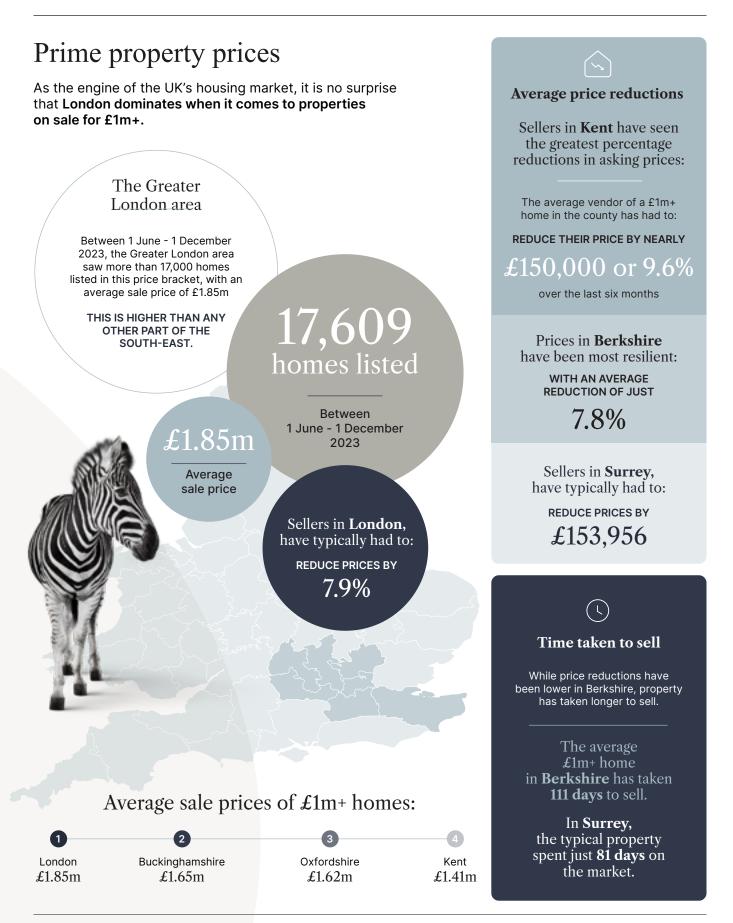
Property index

[⊕] Investec

THE TRENDS BY COUNTY



Source: Date range 1 June – 1 December 2023. Data provided to Investec by Homesearch Ltd. This content is for general information purposes only and should not be used or relied upon as professional advice. It is advisable to contact a professional advisor if you need financial advice. The information presented is subject to completion, revision, verification and amendment.

Property index

THE TRENDS BY COUNTY

Prevalence of luxury features

Berkshire has the highest proportion of listings with pools:

38 out of 1,021 homes, or 3.7%

This is followed by Kent (3.4%) and Buckinghamshire (3.0%).

There have been almost

400 £1m+ homes listed in London

that boast their own swimming pool.

This is just

2.3% of the overall figure

This is the joint lowest rate of the counties we surveyed, alongside Hertfordshire.

London property trends by post code

Property prices

Within London, the area seeing the highest average sale prices among £1m+ properties is the **W8 (Kensington)** postcode at £3.51m.

This is followed by:

- SW3 (Chelsea) at £2.79m
- NW3 (Hampstead) at £2.75m
- SW11 (Battersea) has the lowest average sale price at £1.72m

Time taken to sell

NW3 (Hampstead) properties spent the shortest average time on the market.

83 days

COMPARED TO:

152 days W8 (Kensington)

195 days NW8 (St John's Wood)

Discounts on listing price

Sellers in **W2 (Bayswater)** have had to lower their asking prices more than any other postcode area in our research. Average sale prices are **10.7%** below the initial valuation, a markdown of $\pm 311,250$ on the typical $\pm 1m$ + home.

Prices have been most resilient in NW3 (Hampstead). The average reduction is just: 4.0

4.6%

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Bonus features

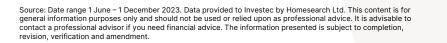
House-hunters looking for a swimming pool should consider **SW11 (Battersea).**

In this area:

3.4% of £1m+ properties (17 out of 502) have their own pool.

IN CONTRAST TO:

None of the 230 homes listed in W11 (Notting Hill).





Property statistics

London

20			100
ත්ව	Average sales price of properties listed for more than £1m:	£1.85m	El and
$\widehat{\searrow}$	Average reduction from the original asking price on properties listed for more than £1m:	£159,541	
aîÎ	Number of properties over £1m listed:	17,609	
<u>الل</u>	Number of properties listed with swimming pools:	398 (2.3%)	
	Average time listed for homes over £1m:	99 days	

Surrey

- The average sales price of properties listed for £1m+ in Surrey is £1.58m.
- The average reduction in the original asking price on properties listed for £1m+ in Surrey is £153,956.
- Between 1 June 1 December 2023, 2,928 properties were put on the market at £1m+. Of these, 79 (2.7%) have swimming pools.
- The typical £1m+ home spends 81 days on the market.

Berkshire

- The average sales price of properties listed for £1m+ in Berkshire is £1.49m.
- The average reduction in the original asking price on properties listed for £1m+ in Berkshire is £125,938.
- Between 1 June 1 December 2023, 1,021 properties were put on the market at £1m+. Of these, 38 (3.7%) have swimming pools.
- The typical £1m+ home spends 111 days on the market.

Kent

- The average sales price of properties listed for £1m+ in Kent is £1.41m.
- The average reduction in the original asking price on properties listed for £1m+ in Kent is £149,218.
- Between 1 June 1 December 2023, 1,239 properties were put on the market at £1m+. Of these, 42 (3.4%) have swimming pools.
- The typical £1m+ home spends 99 days on the market.

Buckinghamshire

- The average sales price of properties listed for £1m+ in Buckinghamshire is £1.65m.
- The average reduction in the original asking price on properties listed for £1m+ in Buckinghamshire is £151,343.
- Between 1 June 1 December 2023, 1,183 properties were put on the market at £1m+. Of these, 36 (3.0%) have swimming pools.
- The typical £1m+ home spends 98 days on the market.

Hertfordshire

- The average sales price of properties listed for £1m+ in Hertfordshire is £1.50m.
- The average reduction in the original asking price on properties listed for £1m+ in Hertfordshire is £132,857.
- Between 1 June 1 December 2023, 1,670 properties were put on the market at £1m+. Of these, 38 (2.3%) have swimming pools.
- The typical £1m+ home spends 86 days on the market.

Oxfordshire

- The average sales price of properties listed for £1m+ in Oxfordshire is £1.62m.
- The average reduction in the original asking price on properties listed for £1m+ in Oxfordshire is £161,269.
- Between 1 June 1 December 2023, 719 properties were put on the market at £1m+. Of these, 20 (2.8%) have swimming pools.
- The typical £1m+ home spends 83 days on the market.

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