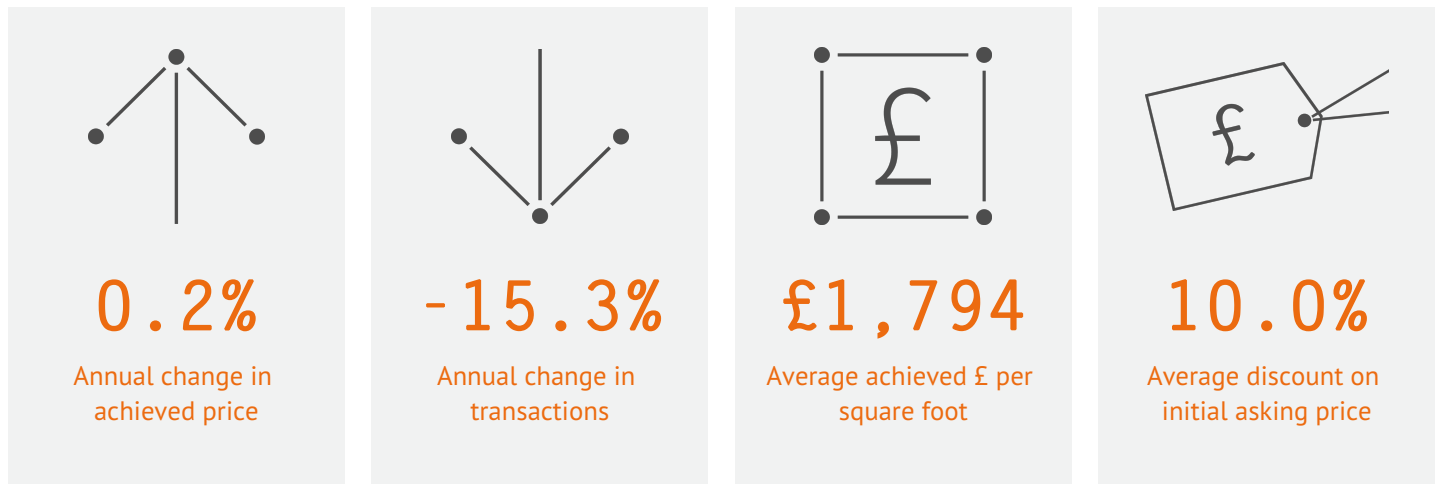


# AREA OVERVIEW

SW3, SW7, W8

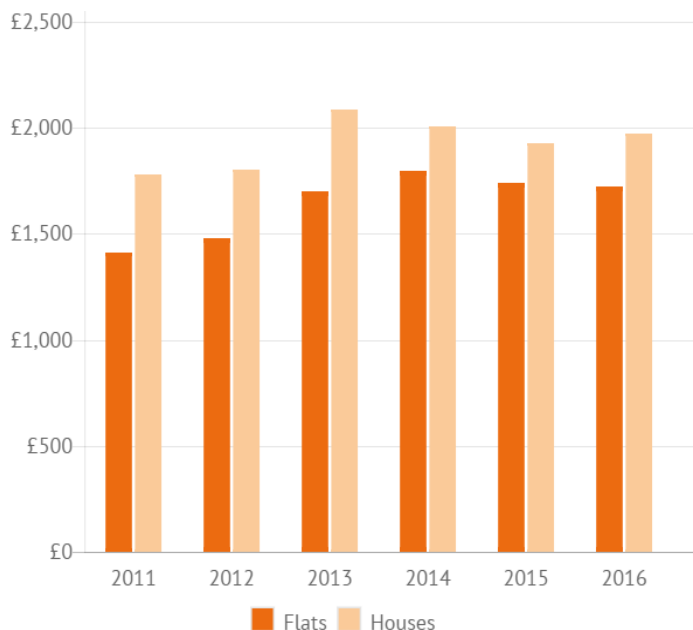
## SOLD: OCT-DEC 2016



Source: LonRes - Oct-Dec 2016

### Achieved Prices by Year

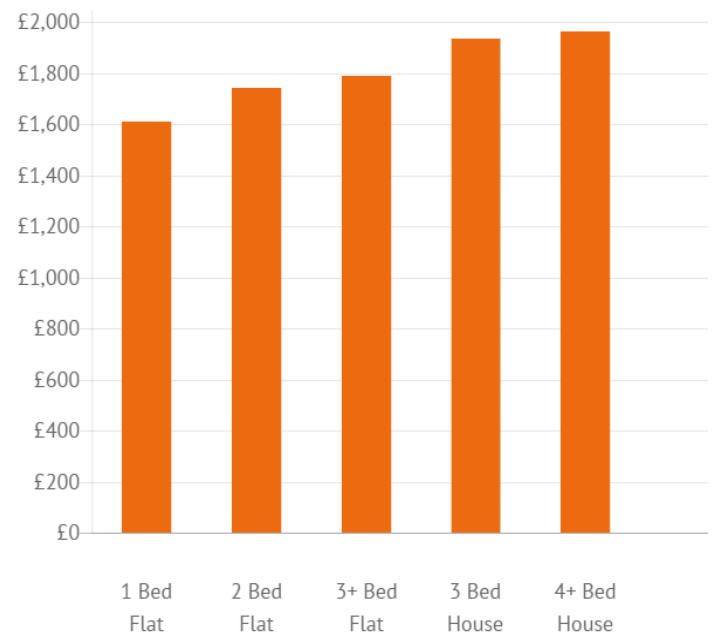
(£ per square foot)



Source: LonRes - Oct-Dec

### Achieved Prices by Property Type

(£ per square foot)



Source: LonRes - Oct-Dec 2016

### Key Findings

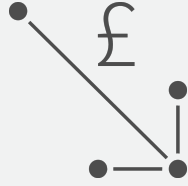
- Average flat prices are now 21.8% higher than they were 5 years ago, with buyers paying £308 more per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 1.1% for flats over the last year, and have increased by 2.5% for houses.
- 28.4% of properties sold within 3 months, compared with 24.5% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £2,008,412 for flats and £5,251,413 for houses.

# CURRENT AVAILABILITY



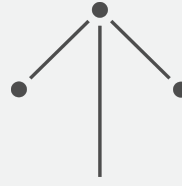
73%

have been on the market for over three months



47.2%

of properties on the market have been reduced in price



3.4%

Annual change in the number of available properties

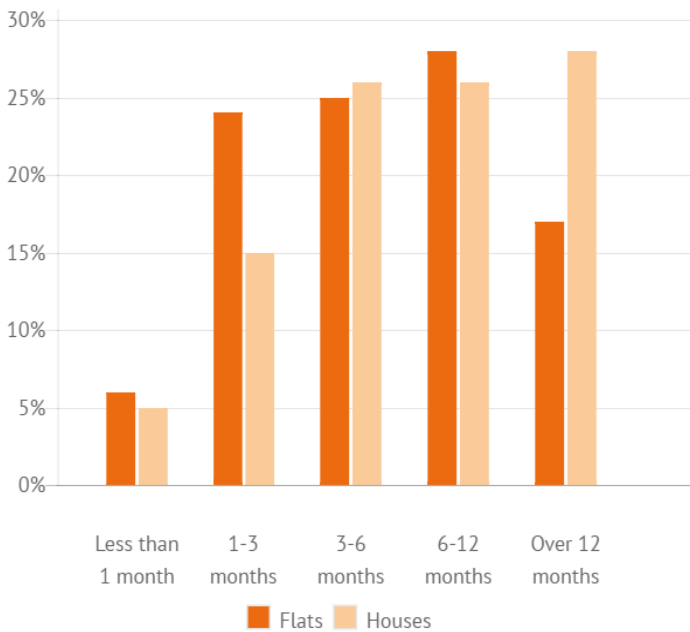


10.6%

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

- 49.8% of properties on the market are priced at £2 million or higher.
- 47.3% of properties currently available have been on the market for more than six months.
- 10.9% of flats and 9.5% 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 SW3, SW7, W8 catchment includes all properties sold in SW3, SW7, W8.