

# HAMPSTEAD & NW3 Q4 QUARTERLY REPORT

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



0207 148 0322



[hello@mycitynest.com](mailto:hello@mycitynest.com)



[www.mycitynest.com](http://www.mycitynest.com)



**MY CITY NEST**



## 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.

Disclaimer - My City Nest provides this Rightmove data "as is". The burden for fitness of the data relies completely with the user and is provided for informational purposes only. No warranty, express or implied, is given relating to the accuracy of content of the Rightmove data and My City Nest Ltd does not accept any liability for error or omission.

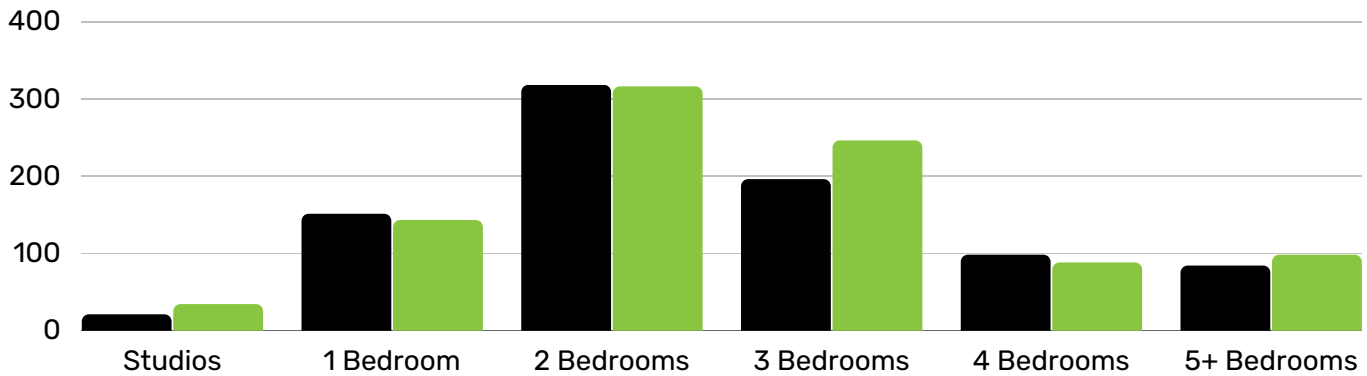


**Market Snapshot Hampstead & NW3 Quarter 4 (October - December) 2022****Market Snapshot Hampstead & NW3 Quarter 4 (October - December) 2021****% change between 2022 & 2021**

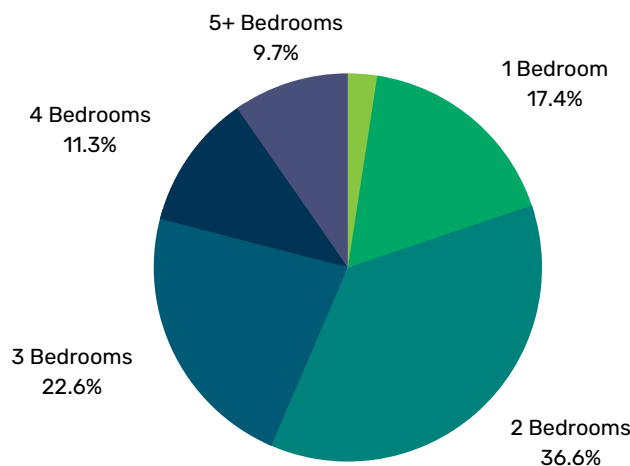
# AVAILABLE STOCK

## BY NUMBER OF BEDS

NUMBER OF BEDS	Q4 2022	Q4 2021
Studio	21	34
1 Bed	151	143
2 Beds	318	316
3 Beds	196	246
4 Beds	98	88
5+ Beds	84	98



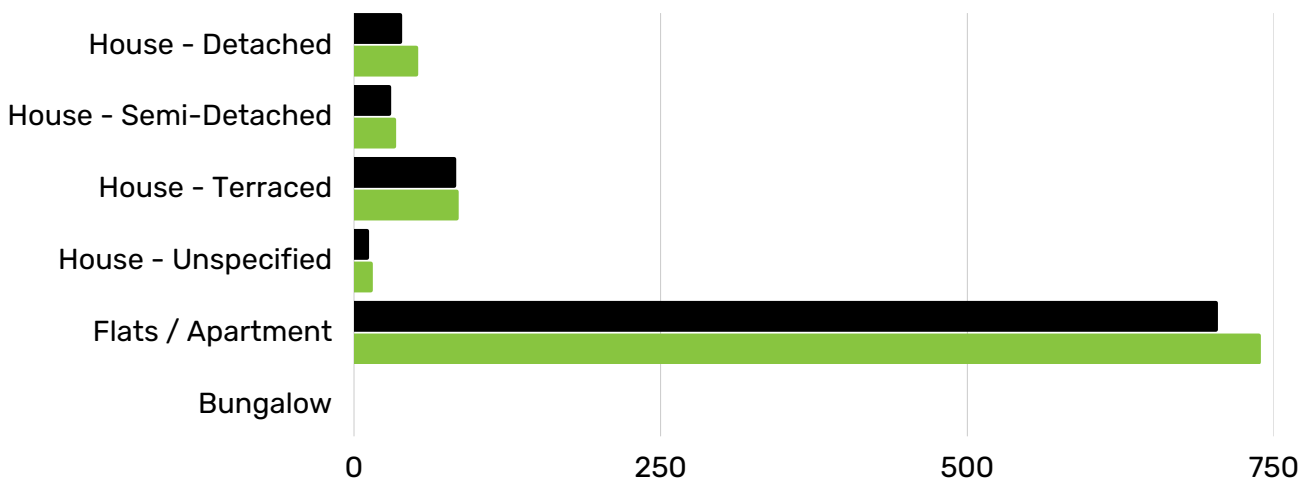
## MARKET SHARE 2022



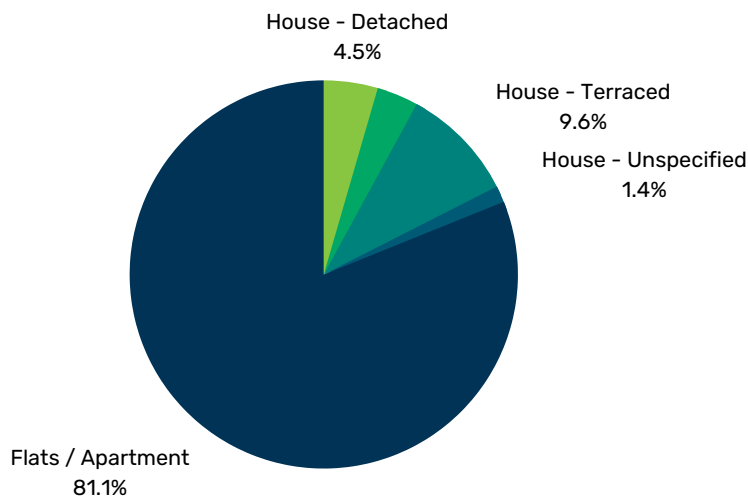
# AVAILABLE STOCK

## BY TYPE

TYPES	Q4 2022	Q4 2021
House - Detached	39	52
House - Semi Detached	30	34
House - Terraced	83	85
House - Unspecified	12	15
Flat / Apartments	704	739
Bungalow	0	0



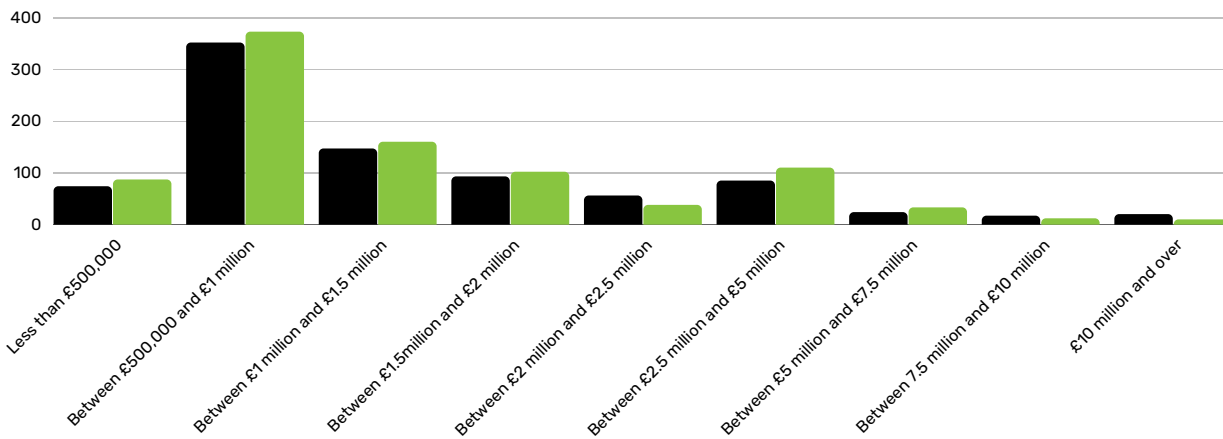
## MARKET SHARE 2022



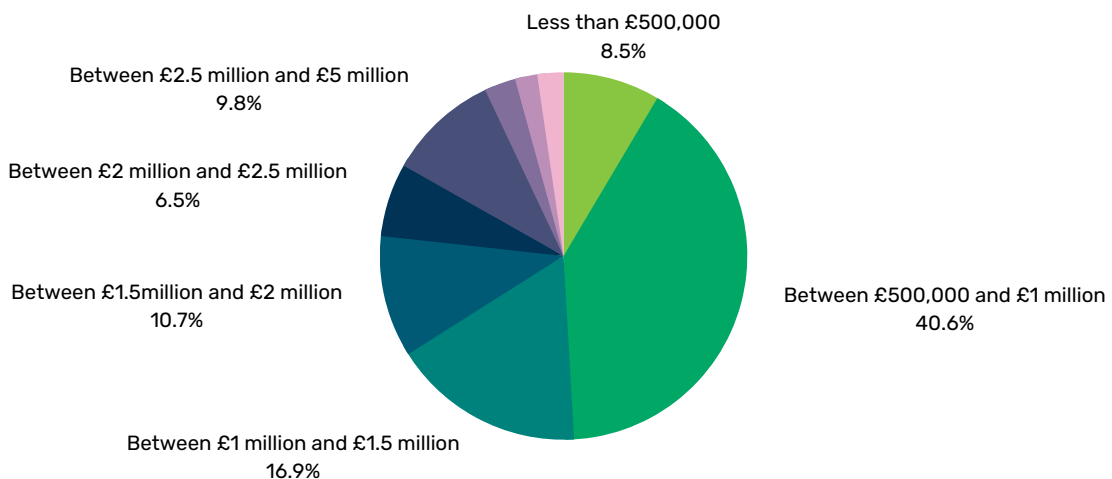
# AVAILABLE STOCK

## BY PRICE RANGE

TYPES	Q4 2022	Q4 2021
Less than £500,000	74	87
Between £500,000 and £1 million	352	373
Between £1 million and £1.5 million	147	160
Between £1.5million and £2 million	93	102
Between £2 million and £2.5 million	56	38
Between £2.5 million and £5 million	85	110
Between £5 million and £7.5 million	24	33
Between 7.5 million and £10 million	17	12
£10 million and over	20	10



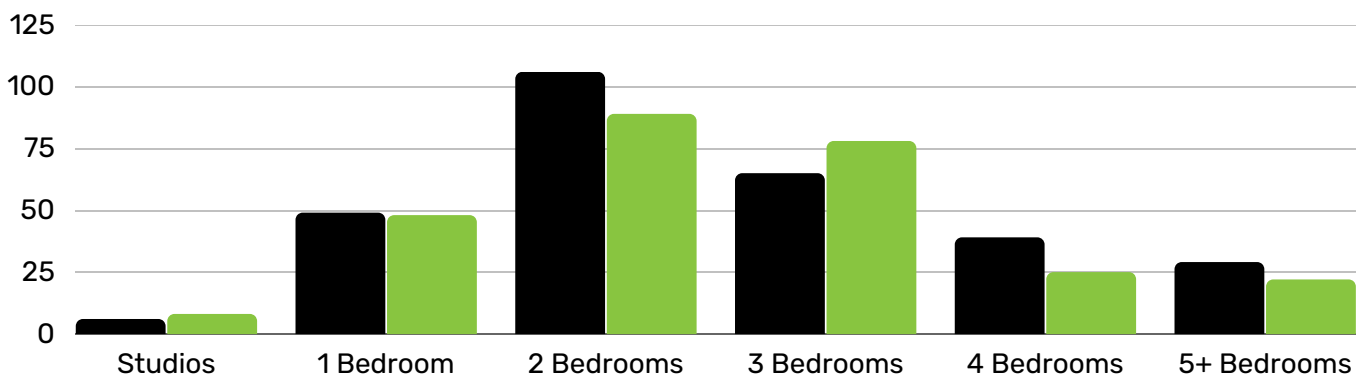
## MARKET SHARE 2022



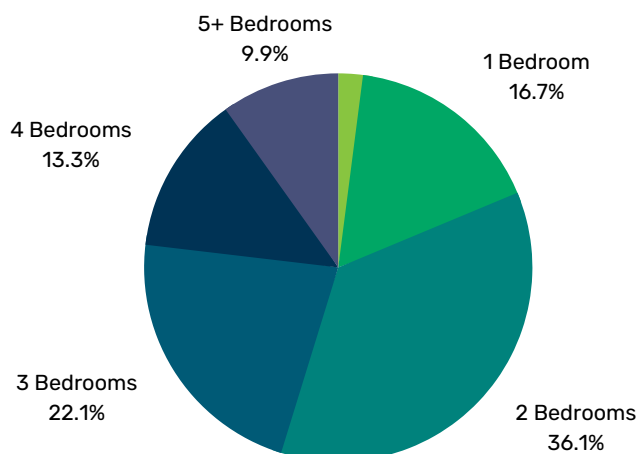
# NEW INSTRUCTION

## BY NUMBER OF BEDS

NUMBER OF BEDS	Q4 2022	Q4 2021
Studio	6	8
1 Bed	49	48
2 Beds	106	89
3 Beds	65	78
4 Beds	39	25
5+ Beds	29	22



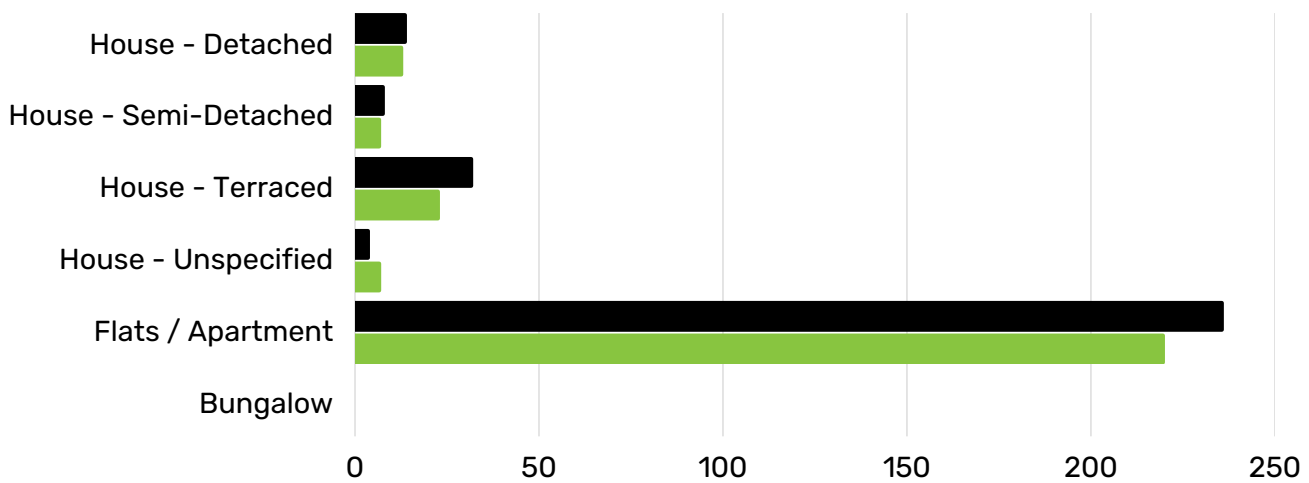
## MARKET SHARE 2022



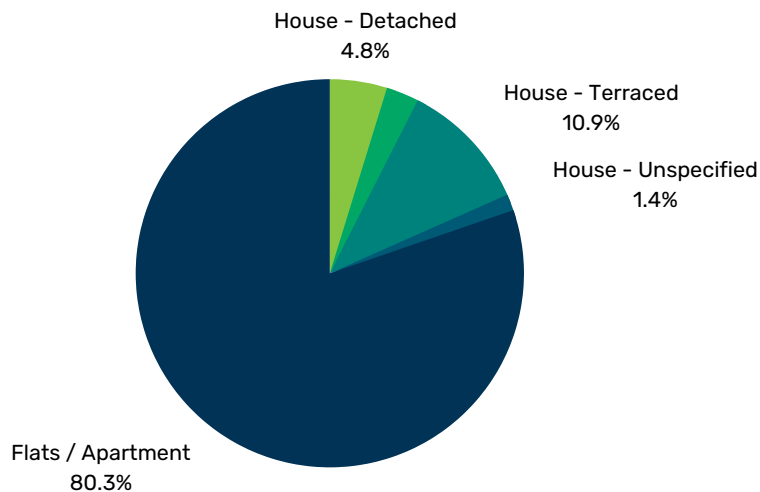
# NEW INSTRUCTION

## BY TYPE

TYPES	Q4 2022	Q4 2021
House - Detached	14	13
House - Semi Detached	8	7
House - Terraced	32	23
House - Unspecified	4	7
Flat / Apartments	236	220
Bungalow	0	0



## MARKET SHARE 2022

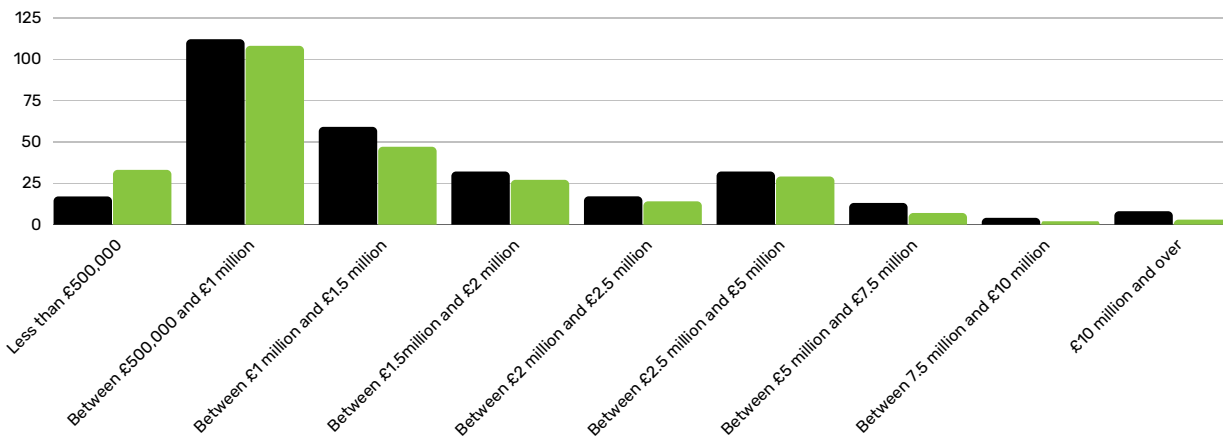




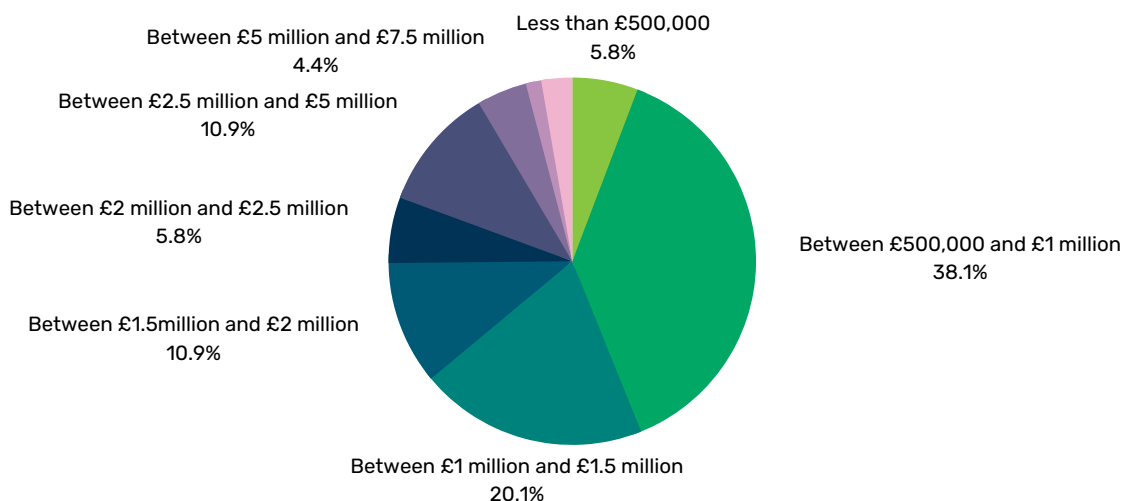
# NEW INSTRUCTION

## BY PRICE RANGE

TYPES	Q4 2022	Q4 2021
Less than £500,000	17	33
Between £500,000 and £1 million	112	108
Between £1 million and £1.5 million	59	57
Between £1.5million and £2 million	32	27
Between £2 million and £2.5 million	17	14
Between £2.5 million and £5 million	32	29
Between £5 million and £7.5 million	13	7
Between 7.5 million and £10 million	4	2
£10 million and over	8	3



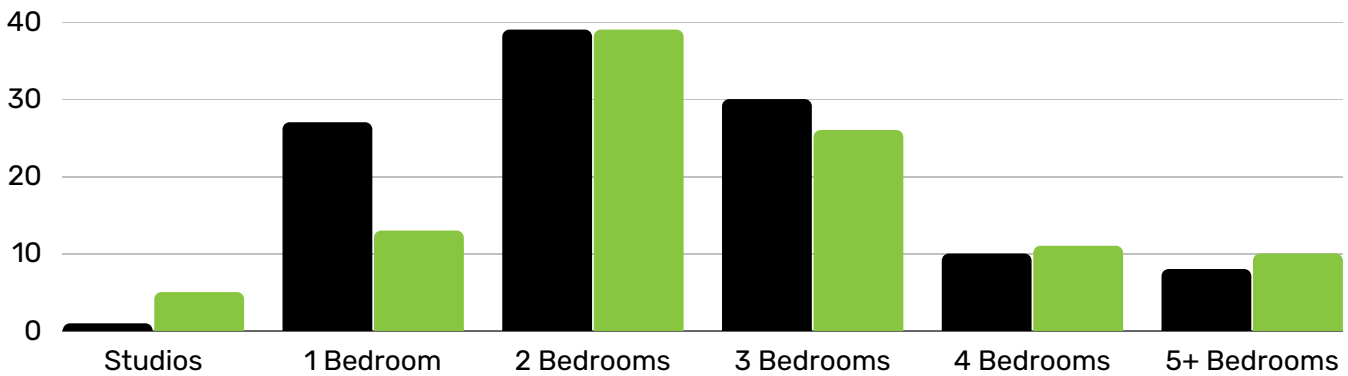
## MARKET SHARE 2022



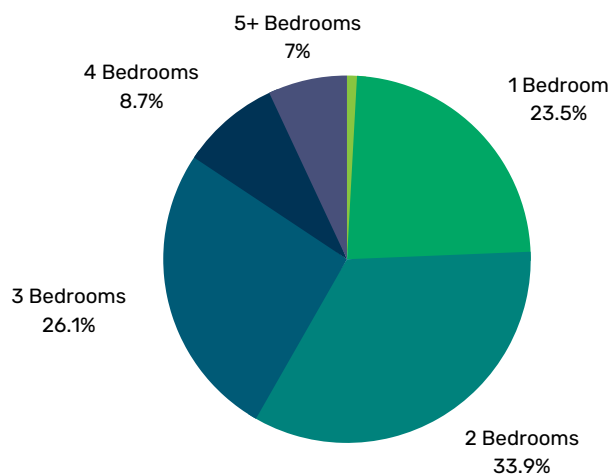
# SALES AGREED

## BY NUMBER OF BEDS

NUMBER OF BEDS	Q4 2022	Q4 2021
Studio	1	5
1 Bed	27	13
2 Beds	39	39
3 Beds	30	26
4 Beds	10	11
5+ Beds	8	10



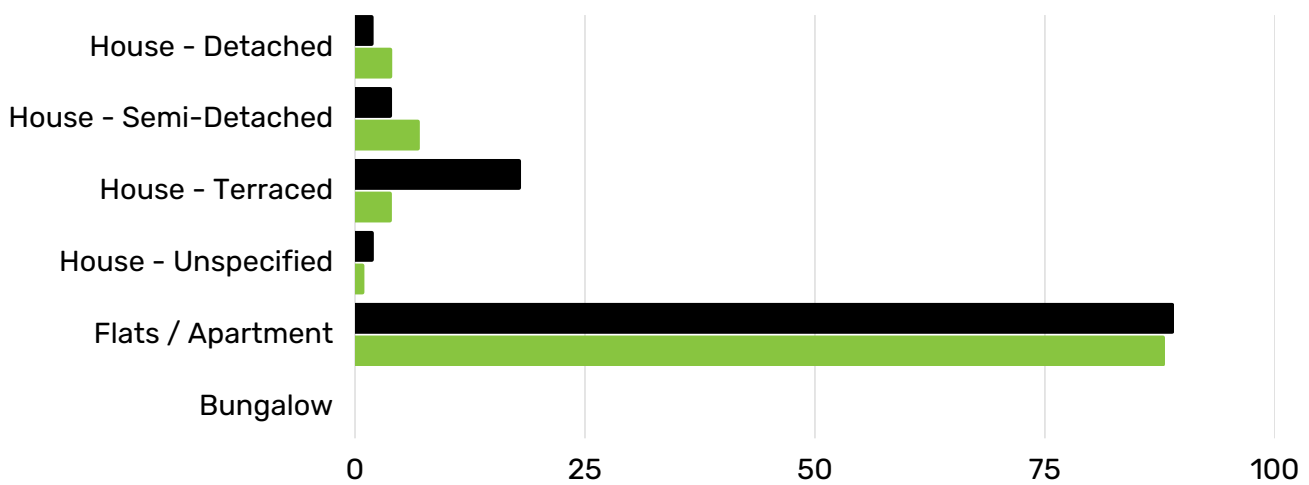
## MARKET SHARE 2022



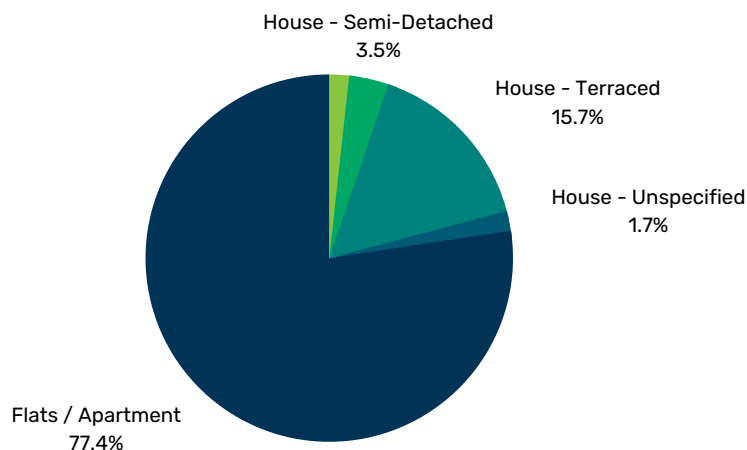
# SALES AGREED

## BY TYPE

TYPES	Q4 2022	Q4 2021
House - Detached	2	4
House - Semi Detached	4	7
House - Terraced	18	4
House - Unspecified	2	1
Flat / Apartments	89	88
Bungalow	0	0



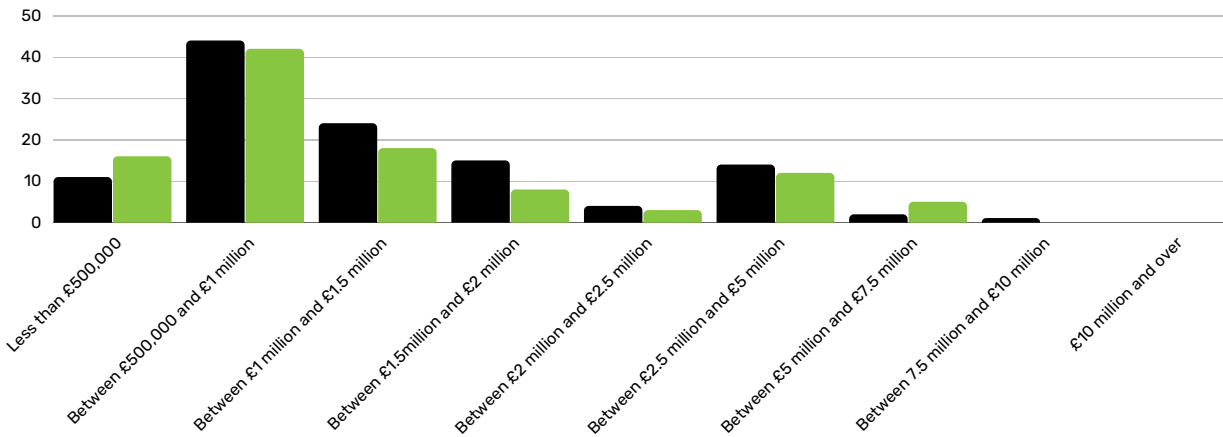
## MARKET SHARE 2022



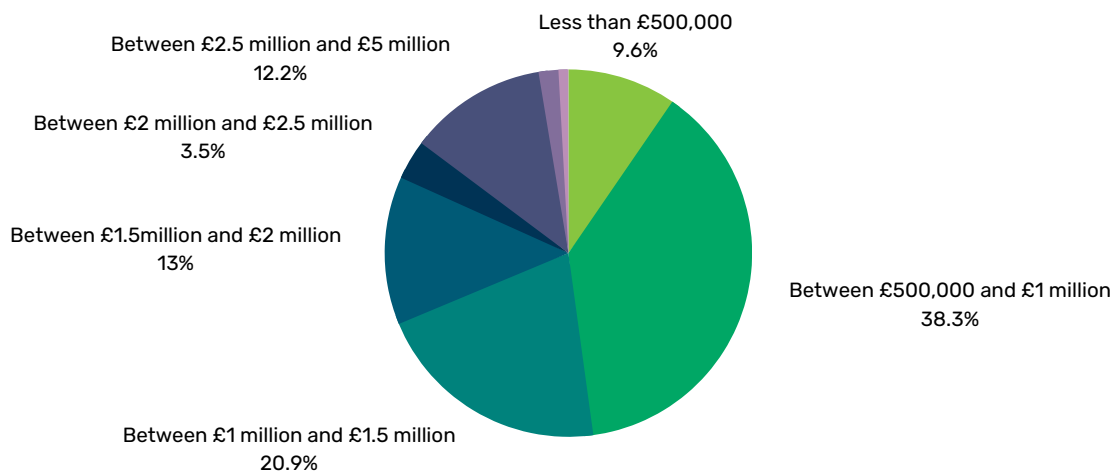
# SALES AGREED

## BY PRICE RANGE

TYPES	Q4 2022	Q4 2021
Less than £500,000	11	16
Between £500,000 and £1 million	44	42
Between £1 million and £1.5 million	24	18
Between £1.5million and £2 million	15	8
Between £2 million and £2.5 million	4	3
Between £2.5 million and £5 million	14	12
Between £5 million and £7.5 million	2	5
Between 7.5 million and £10 million	1	0
£10 million and over	0	0



## 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?

[Click Here For Free  
Online Valuation](#)