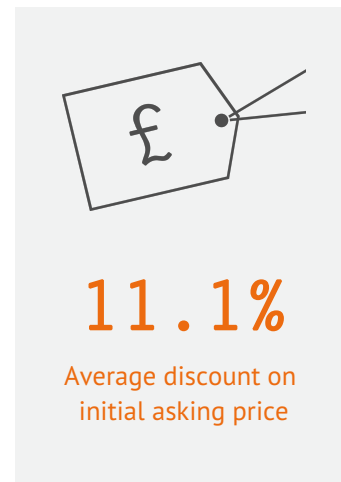
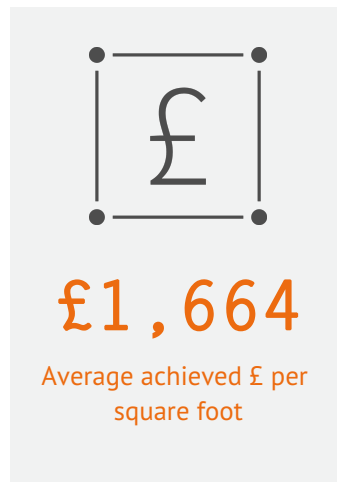
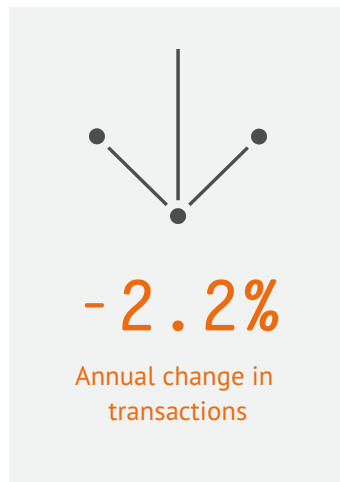
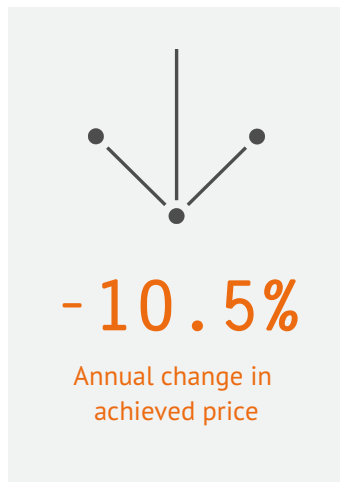


AREA OVERVIEW

SOUTH KENSINGTON Q3 2017 SALES REPORT

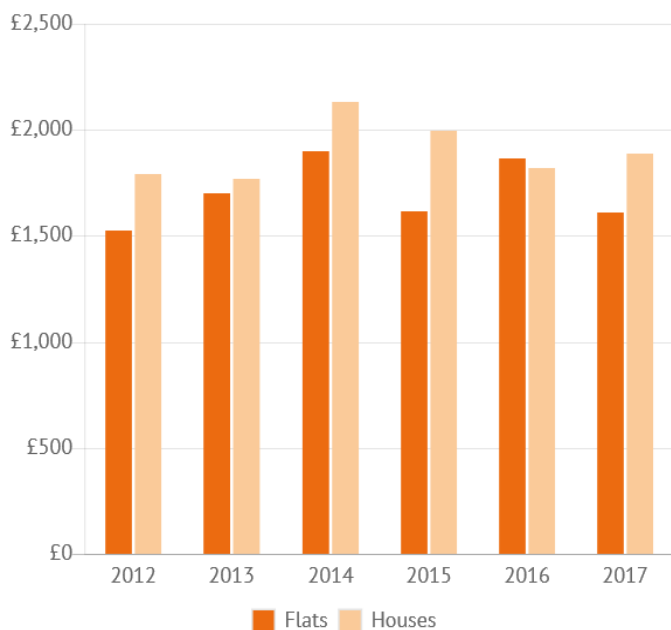
SOLD: JUL-SEP 2017



Source: LonRes - Jul-Sep 2017

Achieved Prices by Year

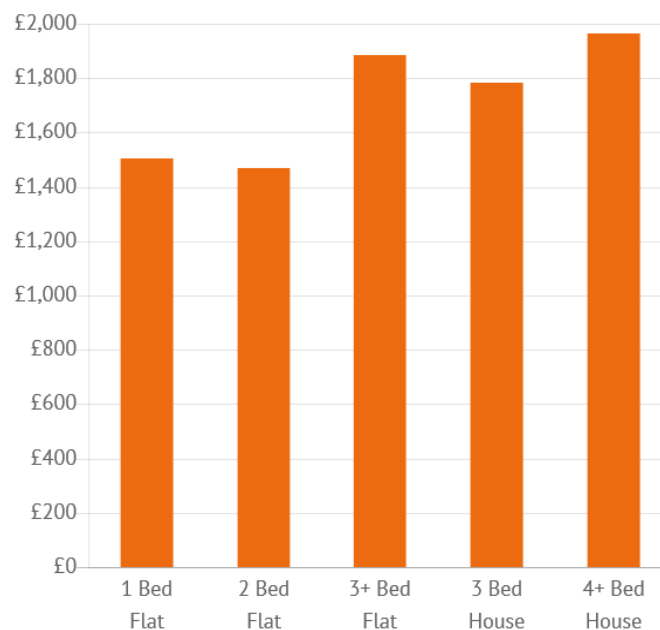
(£ per square foot)



Source: LonRes - Jul-Sep

Achieved Prices by Property Type

(£ per square foot)



Source: LonRes - Jul-Sep 2017

Key Findings

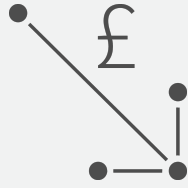
- Average flat prices are now 5.5% higher than they were 5 years ago, with buyers paying £84 more per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 13.8% for flats over the last year, and have increased by 3.6% for houses.
- 24.4% of properties sold within 3 months, compared with 20.2% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £1,991,857 for flats and £5,392,857 for houses.

CURRENT AVAILABILITY



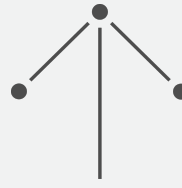
69%

have been on the market for over three months



51.6%

of properties on the market have been reduced in price



19.7%

Annual change in the number of available properties

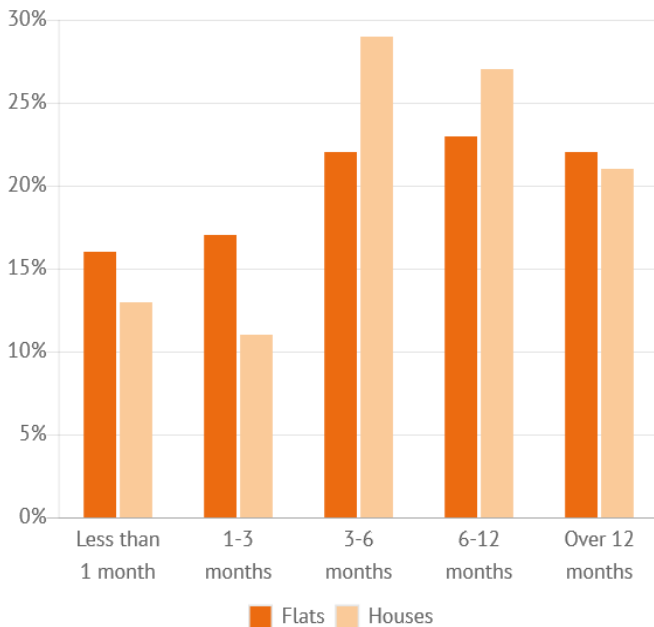


8.6%

Percentage of available properties currently under offer

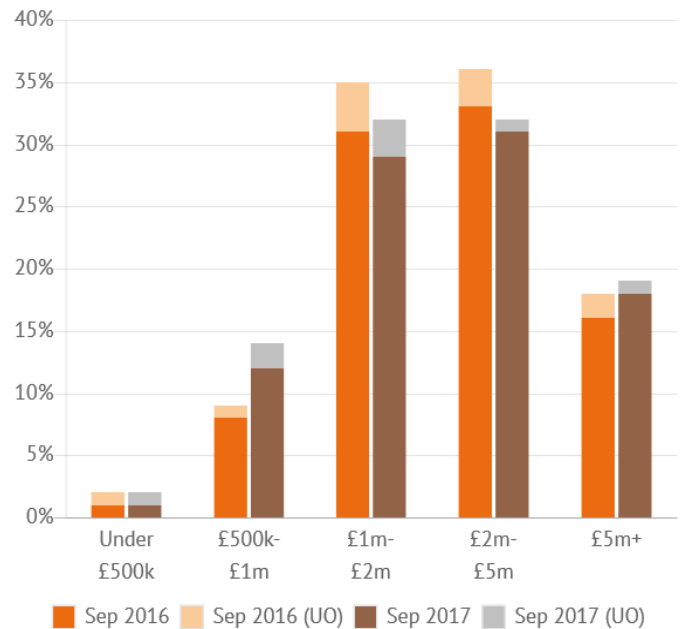
Source: LonRes - As at Oct 5th 2017

Time on the Market



Source: LonRes - As at Oct 5th 2017

Properties on the Market by Price Band



Source: LonRes - As at Oct 5th 2017

Key Findings

- 50.8% of properties on the market are priced at £2 million or higher.
- 45.4% of properties currently available have been on the market for more than six months.
- 9.1% of flats and 6.3% of houses on the market are currently under offer.

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October 5, 2017, the South Kensington Q3 2017 Sales Report catchment includes all properties sold within the aforementioned area(s).