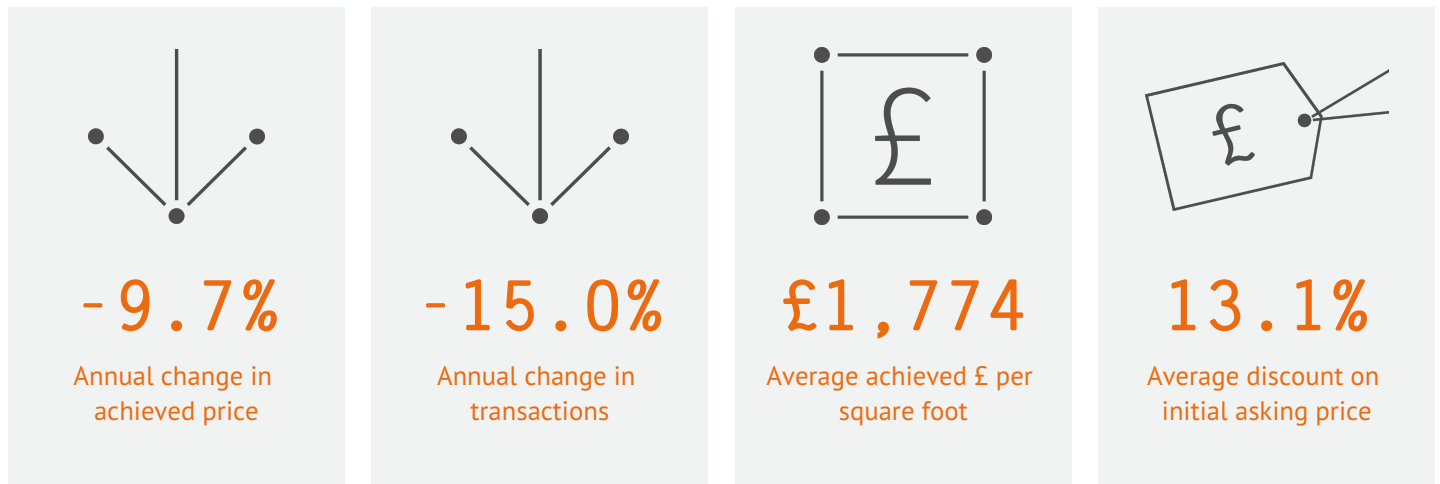


AREA OVERVIEW

W1, W1G, W1H, W1U

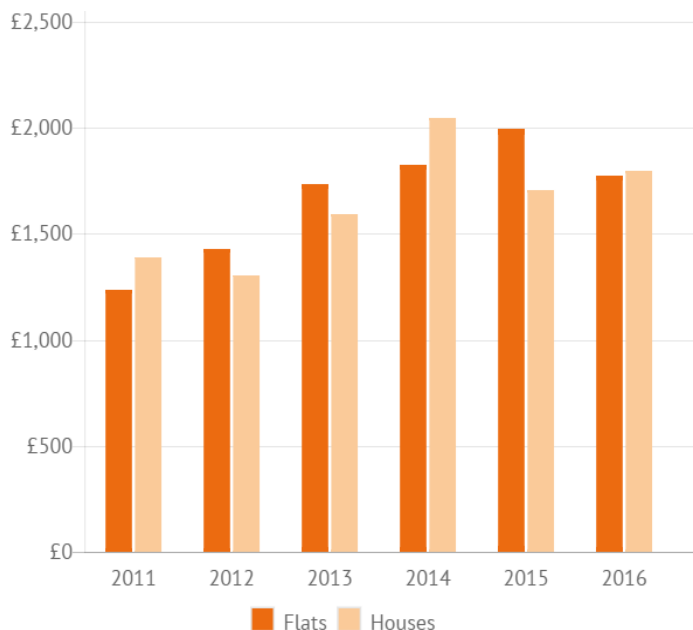
SOLD: OCT-DEC 2016



Source: LonRes - Oct-Dec 2016

Achieved Prices by Year

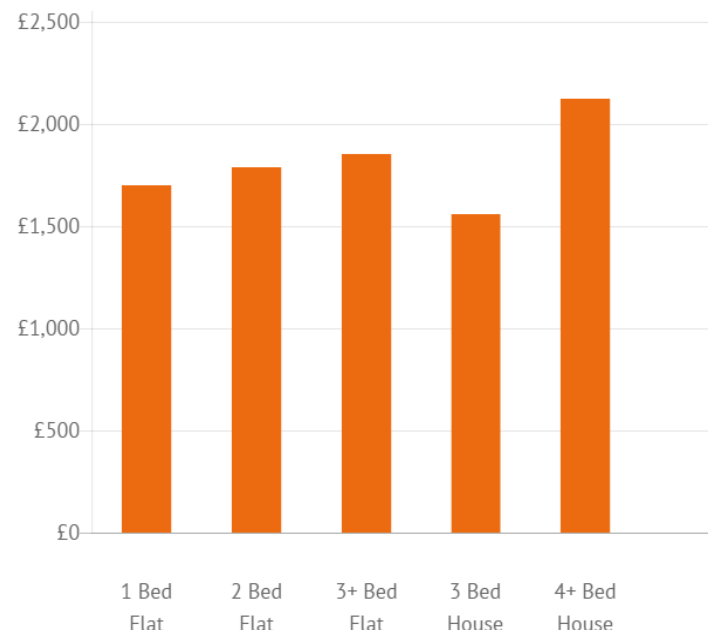
(£ per square foot)



Source: LonRes - Oct-Dec

Achieved Prices by Property Type

(£ per square foot)



Source: LonRes - Oct-Dec 2016

Key Findings

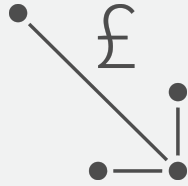
- Average flat prices are now 43.3% higher than they were 5 years ago, with buyers paying £535 more per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 11.3% for flats over the last year, and have increased by 5.3% for houses.
- 21.2% of properties sold within 3 months, compared with 24.5% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £1,759,357 for flats and £6,375,714 for houses.

CURRENT AVAILABILITY



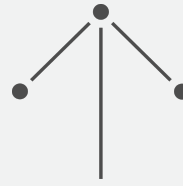
73%

have been on the market for over three months



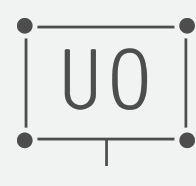
44.7%

of properties on the market have been reduced in price



18.7%

Annual change in the number of available properties

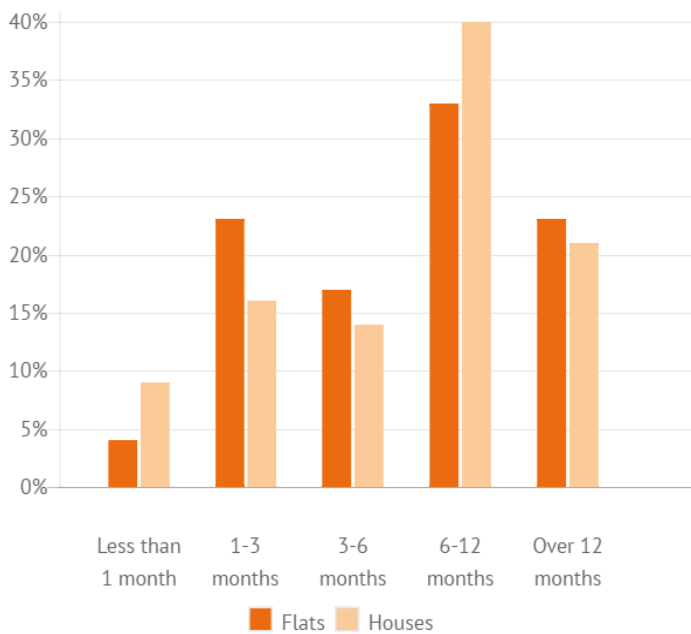


10.6%

Percentage of available properties currently under offer

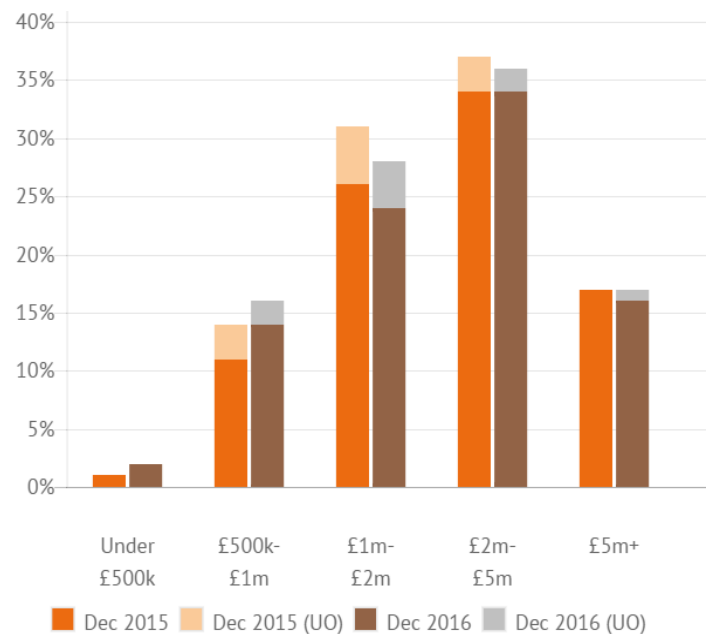
Source: LonRes - As at Jan 10th 2017

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

- 51.7% of properties on the market are priced at £2 million or higher.
- 56.7% of properties currently available have been on the market for more than six months.
- 10.5% of flats and 11.6% 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.

The information and data within this report is provided for information purposes only. If you are reproducing or redistributing LonRes content you must include a source accreditation to LonRes. LonRes information and data may not be used for commercial purposes, including using it as a basis for any other data product or service.

While we make every effort to ensure our information and data is as robust as possible we cannot guarantee its accuracy or completeness. Those looking to place reliance on LonRes content do so at their own risk. LonRes shall not be liable for any loss or damage, direct or indirect, arising from inaccuracy or incompleteness of the data or any decision made in reliance upon the data. None of the information or data within this report is intended to constitute investment advice or a recommendation to make (or refrain from making) any kind of investment decision and may not be relied on as such.

January 10, 2017, the W1, W1G, W1H, W1U catchment includes all properties sold in W1, W1G, W1H, W1U.