: LonRes - Oct-Dec

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Oct-Dec 2024

Key Findings

- Average flat prices are now 8.6% higher they were 5 years ago, with buyers paying £72 more per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 3.9% for flats over the last year, and have decreased by 20.6% for houses.
- 5.3% of properties sold within 3 months, compared with 14.3% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £654,596 for flats and £1,167,500 for houses.

Current Availability



83.8%

have been on the market for over three months



42.6%

of properties on the market have been reduced in price



-0.5%

Annual change in the number of available properties

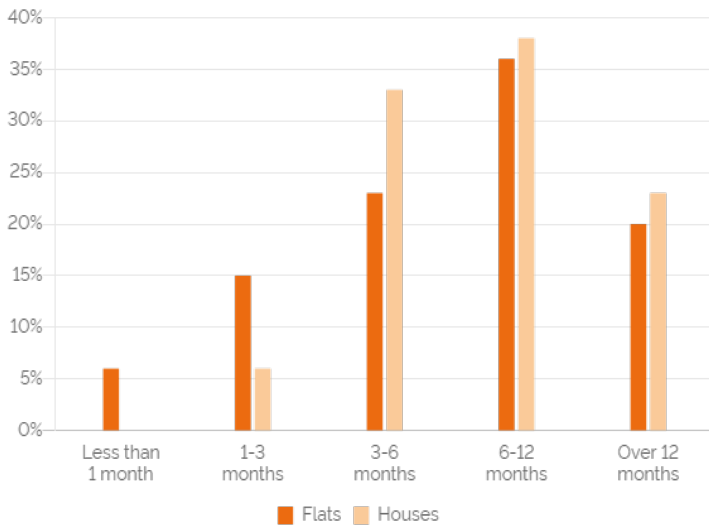


31%

Percentage of available properties currently under offer

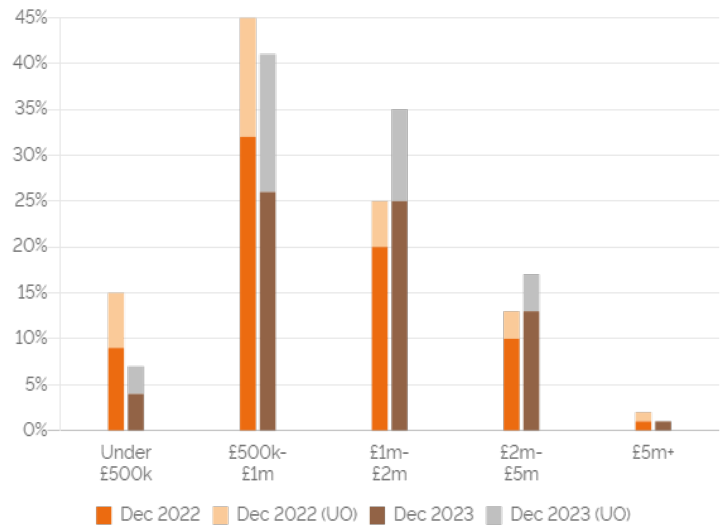
Source: LonRes - As at Jan 4th 2024

Time on the Market



Source: LonRes - As at Jan 4th 2024

Properties on the Market by Price Band



Source: LonRes - As at Jan 4th 2024

Key Findings

- 52.8% of properties on the market are priced at £1 million or higher.
- 57.4% of properties currently available have been on the market for more than six months.
- 31.6% of flats and 29.7% of houses on the market are currently under offer.

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January 4, 2024, the Kings Cross & Islington Q4 2023 Sales Report catchment includes all properties sold within the aforementioned area(s).