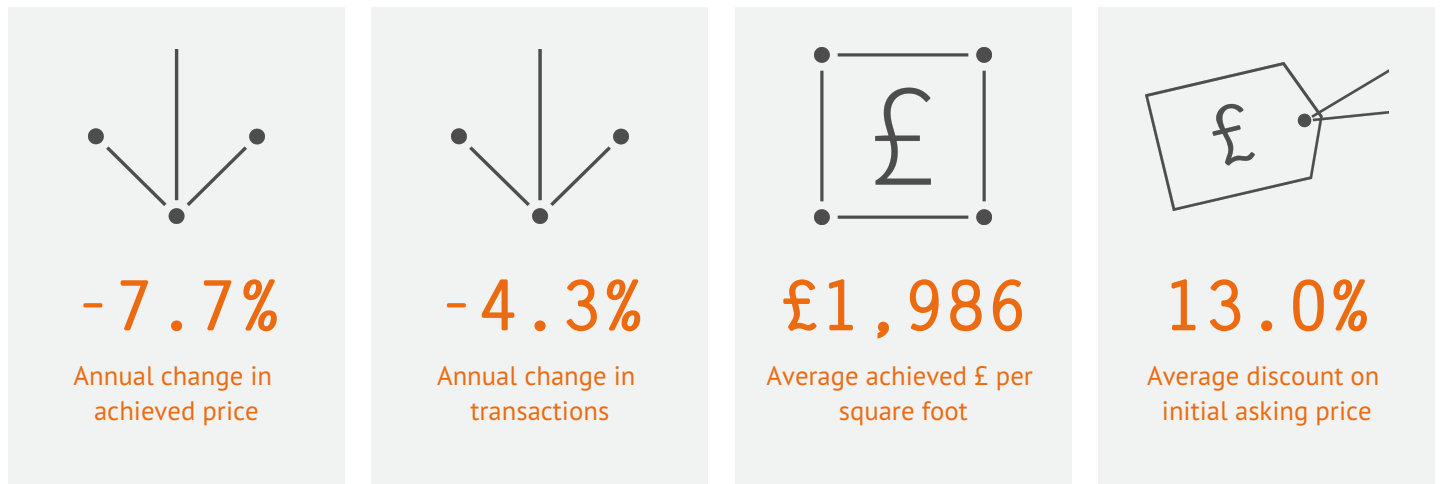


AREA OVERVIEW

SW1W, SW1X

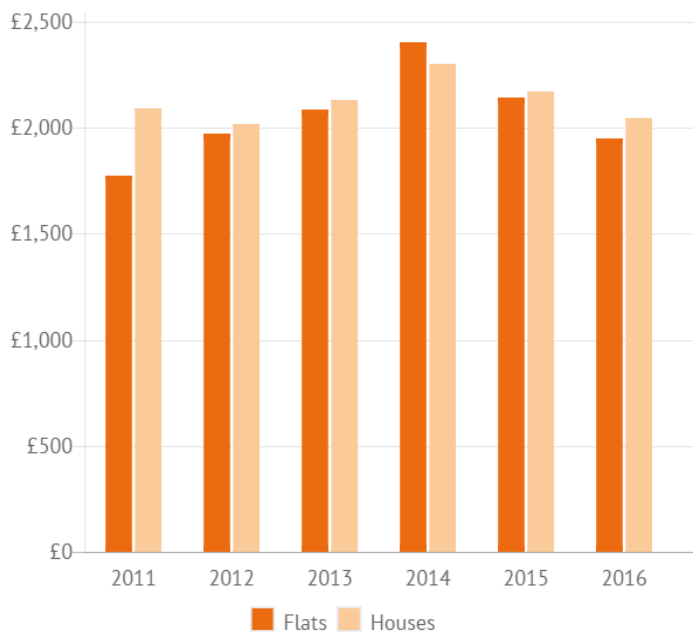
SOLD: OCT-DEC 2016



Source: LonRes - Oct-Dec 2016

Achieved Prices by Year

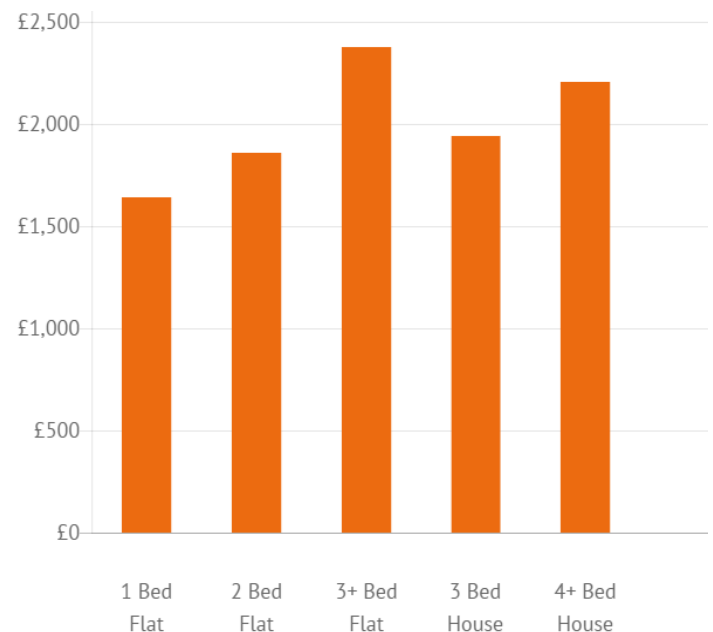
(£ per square foot)



Source: LonRes - Oct-Dec

Achieved Prices by Property Type

(£ per square foot)



Source: LonRes - Oct-Dec 2016

Key Findings

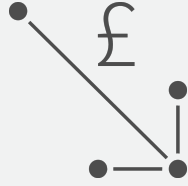
- Average flat prices are now 9.7% higher than they were 5 years ago, with buyers paying £172 more per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 9.1% for flats over the last year, and have decreased by 5.7% for houses.
- 22.7% of properties sold within 3 months, compared with 24.5% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £4,038,625 for flats and £6,780,769 for houses.

CURRENT AVAILABILITY



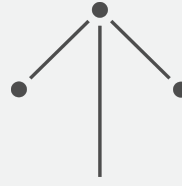
76%

have been on the market for over three months



39.5%

of properties on the market have been reduced in price



11.5%

Annual change in the number of available properties

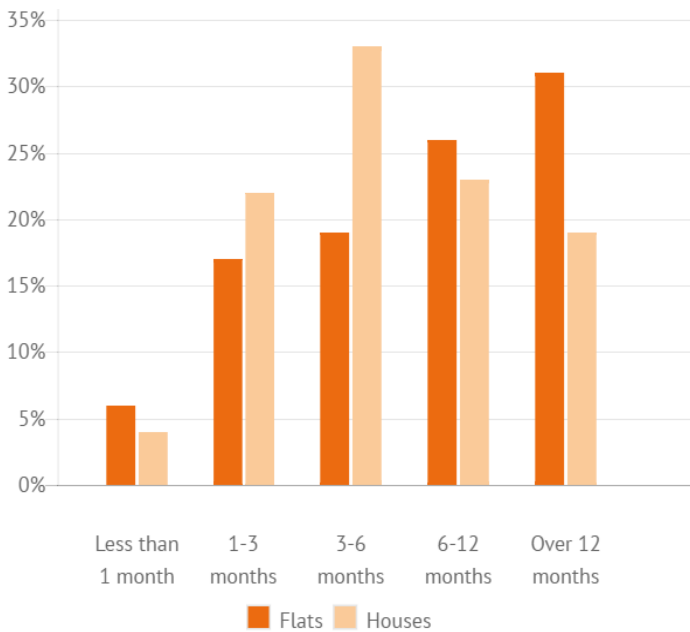


7.2%

Percentage of available properties currently under offer

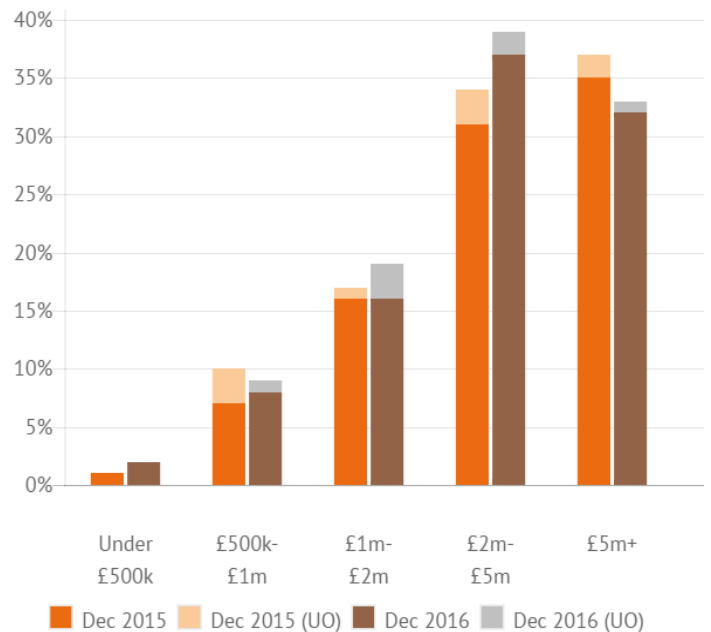
Source: LonRes - As at Jan 10th 2017

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

- 70.5% of properties on the market are priced at £2 million or higher.
- 53.3% of properties currently available have been on the market for more than six months.
- 8.1% of flats and 4.8% of houses on the market are currently under offer.

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

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January 10, 2017, the SW1W, SW1X catchment includes all properties sold in SW1W, SW1X.