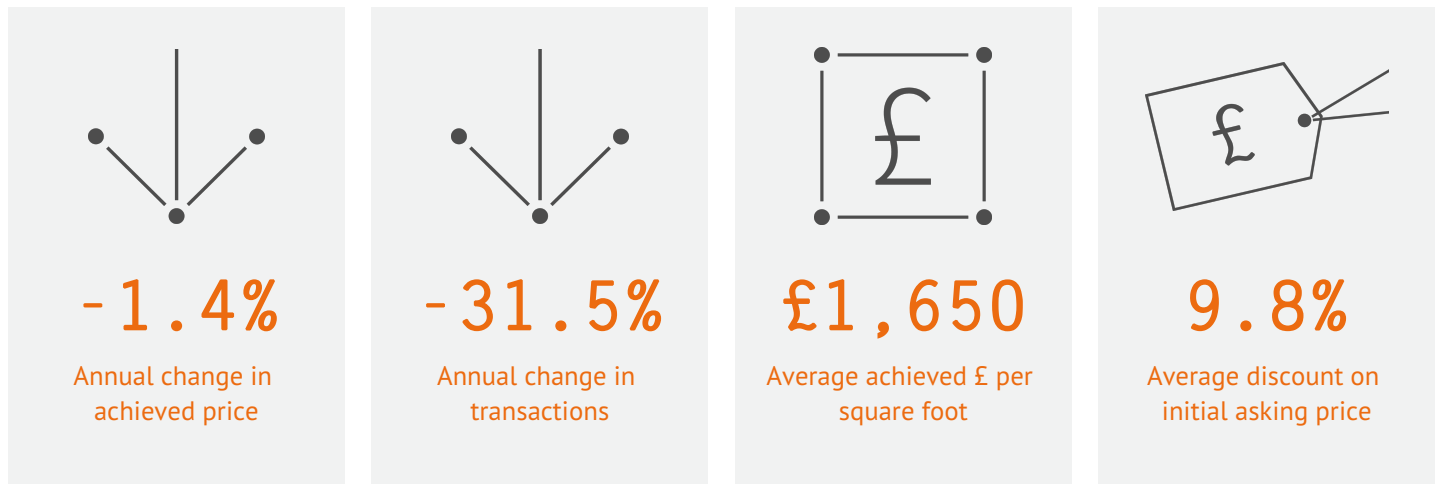


# AREA OVERVIEW

## CHELSEA Q4 2017 SALES REPORT

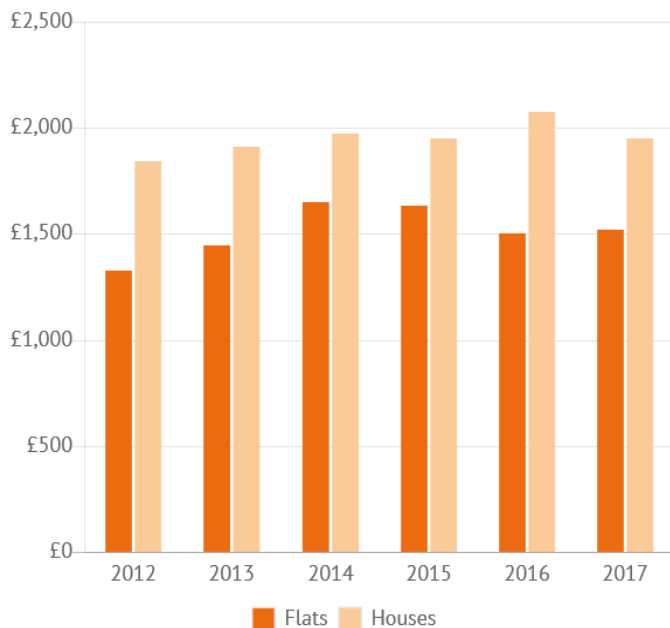
### SOLD: OCT-DEC 2017



Source: LonRes - Oct-Dec 2017

#### Achieved Prices by Year

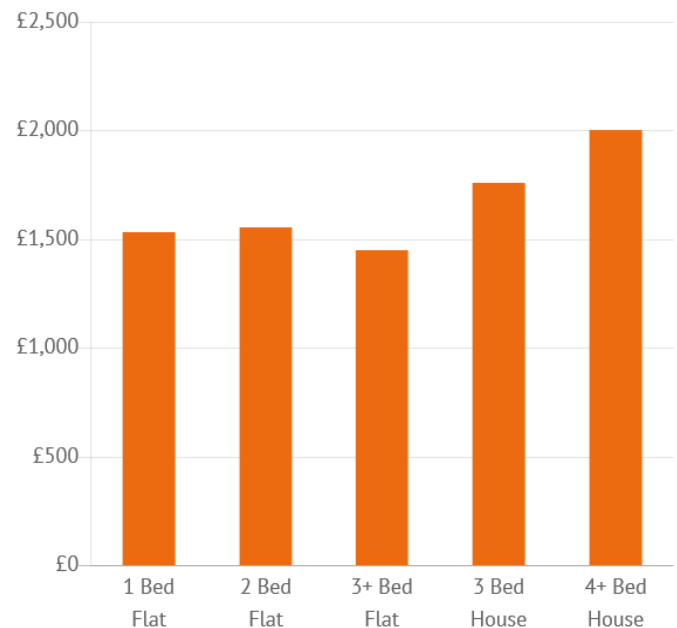
(£ per square foot)



Source: LonRes - Oct-Dec

#### Achieved Prices by Property Type

(£ per square foot)



Source: LonRes - Oct-Dec 2017

#### Key Findings

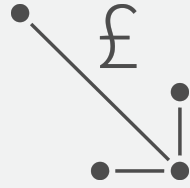
- Average flat prices are now 14.7% higher than they were 5 years ago, with buyers paying £195 more per square foot than they did 5 years ago.
- Achieved prices per square foot have increased by 1.2% for flats over the last year, and have decreased by 6.1% for houses.
- 23.6% of properties sold within 3 months, compared with 21.3% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £1,465,160 for flats and £6,821,905 for houses.

# CURRENT AVAILABILITY



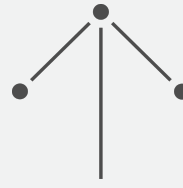
73%

have been on the market for over three months



47.7%

of properties on the market have been reduced in price



9.4%

Annual change in the number of available properties

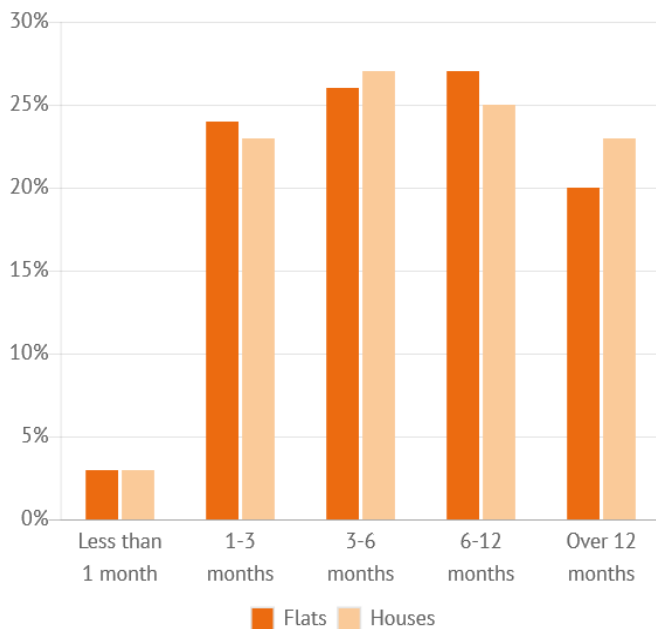


8.6%

Percentage of available properties currently under offer

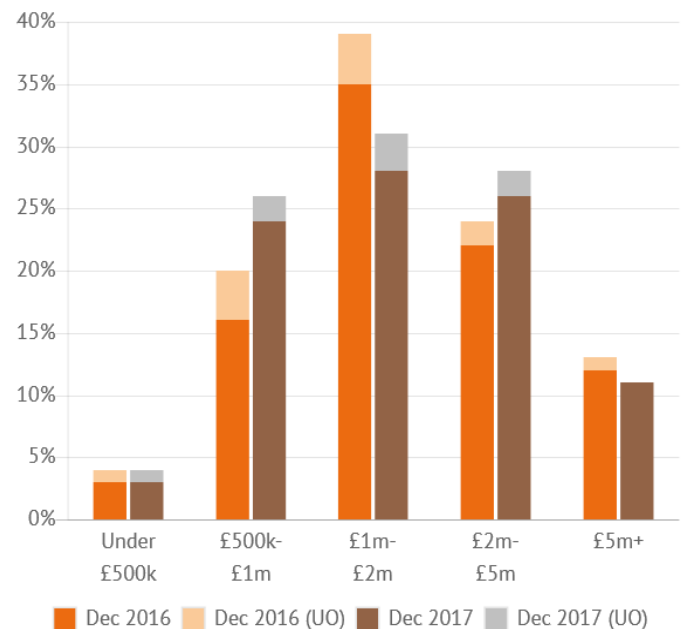
Source: LonRes - As at Jan 4th 2018

## 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

- 38.5% of properties on the market are priced at £2 million or higher.
- 47.1% of properties currently available have been on the market for more than six months.
- 10.0% of flats and 3.9% of houses on the market are currently under offer.

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