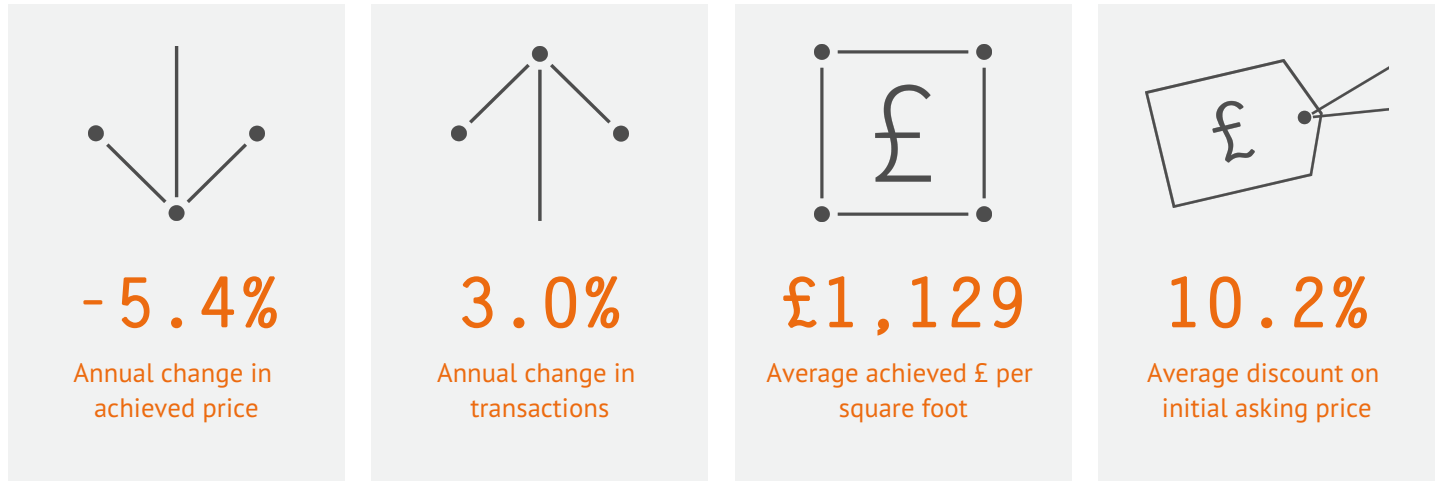


AREA OVERVIEW

BAYSWATER & MAIDA VALE Q2 2018 SALES REPORT



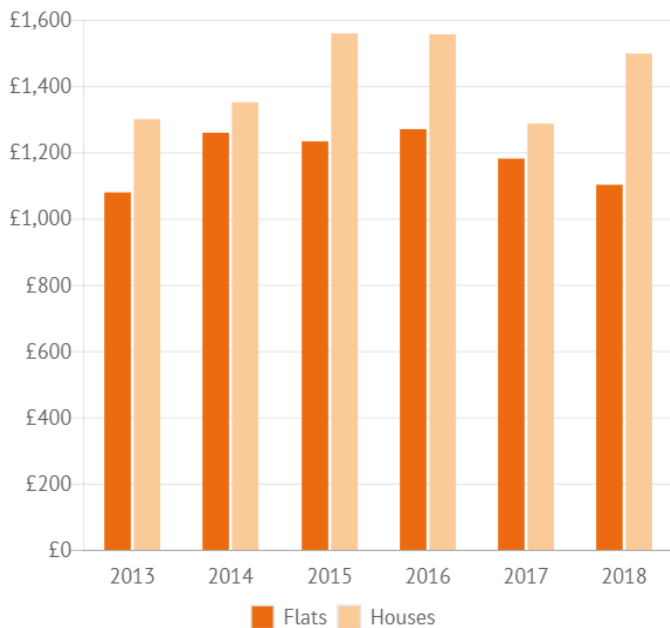
SOLD: APR-JUN 2018



Source: LonRes - Apr-Jun 2018

Achieved Prices by Year

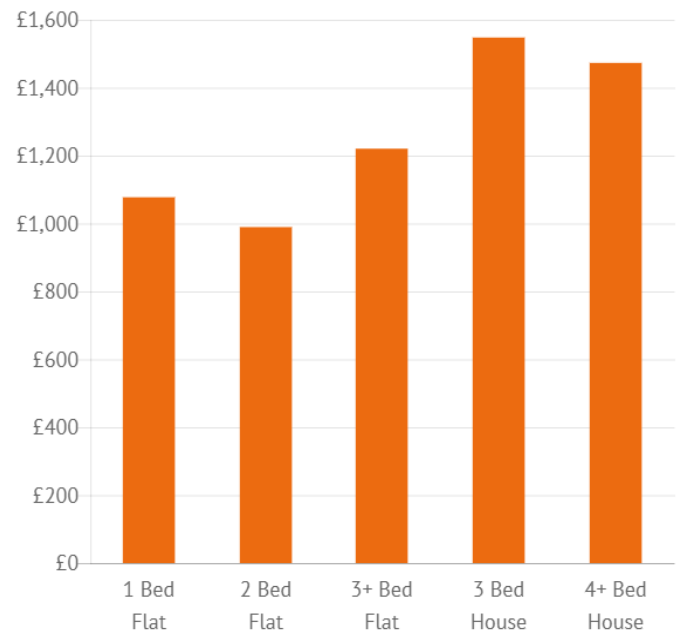
(£ per square foot)



Source: LonRes - Apr-Jun

Achieved Prices by Property Type

(£ per square foot)



Source: LonRes - Apr-Jun 2018

Key Findings

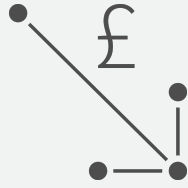
- Average flat prices are now 2.1% higher than they were 5 years ago, with buyers paying £23 more per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 6.7% for flats over the last year, and have increased by 16.4% for houses.
- 21.2% of properties sold within 3 months, compared with 18.7% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £1,254,455 for flats and £3,695,000 for houses.

CURRENT AVAILABILITY



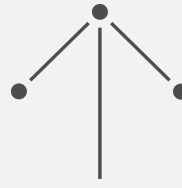
66%

have been on the market for over three months



51.2%

of properties on the market have been reduced in price



6.6%

Annual change in the number of available properties

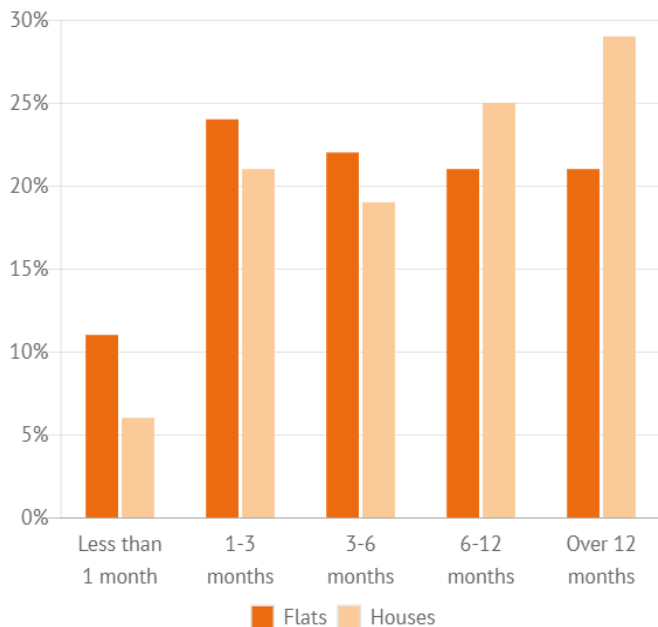


15.5%

Percentage of available properties currently under offer

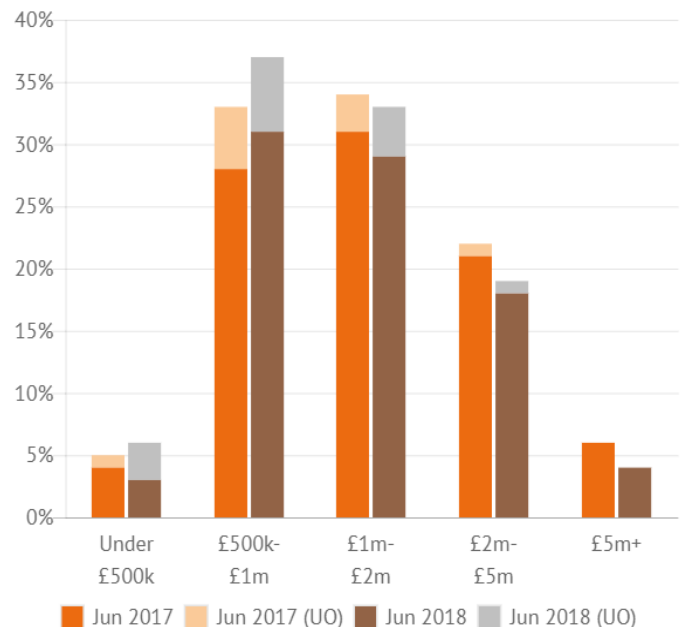
Source: LonRes - As at Jul 5th 2018

Time on the Market



Source: LonRes - As at Jul 5th 2018

Properties on the Market by Price Band



Source: LonRes - As at Jul 5th 2018

Key Findings

- 22.7% of properties on the market are priced at £2 million or higher.
- 44.0% of properties currently available have been on the market for more than six months.
- 14.9% of flats and 9.7% of houses on the market are currently under offer.

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July 5, 2018, the Bayswater & Maida Vale Q2 2018 Sales Report catchment includes all properties sold within the aforementioned area(s).