

# HAMPSTEAD & NW3 2021 - 2022 YEARLY REPORT

A **PERSONAL APPROACH** TO BUY, SELL OR LET WITH CONFIDENCE



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## OVERVIEW

There are a total of 27,654 properties in London, NW3

As of December 2022 the population of the area is 52,376.

29.0% of these people are owner occupiers, while 24.0% are private tenants. The rest of the population is either too old or young to have their data available publicly, or they have elected to make it unavailable.

8.0% of households have a mortgage, while 57.0% own their home outright and on average, households across London, NW3 have an income of £55,794.

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## Market Snapshot Hampstead & NW3 2022



## Market Snapshot Hampstead & NW3 2021



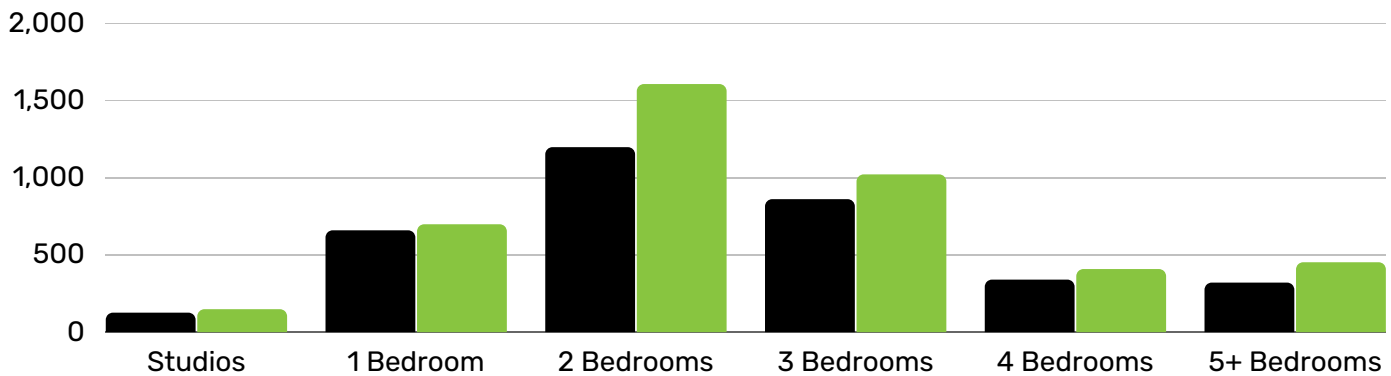
## % change between 2022 & 2021



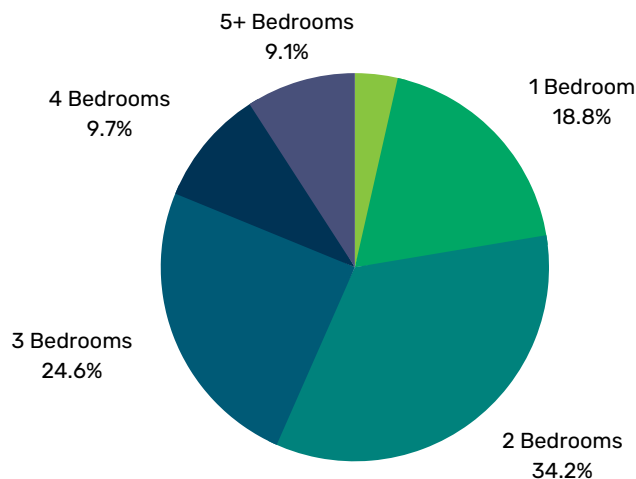
# AVAILABLE STOCK

## BY NUMBER OF BEDS

NUMBER OF BEDS	2022	2021
Studios	124	146
1 Bedroom	657	696
2 Bedrooms	1196	1604
3 Bedrooms	859	1019
4 Bedrooms	338	406
5+ Bedrooms	319	450



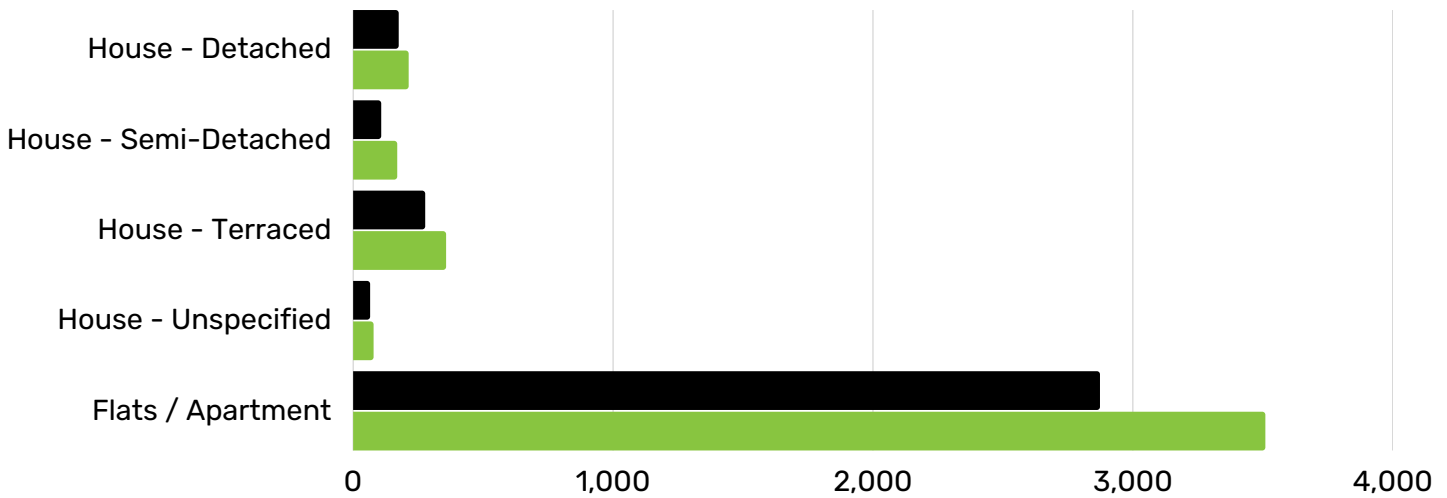
## MARKET SHARE 2022



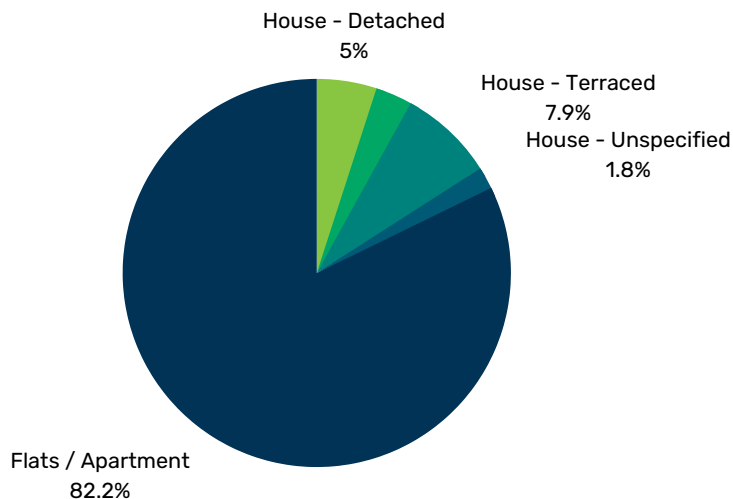
# AVAILABLE STOCK

## BY TYPE

NUMBER OF BEDS	2022	2021
House - Detached	174	212
House - Semi-Detached	107	168
House - Terraced	276	356
House - Unspecified	64	77
Flats / Apartment	2872	3508



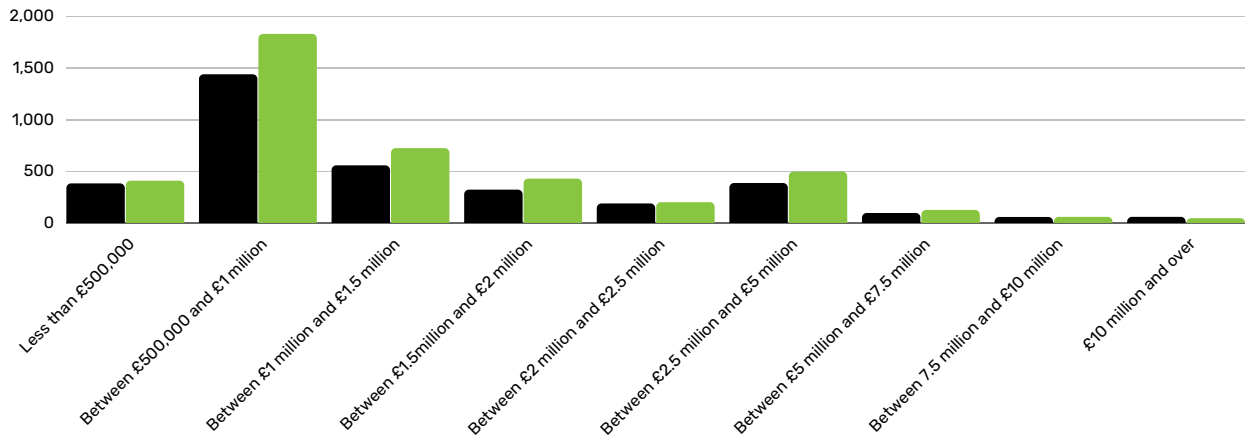
## MARKET SHARE 2022



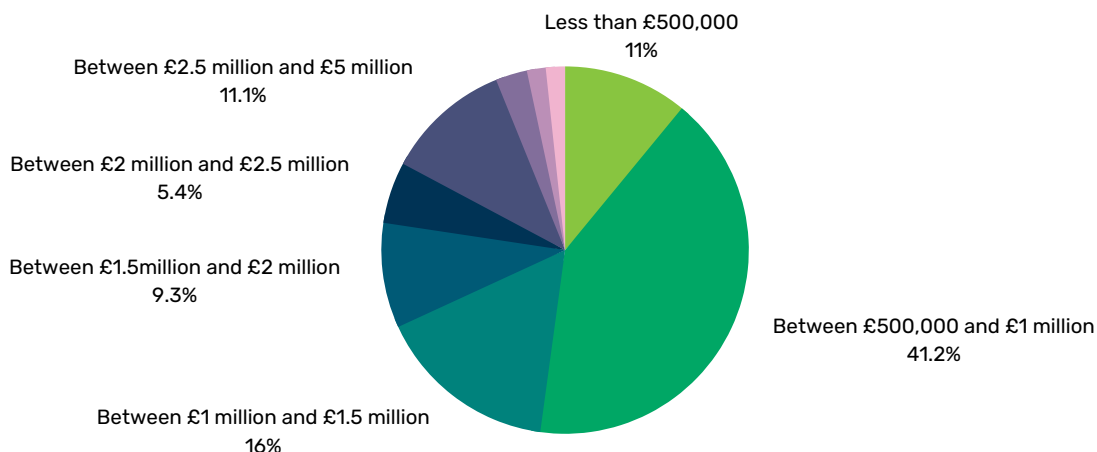
# AVAILABLE STOCK

## BY PRICE RANGE

NUMBER OF BEDS	2022	2021
Less than £500,000	383	409
Between £500,000 and £1 million	1439	1829
Between £1 million and £1.5 million	558	724
Between £1.5million and £2 million	323	429
Between £2 million and £2.5 million	189	201
Between £2.5 million and £5 million	387	497
Between £5 million and £7.5 million	97	126
Between 7.5 million and £10 million	58	59
£10 million and over	59	47



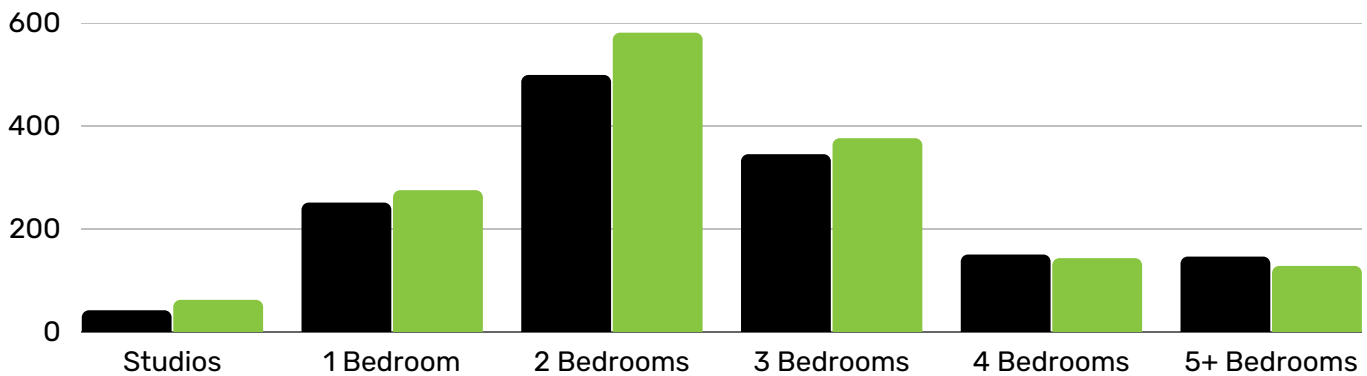
## MARKET SHARE 2022



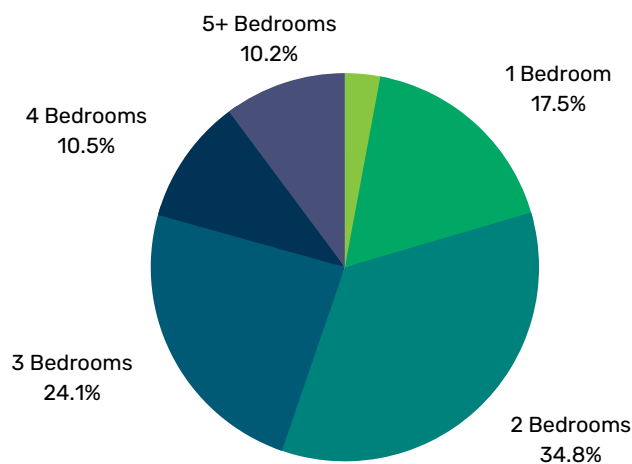
# NEW INSTRUCTION

## BY NUMBER OF BEDS

NUMBER OF BEDS	2022	2021
Studios	42	62
1 Bedroom	251	275
2 Bedrooms	499	581
3 Bedrooms	345	376
4 Bedrooms	150	143
5+ Bedrooms	146	128



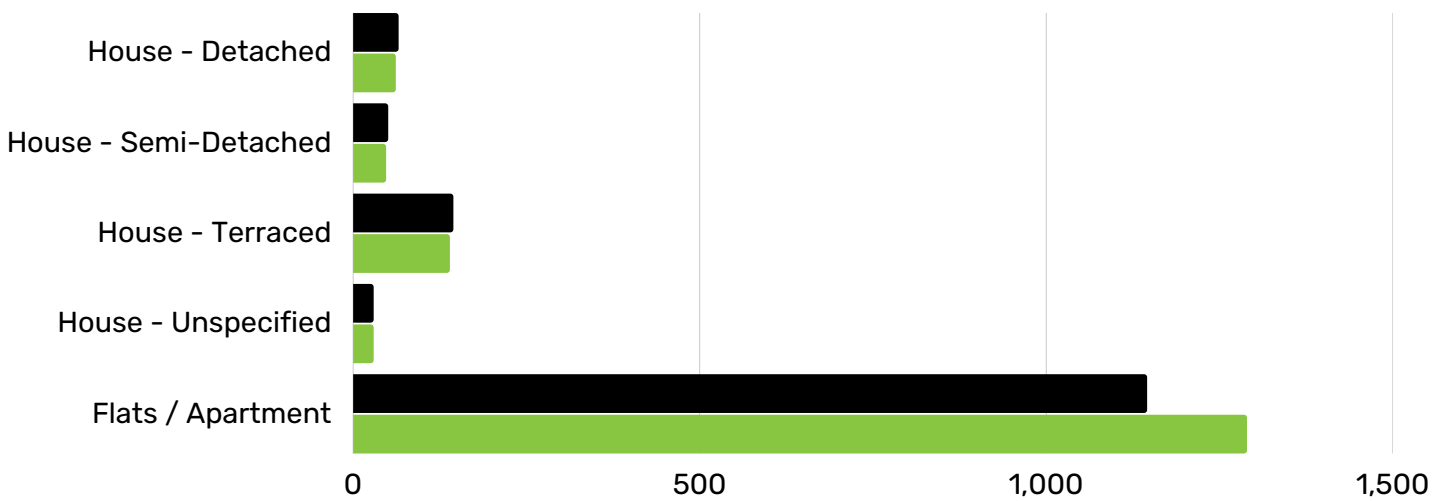
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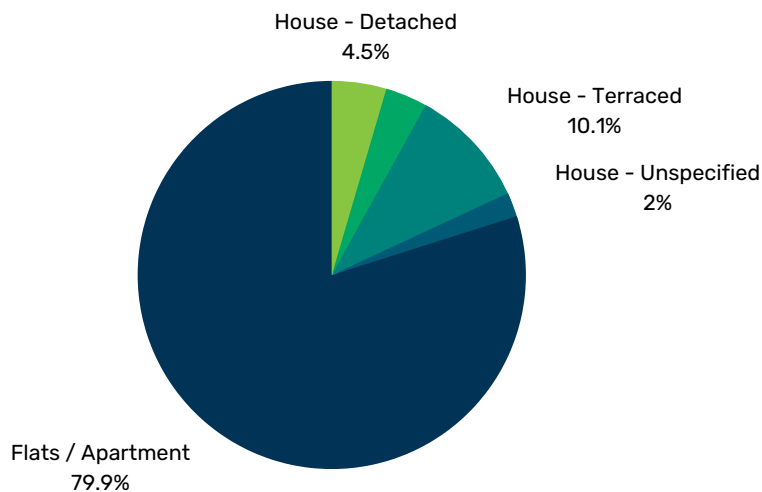
# NEW INSTRUCTION

## BY TYPE

NUMBER OF BEDS	2022	2021
House - Detached	65	61
House - Semi-Detached	50	47
House - Terraced	144	139
House - Unspecified	29	29
Flats / Apartment	1145	1289



## MARKET SHARE 2022

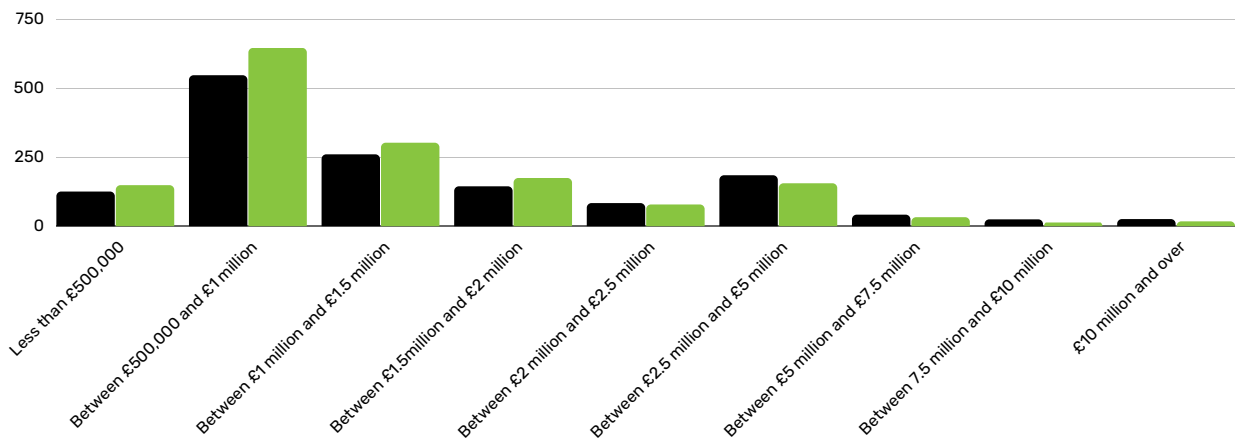




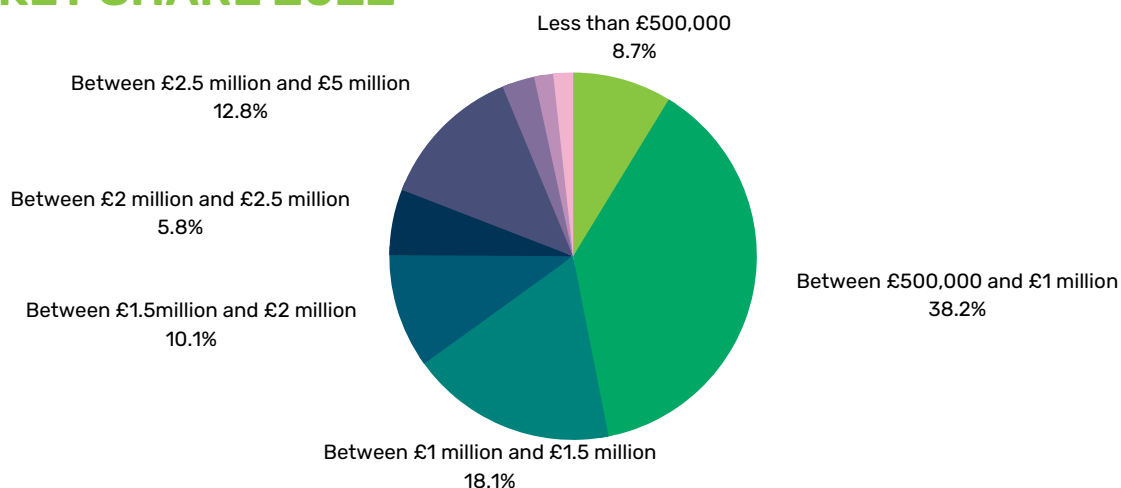
# NEW INSTRUCTION

## BY PRICE RANGE

NUMBER OF BEDS	2022	2021
Less than £500,000	125	148
Between £500,000 and £1 million	547	646
Between £1 million and £1.5 million	260	302
Between £1.5million and £2 million	144	174
Between £2 million and £2.5 million	83	78
Between £2.5 million and £5 million	184	155
Between £5 million and £7.5 million	41	32
Between 7.5 million and £10 million	24	13
£10 million and over	25	17



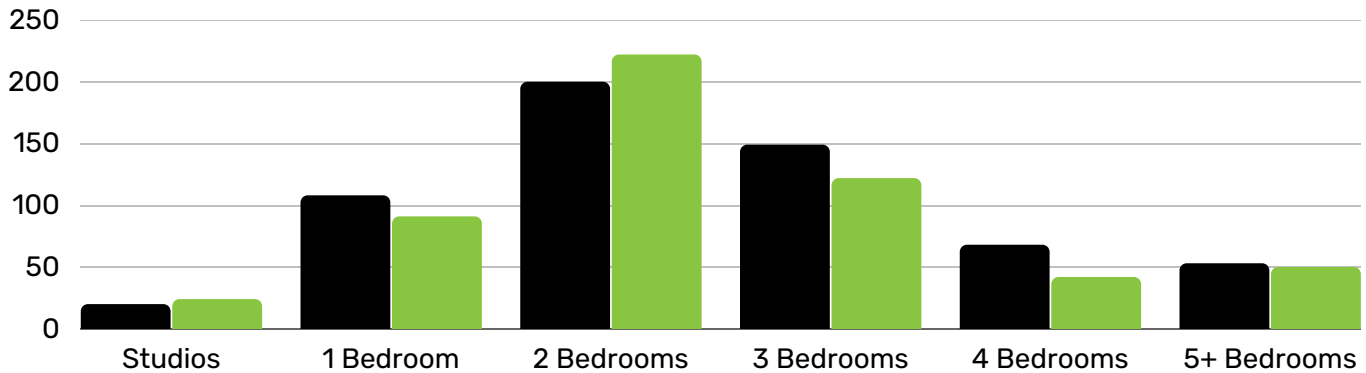
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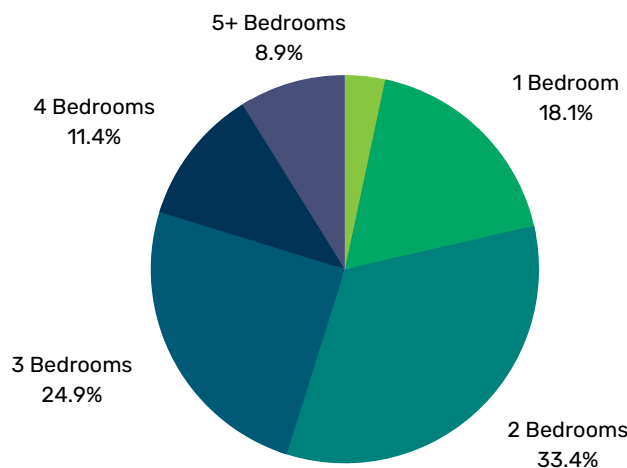
# SALES AGREED

## BY NUMBER OF BEDS

NUMBER OF BEDS	2022	2021
Studios	20	24
1 Bedroom	108	91
2 Bedrooms	200	222
3 Bedrooms	149	122
4 Bedrooms	68	42
5+ Bedrooms	53	50



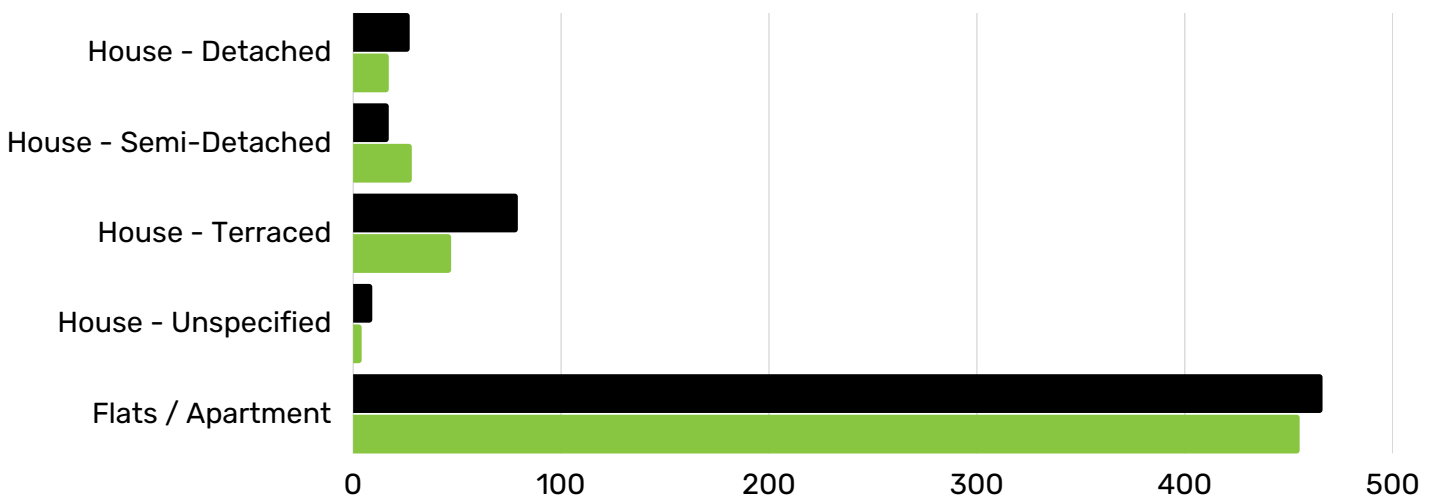
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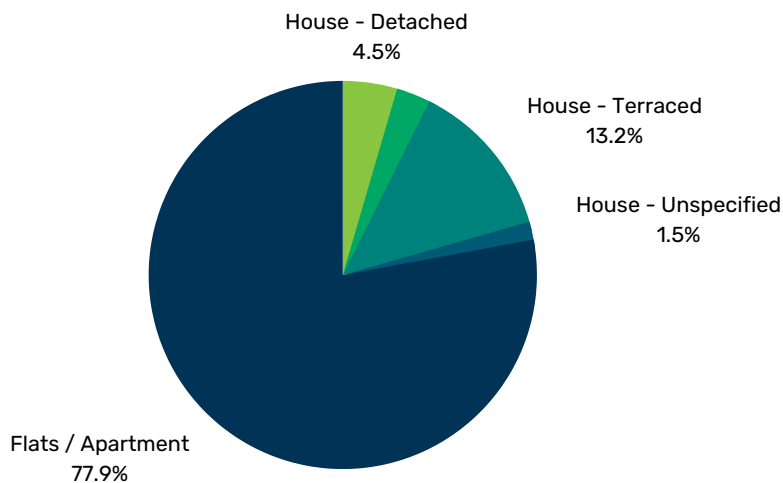
# SALES AGREED

## BY TYPE

NUMBER OF BEDS	2022	2021
House - Detached	27	17
House - Semi-Detached	17	28
House - Terraced	79	47
House - Unspecified	9	4
Flats / Apartment	466	455



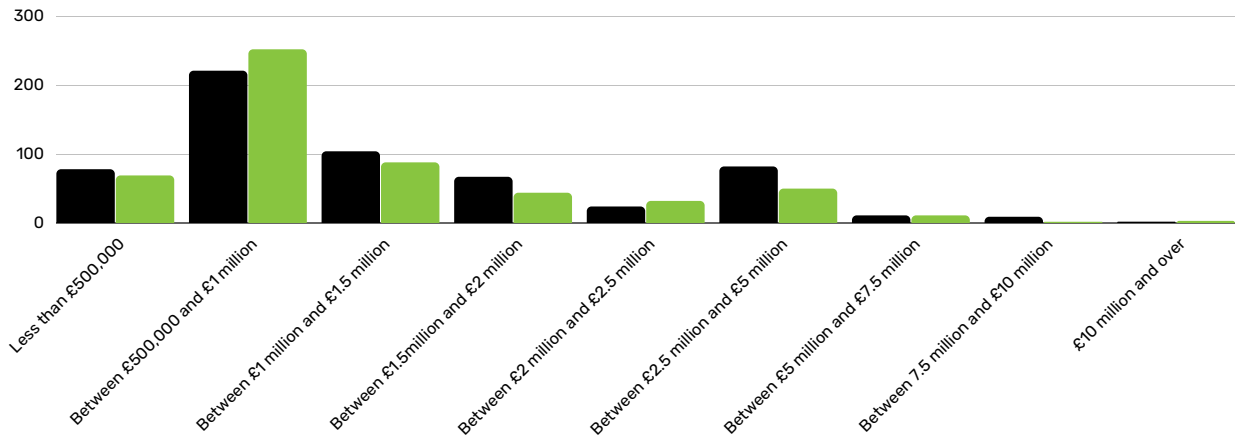
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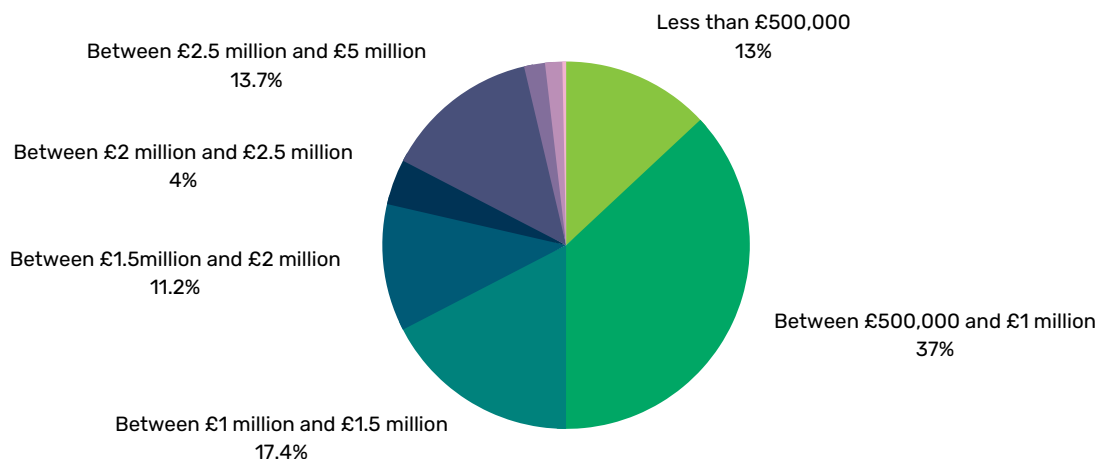
# SALES AGREED

## BY PRICE RANGE

NUMBER OF BEDS	2022	2021
Less than £500,000	78	69
Between £500,000 and £1 million	221	252
Between £1 million and £1.5 million	104	88
Between £1.5million and £2 million	67	44
Between £2 million and £2.5 million	24	32
Between £2.5 million and £5 million	82	50
Between £5 million and £7.5 million	11	11
Between 7.5 million and £10 million	9	2
£10 million and over	2	3



## MARKET SHARE 2022



Now you have an overview of the **Hampstead & NW3** area...

I hope the information I have here will help you increase your property market knowledge.

I would like to personally invite you to book a Phone Consultation with me now.

Here's three ways I can help you:

1. Neighbourhood analysis relating to your home and what your property is worth compared to other homes
2. Home Saleability Checklist walking you through our unique Six Saleability Factors and explains how they relate to your home
3. Sell your house in less than 7 days via our silent market program

All you need to do is to email me on [danny@mycitynest.com](mailto:danny@mycitynest.com)

Warmly,

Danny Valencia



message or call me on **07468866205** and I'll arrange the best time to call you. I'm really looking forward to hearing from you.



Thinking of selling?

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