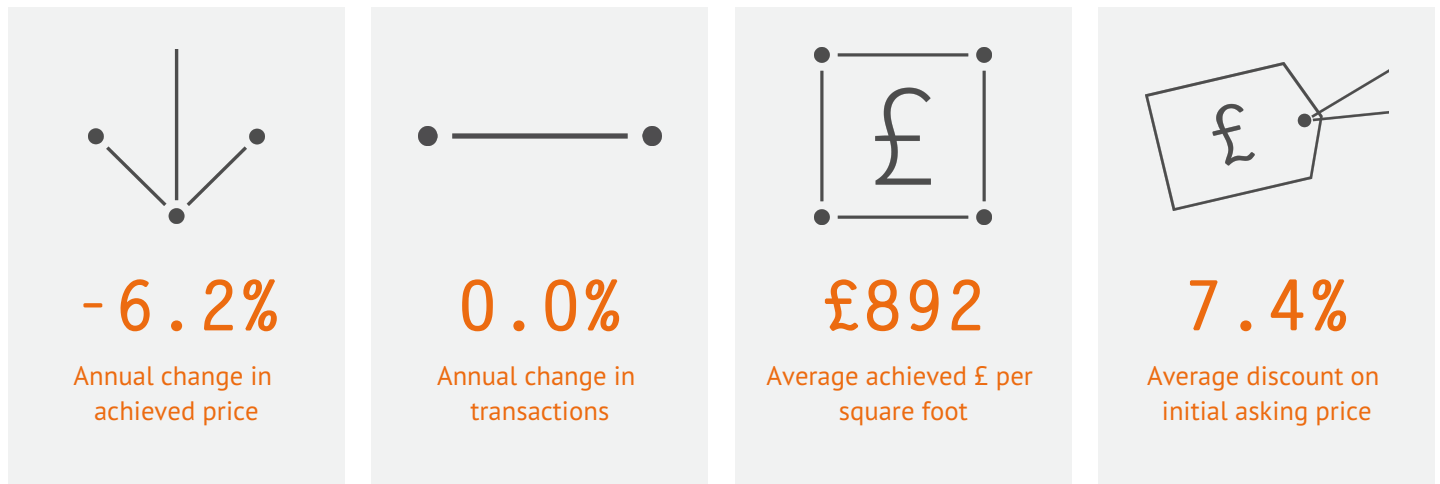


AREA OVERVIEW

KINGS CROSS & ISLINGTON Q2 2018 SALES REPORT



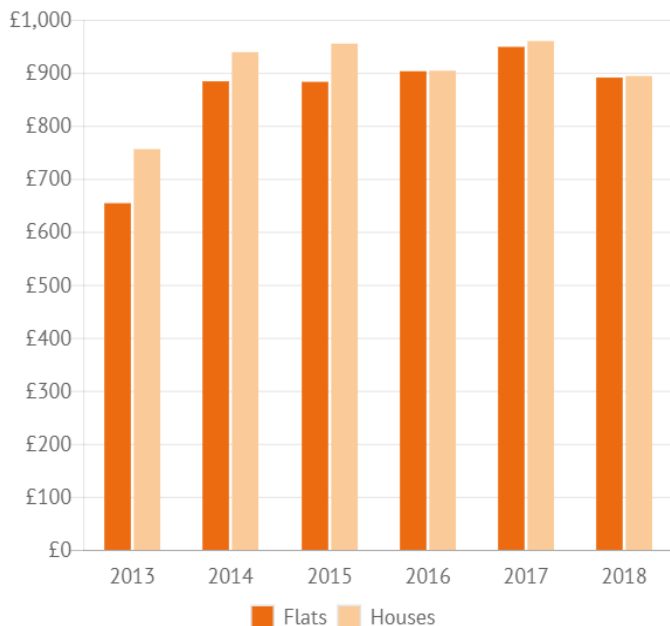
SOLD: APR-JUN 2018



Source: LonRes - Apr-Jun 2018

Achieved Prices by Year

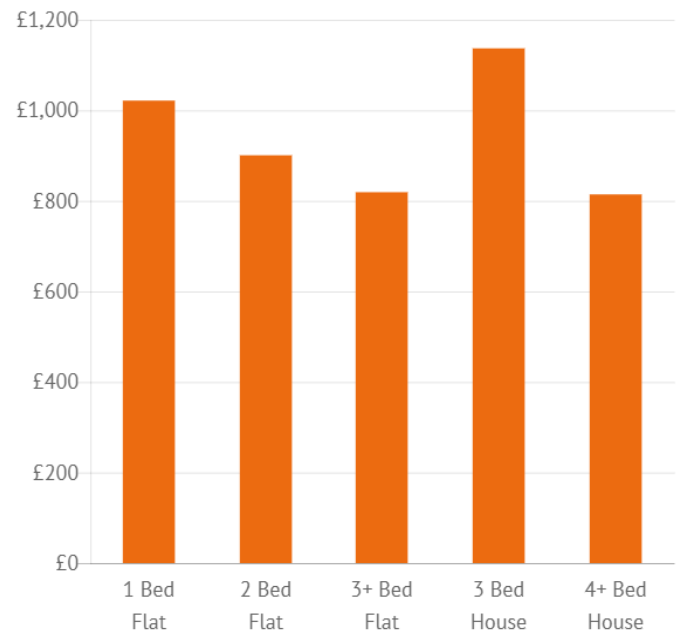
(£ per square foot)



Source: LonRes - Apr-Jun

Achieved Prices by Property Type

(£ per square foot)



Source: LonRes - Apr-Jun 2018

Key Findings

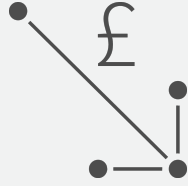
- Average flat prices are now 36.2% higher than they were 5 years ago, with buyers paying £237 more per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 6.1% for flats over the last year, and have decreased by 6.8% for houses.
- 14.8% of properties sold within 3 months, compared with 18.7% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £832,371 for flats and £1,575,676 for houses.

CURRENT AVAILABILITY



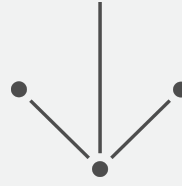
74%

have been on the market for over three months



48.3%

of properties on the market have been reduced in price



-1.5%

Annual change in the number of available properties

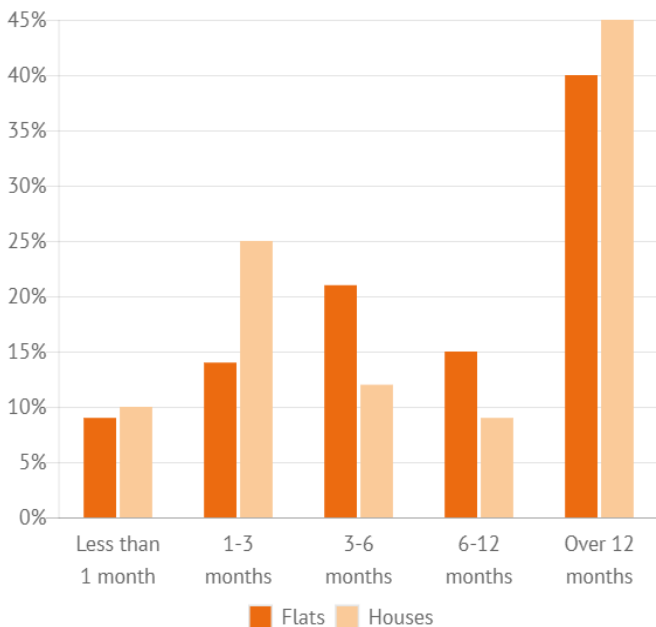


22.6%

Percentage of available properties currently under offer

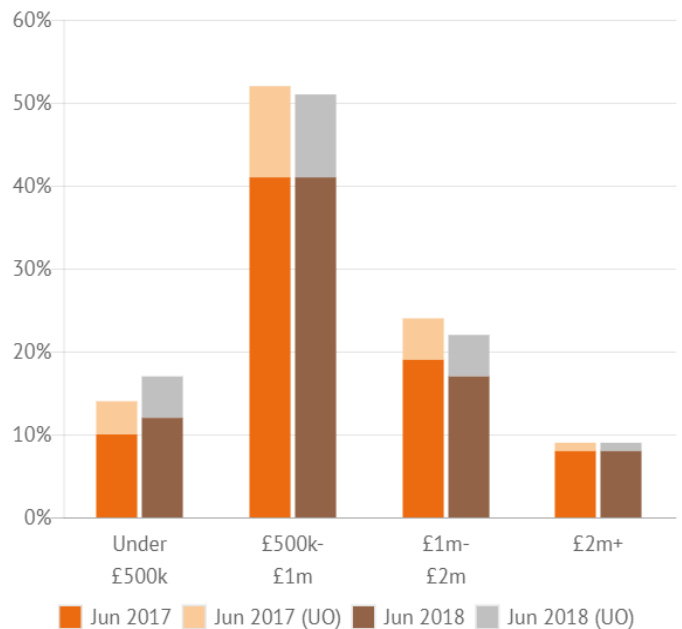
Source: LonRes - As at Jul 5th 2018

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

- 30.6% of properties on the market are priced at £1 million or higher.
- 55.0% of properties currently available have been on the market for more than six months.
- 21.7% of flats and 24.3% of houses on the market are currently under offer.

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July 5, 2018, the Kings Cross & Islington Q2 2018 Sales Report catchment includes all properties sold within the aforementioned area(s).