

# Area Overview

## Hampstead Q4 2025 Sales Report



### Sold: Oct-Dec 2025



**-2.5%**

Annual change in  
achieved price



**-38.6%**

Annual change in  
transactions



**£1,207**

Average achieved £  
per square foot

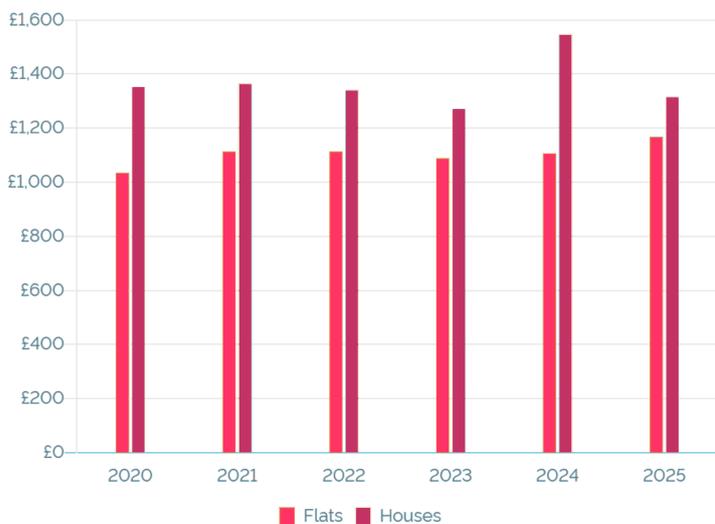


**-6.4%**

Average discount on  
initial asking price

### Achieved Prices by Year

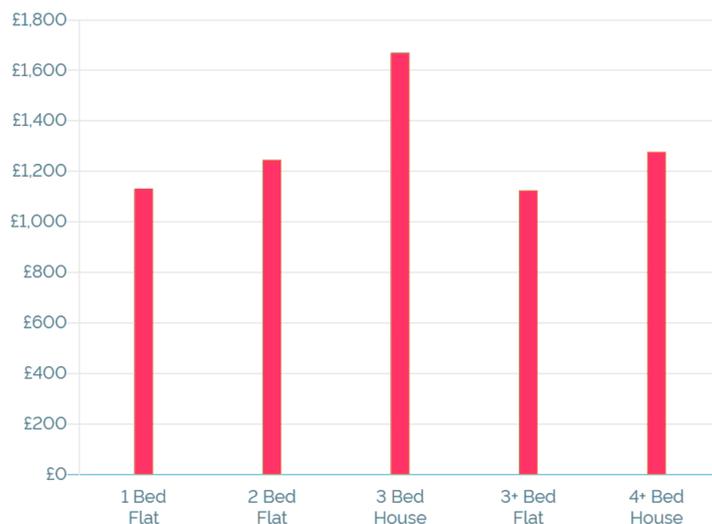
(£ Per Square Foot)



Source: LonRes - Oct-Dec

### Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Oct-Dec 2026

### Key Findings

- Average flat prices are now 12.9% higher they were 5 years ago, with buyers paying £133 more per square foot than they did 5 years ago.
- Achieved prices per square foot have increased by 5.5% for flats over the last year, and have decreased by 15.0% for houses.
- 21.4% of properties sold within 3 months, compared with 17.7% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £1,269,151 for flats and £3,582,000 for houses.

# Current Availability



**81.1%**  
have been on the market for over three months



**49%**  
of properties on the market have been reduced in price



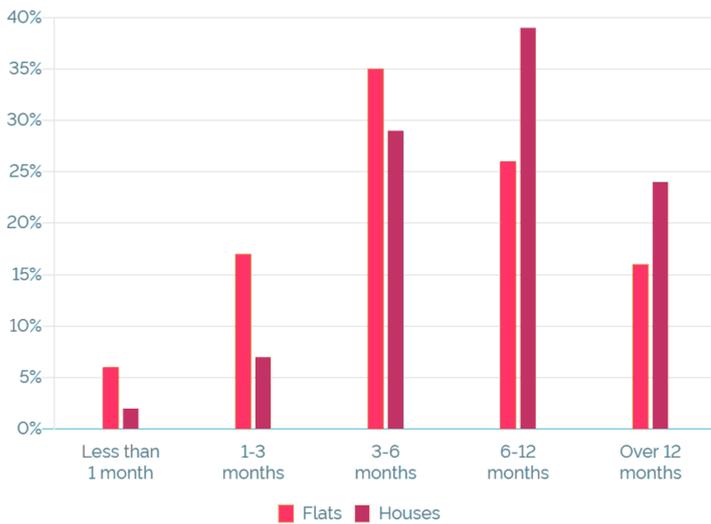
**41.8%**  
Annual change in the number of available properties



**17.8%**  
Percentage of available properties currently under offer

Source: LonRes - As at Jan 6th 2026

## Time on the Market



Source: LonRes - As at Jan 6th 2026

## Properties on the Market by Price Band



Source: LonRes - As at Jan 6th 2026

## Key Findings

- 34.9% of properties on the market are priced at £1 million or higher.
- 47.9% of properties currently available have been on the market for more than six months.
- 21.2% of flats and 9.6% of houses on the market are currently under offer.

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January 6, 2026, the Hampstead Q4 2025 Sales Report catchment includes all properties sold within the aforementioned area(s).