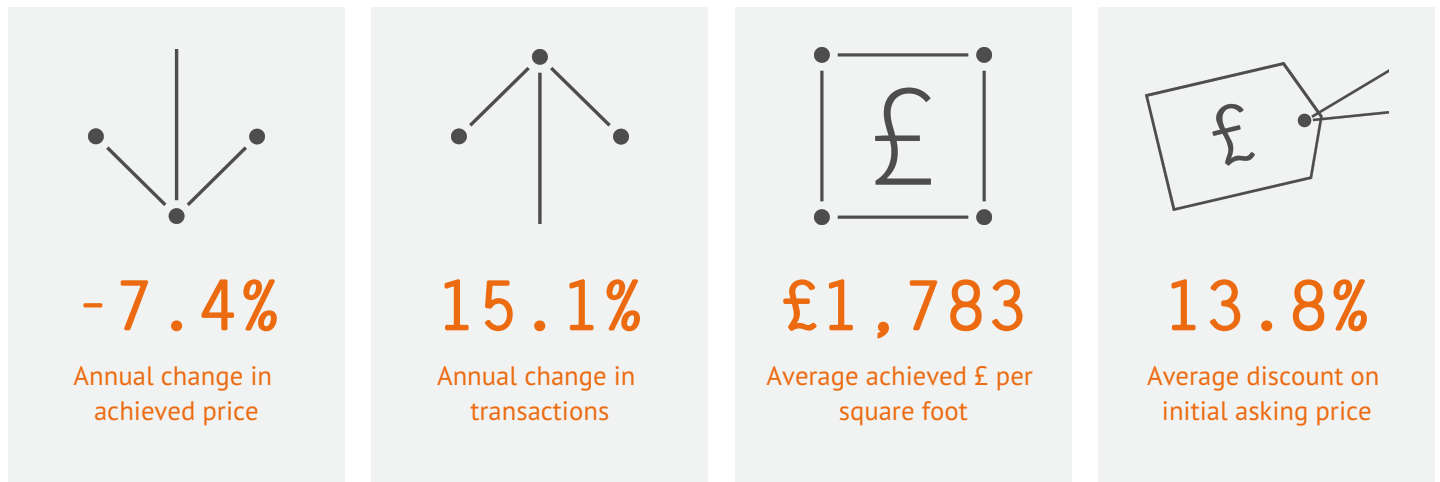


AREA OVERVIEW

SOUTH KENSINGTON Q4 2017 SALES REPORT

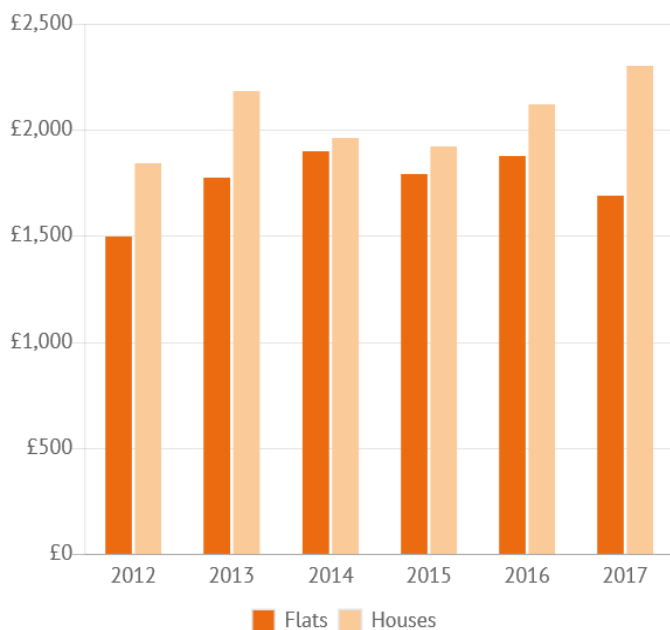
SOLD: OCT-DEC 2017



Source: LonRes - Oct-Dec 2017

Achieved Prices by Year

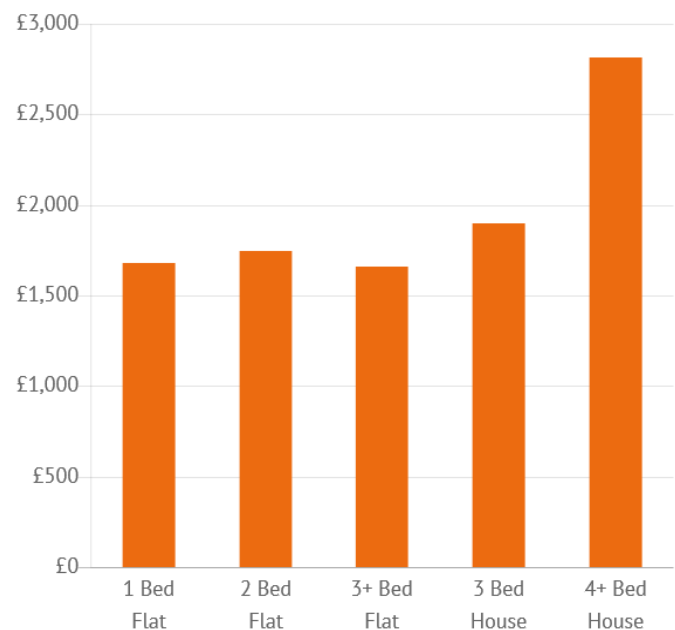
(£ per square foot)



Source: LonRes - Oct-Dec

Achieved Prices by Property Type

(£ per square foot)



Source: LonRes - Oct-Dec 2017

Key Findings

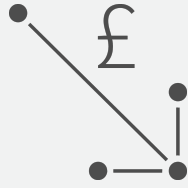
- Average flat prices are now 13.0% higher than they were 5 years ago, with buyers paying £194 more per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 9.8% for flats over the last year, and have increased by 8.4% for houses.
- 13.1% of properties sold within 3 months, compared with 21.3% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £1,964,656 for flats and £9,996,429 for houses.

CURRENT AVAILABILITY



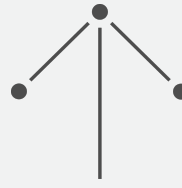
73%

have been on the market for over three months



50.7%

of properties on the market have been reduced in price



13.2%

Annual change in the number of available properties

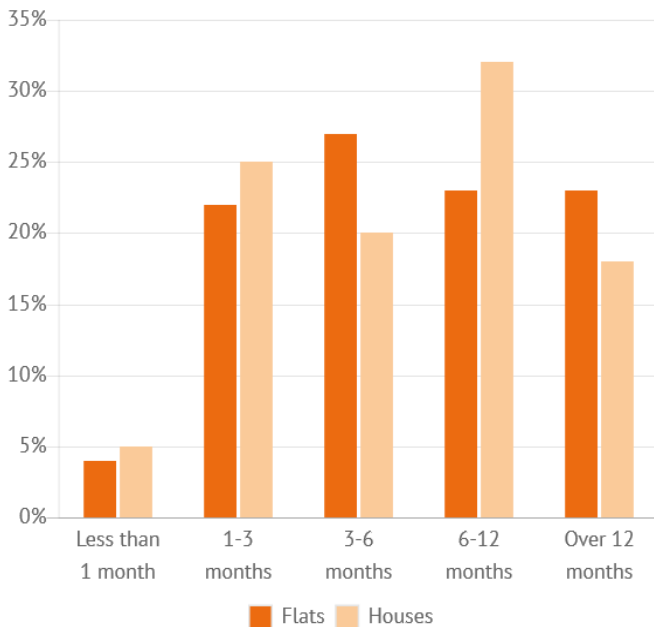


7.3%

Percentage of available properties currently under offer

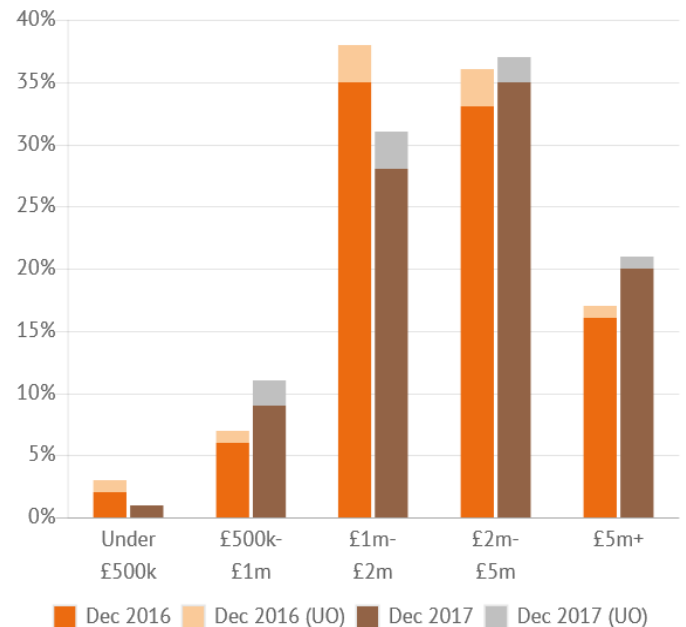
Source: LonRes - As at Jan 4th 2018

Time on the Market



Source: LonRes - As at Jan 4th 2018

Properties on the Market by Price Band



Source: LonRes - As at Jan 4th 2018

Key Findings

- 55.1% of properties on the market are priced at £2 million or higher.
- 47.2% of properties currently available have been on the market for more than six months.
- 7.9% of flats and 4.6% of houses on the market are currently under offer.

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January 4, 2018, the South Kensington Q4 2017 Sales Report catchment includes all properties sold within the aforementioned area(s).