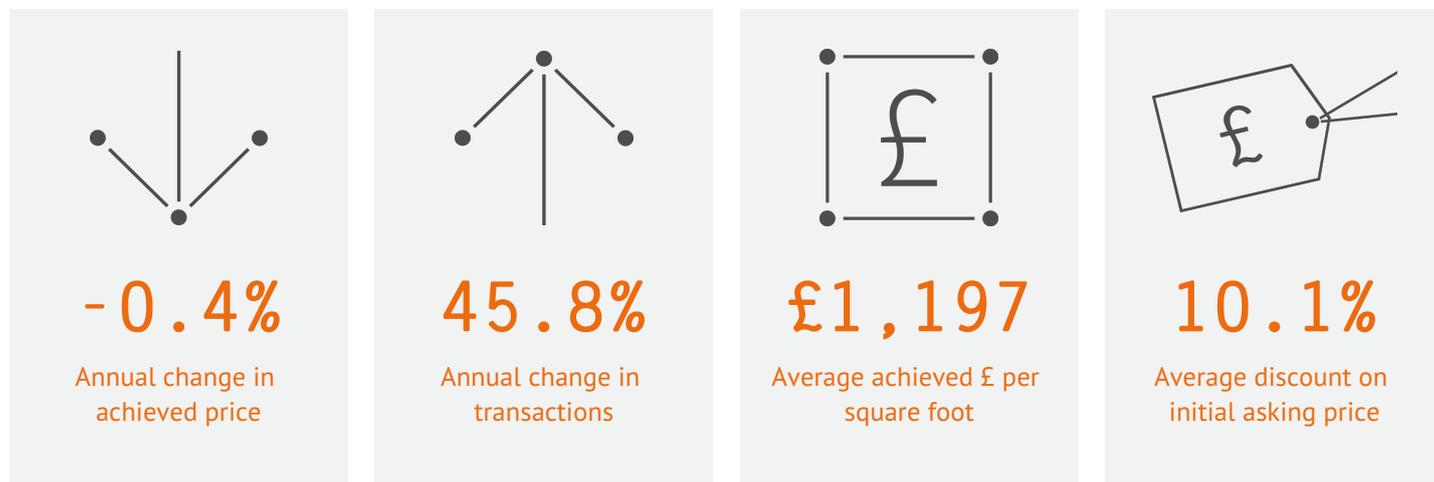


# AREA OVERVIEW

BAYSWATER & MAIDA VALE Q4 2017 SALES...

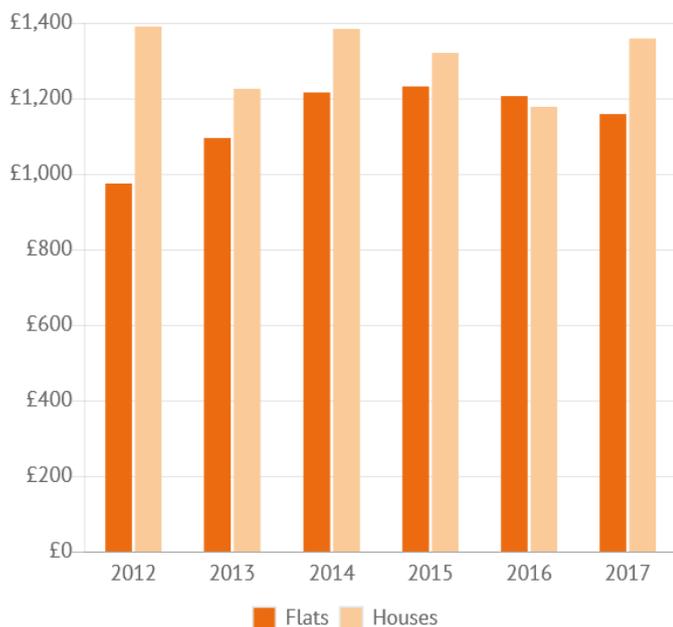
## SOLD: OCT-DEC 2017



Source: LonRes - Oct-Dec 2017

### Achieved Prices by Year

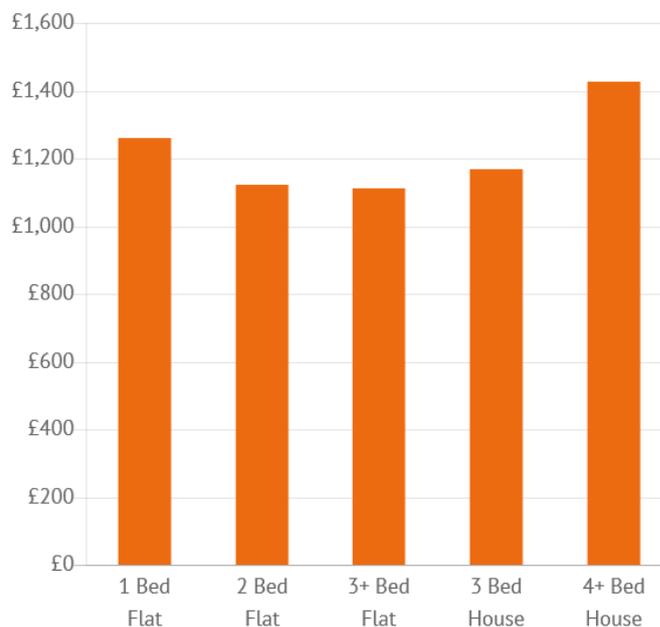
(£ per square foot)



Source: LonRes - Oct-Dec

### Achieved Prices by Property Type

(£ per square foot)



Source: LonRes - Oct-Dec 2017

### Key Findings

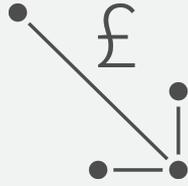
- Average flat prices are now 18.7% higher than they were 5 years ago, with buyers paying £183 more per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 4.0% for flats over the last year, and have increased by 15.4% for houses.
- 16.5% of properties sold within 3 months, compared with 21.3% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £1,000,854 for flats and £3,538,605 for houses.

# CURRENT AVAILABILITY



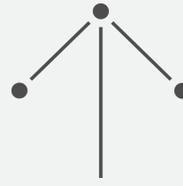
68%

have been on the market for over three months



45.9%

of properties on the market have been reduced in price



16.2%

Annual change in the number of available properties

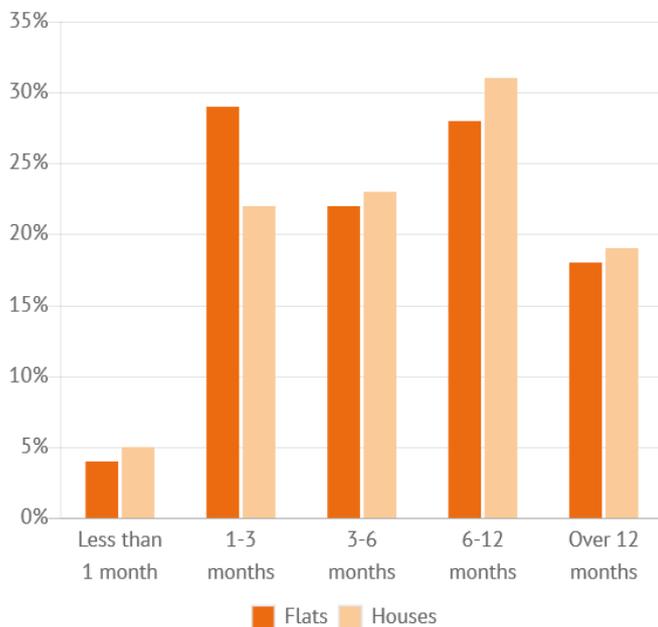


11.9%

Percentage of available properties currently under offer

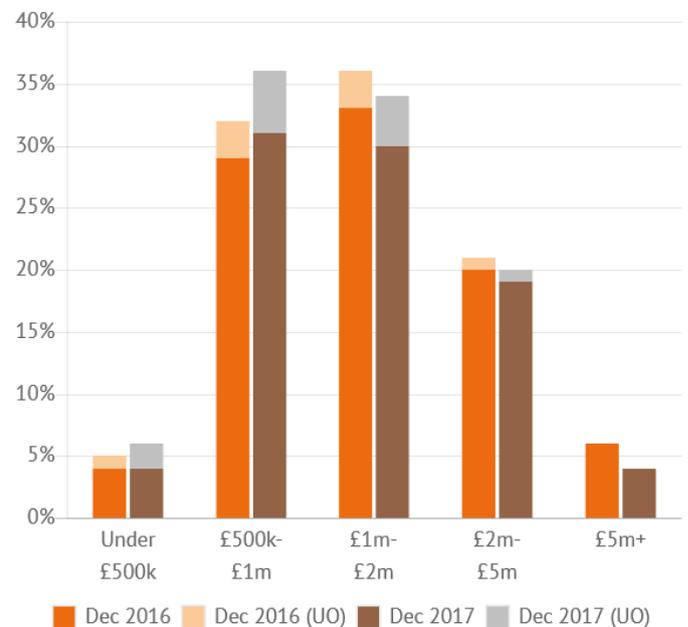
Source: LonRes - As at Jan 4th 2018

## 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

- 24.1% of properties on the market are priced at £2 million or higher.
- 46.0% of properties currently available have been on the market for more than six months.
- 12.7% of flats and 6.7% of houses on the market are currently under offer.

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January 4, 2018, the Bayswater & Maida Vale Q4 2017 Sales Report catchment includes all properties sold within the aforementioned area(s).