

Area Overview

Hampstead Q1 2026 Sales Report



Sold: Jan-Mar 2026



-6%

Annual change in
achieved price



-10.4%

Annual change in
transactions



£1,109

Average achieved £
per square foot

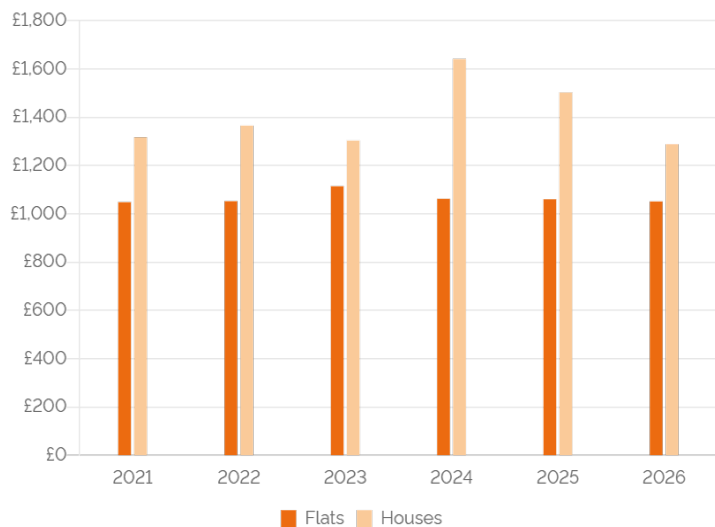


-6.0%

Average discount on
initial asking price

Achieved Prices by Year

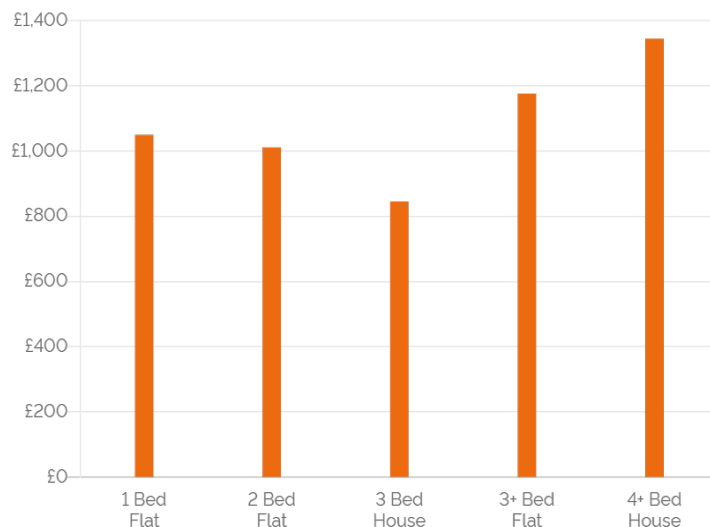
(£ Per Square Foot)



Source: LonRes - Jan-Mar

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Jan-Mar 2026

Key Findings

- Average flat prices are now 0.2% higher they were 5 years ago, with buyers paying £2 more per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 0.9% for flats over the last year, and have decreased by 14.2% for houses.
- 6.7% of properties sold within 3 months, compared with 9.1% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £973,655 for flats and £3,614,458 for houses.

Current Availability



70.3%

have been on the market for over three months



54.1%

of properties on the market have been reduced in price



31.8%

Annual change in the number of available properties

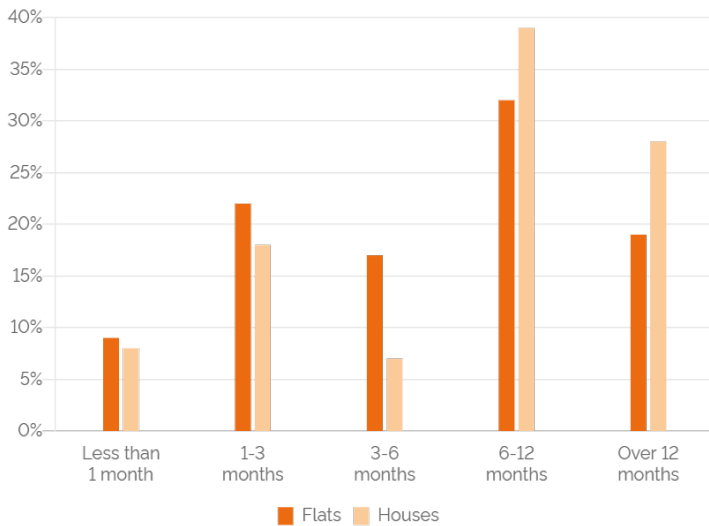


20%

Percentage of available properties currently under offer

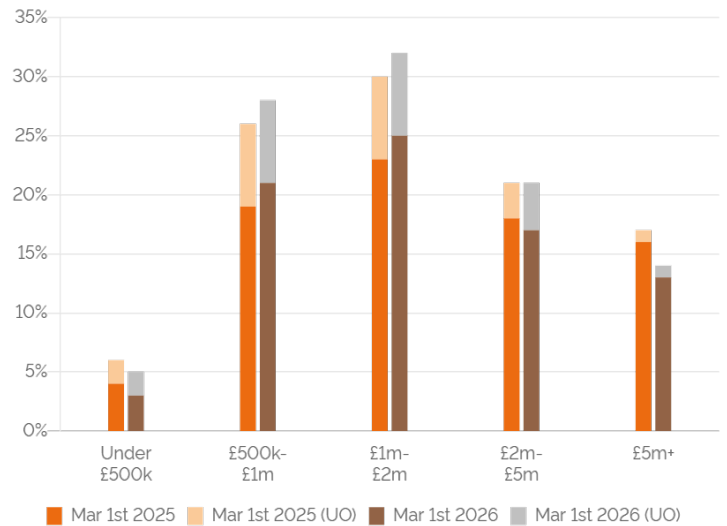
Source: LonRes - As at Apr 6th 2026

Time on the Market



Source: LonRes - As at Apr 6th 2026

Properties on the Market by Price Band



Source: LonRes - As at Apr 6th 2026

Key Findings

- 33.9% of properties on the market are priced at £1 million or higher.
- 56.3% of properties currently available have been on the market for more than six months.
- 23.5% of flats and 10.9% of houses on the market are currently under offer.

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April 6, 2026, the Hampstead Q1 2026 Sales Report catchment includes all properties sold within the aforementioned area(s).