

CLAPHAM MARKET INSIGHT 2019

Market update

Pent-up demand continues to build across prime London property markets as buyers respond to price adjustments, though some remain hesitant due to political uncertainty. The number of exchanges in London was marginally higher in the first six months of 2019 compared to 2018, though this increase was largely caused by higher activity between March and May, the period after Brexit was delayed and before Theresa May's resignation. The total available budget of prospective buyers through Knight Frank across London climbed to a multi-year high of £51.5 billion in the second quarter of this year.

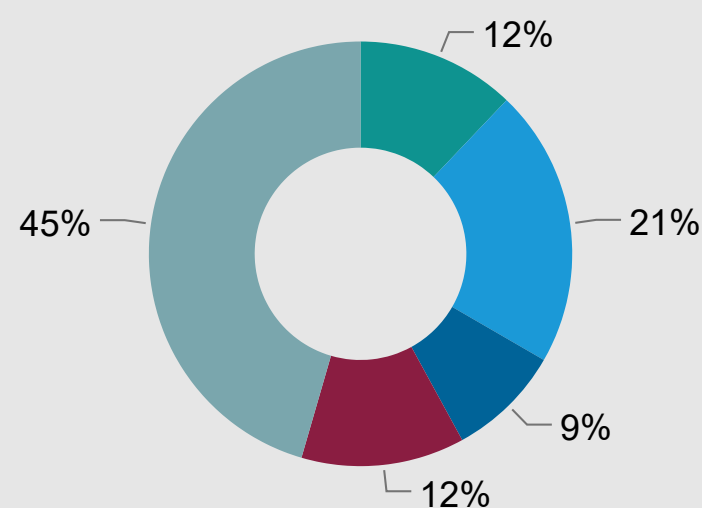
Rebecca Higgins, Clapham Office Head

"There is a sense of momentum building in the Clapham sales market though buyers remain price-sensitive. This is particularly true above £1.5 million, where demand and supply have been strengthening after a quieter year in 2018. It underlines how family-led domestic demand has picked up as buyers respond to the price adjustments that have taken place and reach a point when delaying a move becomes more problematic. Meanwhile, activity levels below £1.5 million among younger professionals have slowed after a strong year in 2018 that put upwards pressure on pricing."

Age of properties

Percentage of total housing stock

- Pre 1900
- 1900 to 1939
- 1945 to 1972
- 1973 to 1999
- 2000 to present

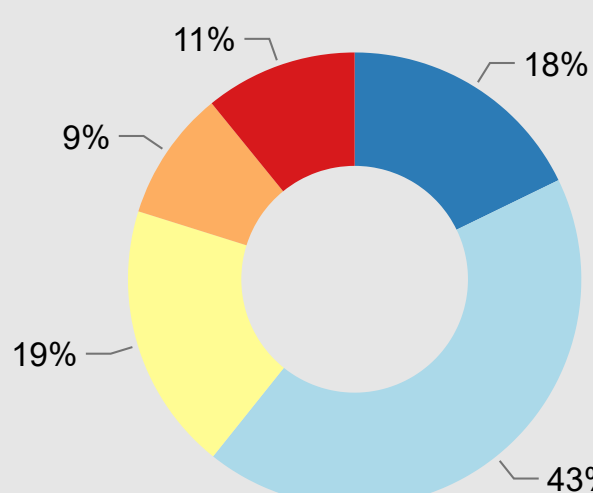


Source: Knight Frank Research / VOA

Supply by price band

Listings breakdown 12 months to June 2019

- £400k to £500k
- £500k to £750k
- £750k to £1m
- £1m to £2.5m
- Over £2.5m

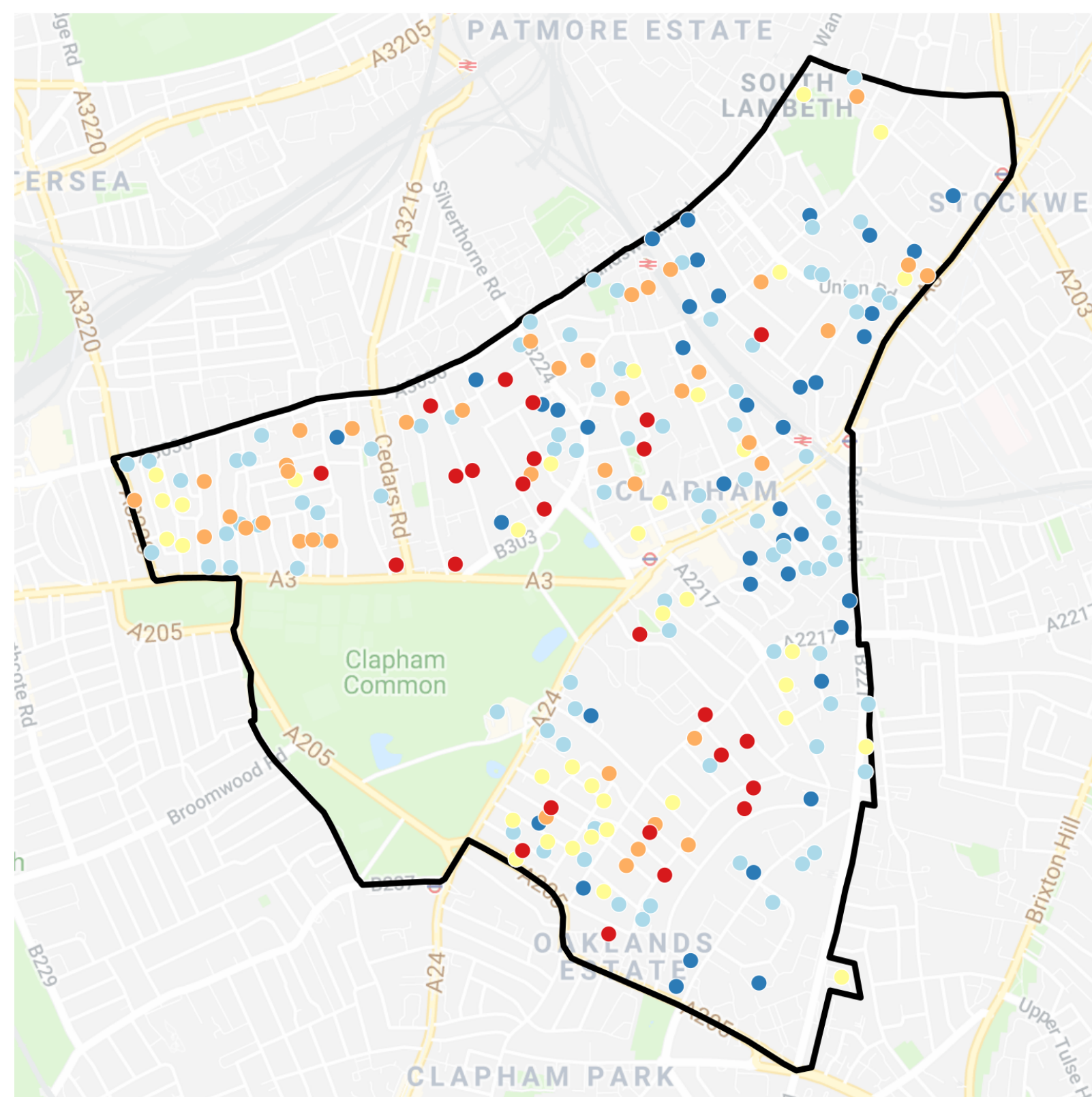


Source: Knight Frank Research / Rightmove

Property Prices

Achieved prices in the 12 months to June 2019, circles can represent multiple sales in the same postcode in which case highest value is displayed

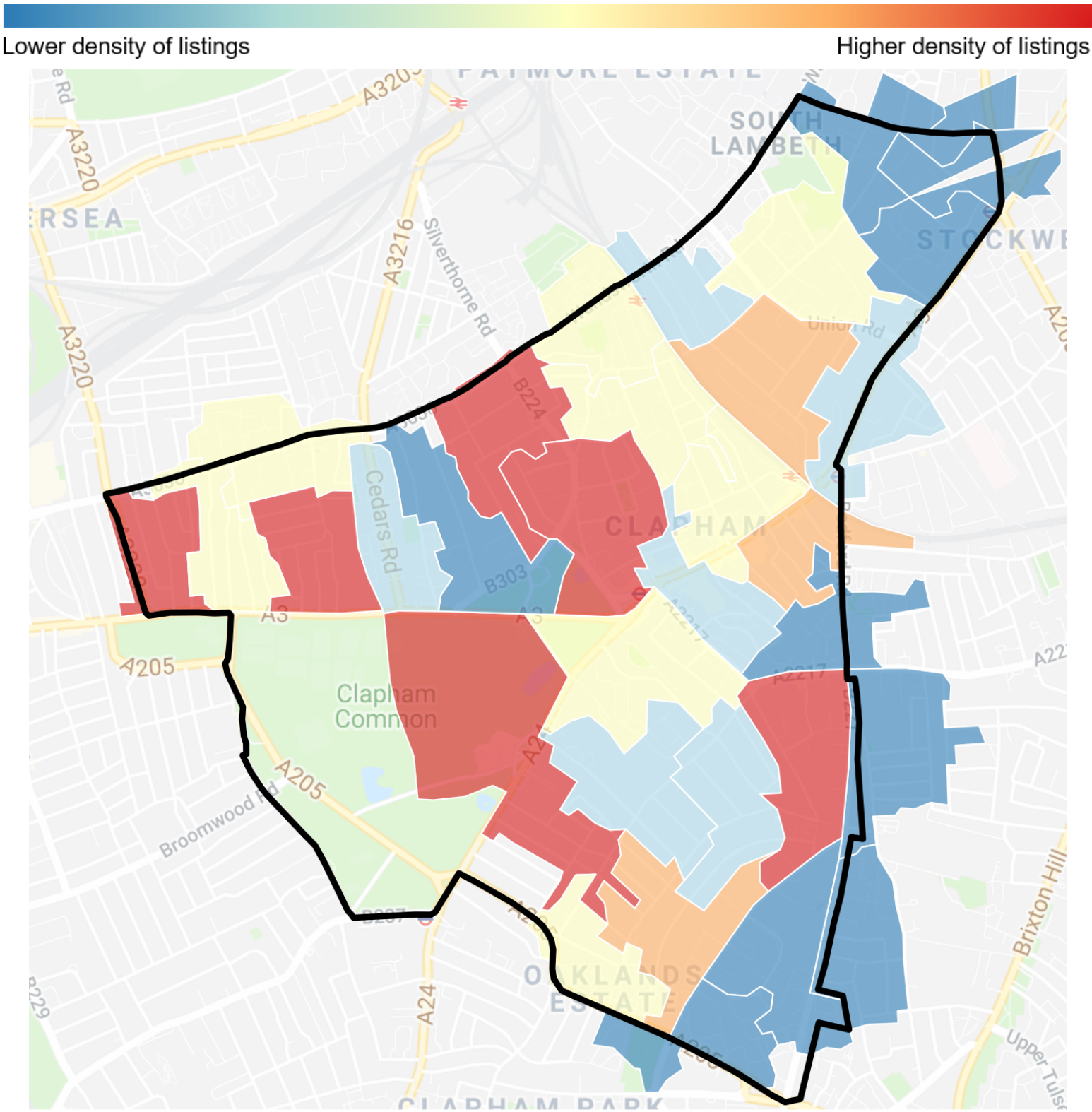
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- £500k to £750k
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Where are properties most commonly available?

Density of sales listings above £400k in the 12 months to June 2019



Source: Knight Frank Research / Rightmove

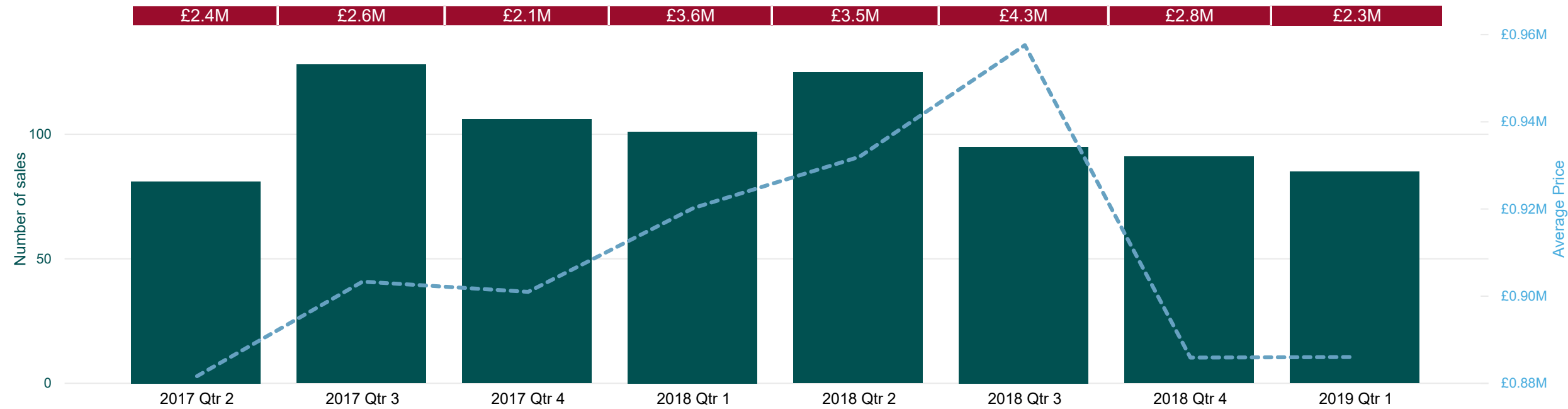
Sales analysis by postcode

		Year to Mar 2017	Year to Mar 2018	Year to Mar 2019
Average Price	SW4 0	£1,025,628	£900,220	£972,682
	SW4 6	£729,719	£756,690	£711,754
	SW4 7	£590,670	£751,455	£715,823
	SW4 9	£958,861	£1,043,045	£905,043
Volume of Sales	SW4 0	105	119	104
	SW4 6	72	74	81
	SW4 7	107	73	54
	SW4 9	83	89	81

Source: Knight Frank Research

Transaction volumes and pricing data

Maximum sale price for that quarter



Source: Knight Frank Research / Land Registry / LonRes

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Tom Bill
Partner
+44 20 7861 1492
Tom.Bill@knightfrank.com

KNIGHT FRANK SALES

Please get in touch
If you're thinking of buying or selling, or would just like some property advice, please get in touch.

Clapham



Rebecca Higgins
Office Head
+44 20 3667 6753
rebecca.higgins@knightfrank.com

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