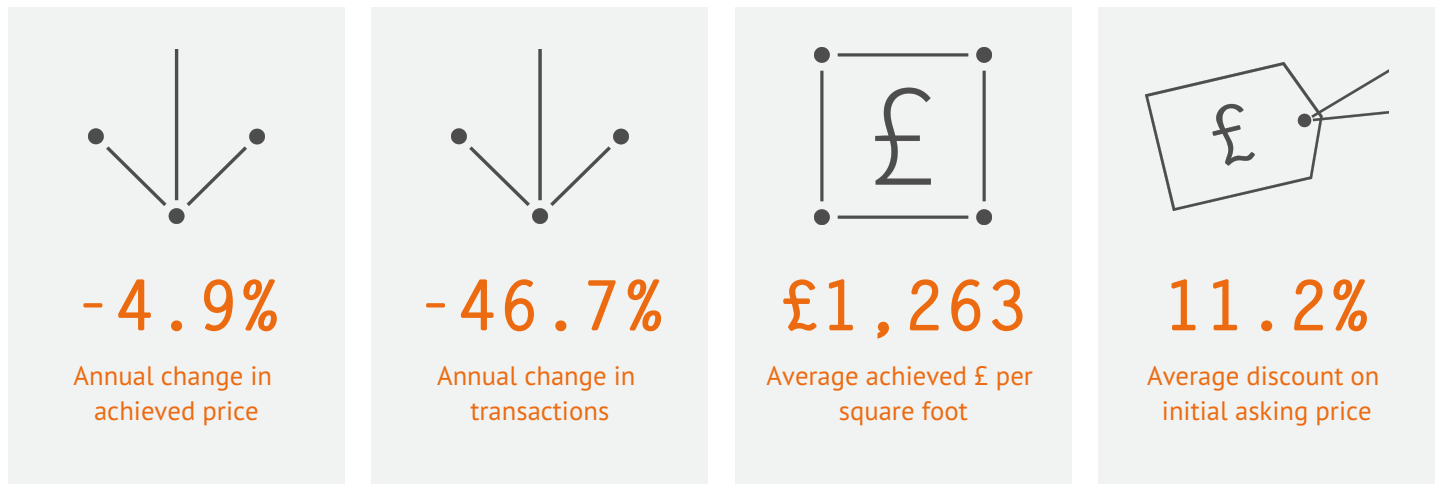


AREA OVERVIEW

W2

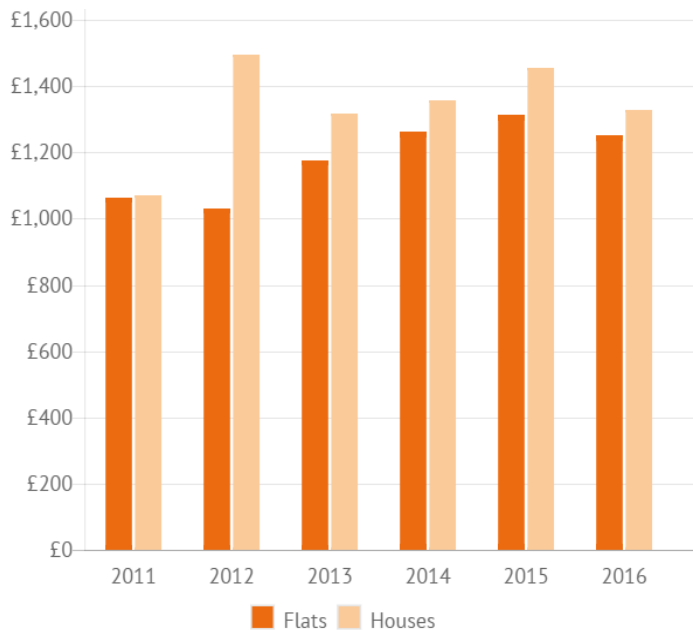
SOLD: OCT-DEC 2016



Source: LonRes - Oct-Dec 2016

Achieved Prices by Year

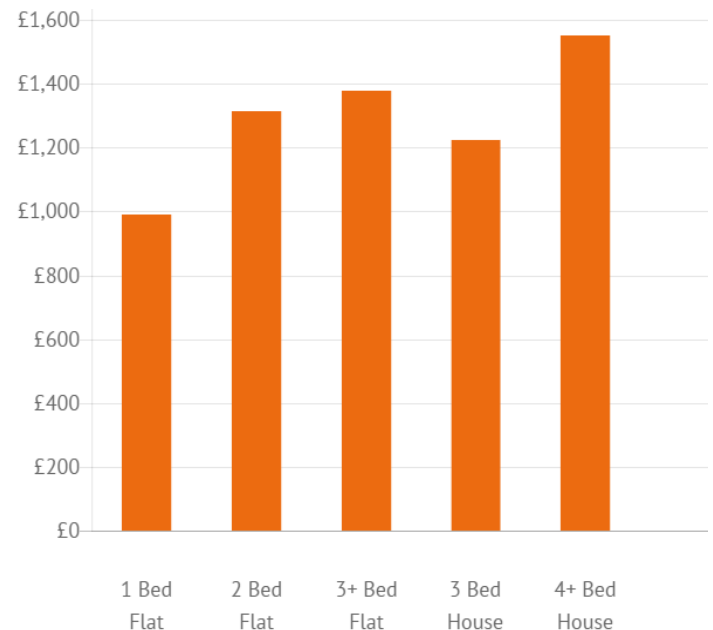
(£ per square foot)



Source: LonRes - Oct-Dec

Achieved Prices by Property Type

(£ per square foot)



Source: LonRes - Oct-Dec 2016

Key Findings

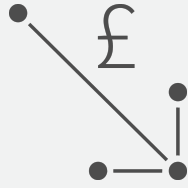
- Average flat prices are now 17.8% higher than they were 5 years ago, with buyers paying £189 more per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 4.7% for flats over the last year, and have decreased by 8.6% for houses.
- 21.4% of properties sold within 3 months, compared with 24.5% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £1,189,374 for flats and £2,541,667 for houses.

CURRENT AVAILABILITY



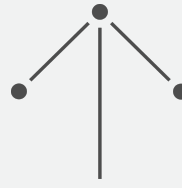
69%

have been on the market for over three months



48.0%

of properties on the market have been reduced in price



25.4%

Annual change in the number of available properties

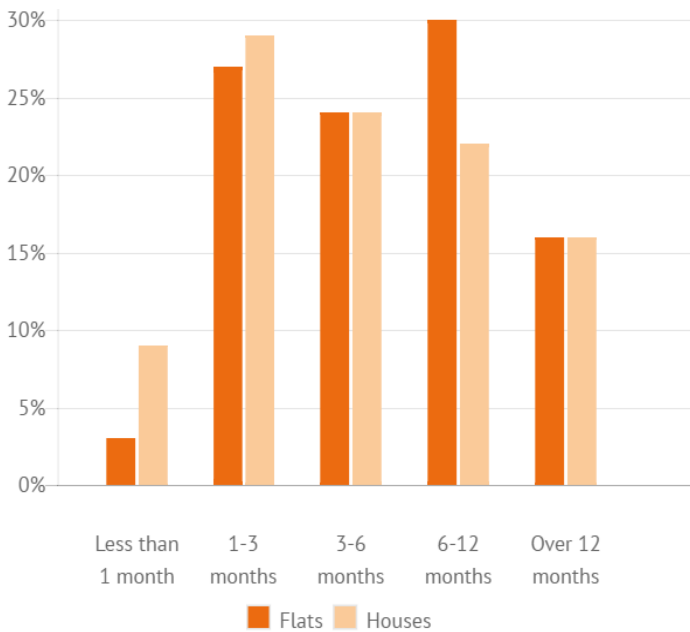


7.6%

Percentage of available properties currently under offer

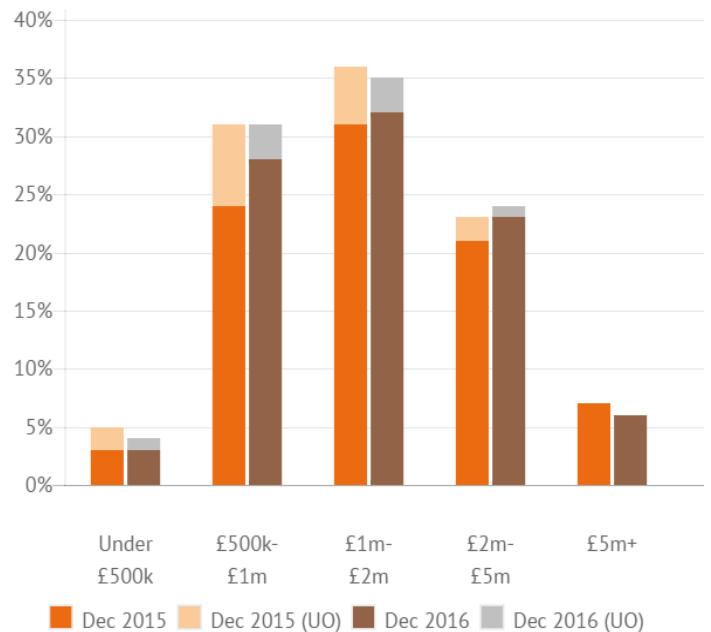
Source: LonRes - As at Jan 10th 2017

Time on the Market



Source: LonRes - As at Jan 10th 2017

Properties on the Market by Price Band



Source: LonRes - As at Jan 10th 2017

Key Findings

- 28.5% of properties on the market are priced at £2 million or higher.
- 44.7% of properties currently available have been on the market for more than six months.
- 8.1% of flats and 3.4% of houses on the market are currently under offer.

✔ This report has a sample size rating of high - reports run with low sample sizes will sometimes give extreme results.

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January 10, 2017, the W2 catchment includes all properties sold in W2.