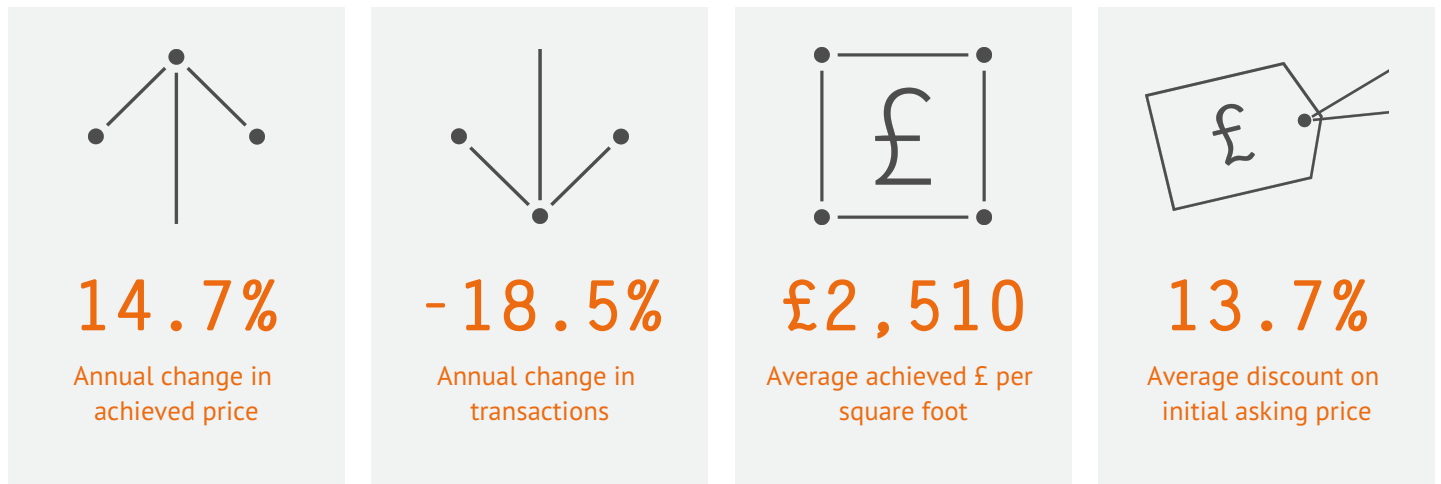


AREA OVERVIEW

MAYFAIR & ST. JAMES'S Q4 2017 SALES...

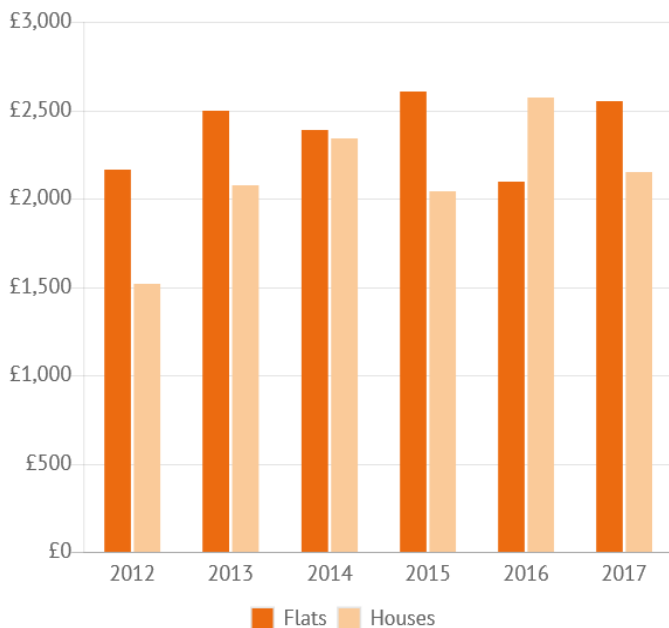
SOLD: OCT-DEC 2017



Source: LonRes - Oct-Dec 2017

Achieved Prices by Year

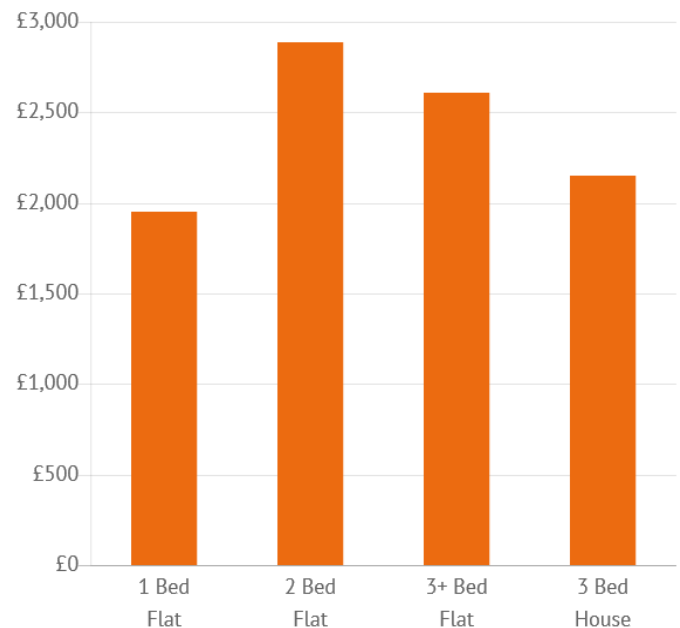
(£ per square foot)



Source: LonRes - Oct-Dec

Achieved Prices by Property Type

(£ per square foot)



Source: LonRes - Oct-Dec 2017

Key Findings

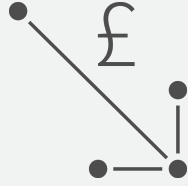
- Average flat prices are now 18.0% higher than they were 5 years ago, with buyers paying £388 more per square foot than they did 5 years ago.
- Achieved prices per square foot have increased by 22.0% for flats over the last year, and have decreased by 16.5% for houses.
- 9.1% of properties sold within 3 months, compared with 21.3% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £4,244,206 for flats and £4,475,000 for houses.

CURRENT AVAILABILITY



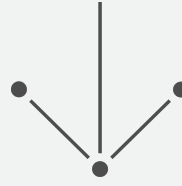
87%

have been on the market for over three months



47.3%

of properties on the market have been reduced in price



-6.2%

Annual change in the number of available properties

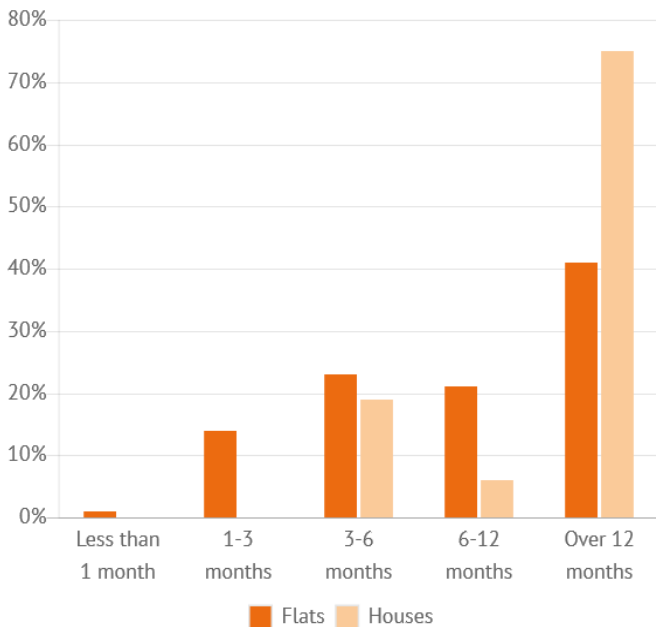


7.3%

Percentage of available properties currently under offer

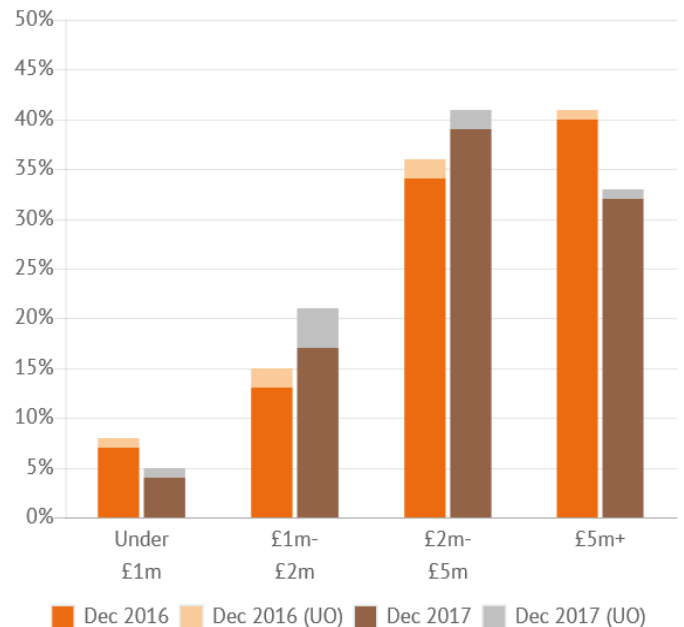
Source: LonRes - As at Jan 4th 2018

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

- 73.3% of properties on the market are priced at £2 million or higher.
- 64.2% of properties currently available have been on the market for more than six months.
- 6.7% of flats and 12.5% of houses on the market are currently under offer.

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January 4, 2018, the Mayfair & St. James's Q4 2017 Sales Report catchment includes all properties sold within the aforementioned area(s).