

NW4 Property Market Update

April 2026 — Hendon, Brent Cross & Sunny Hill Park

SPRING 2026

NORTH WEST LONDON



The Headline Story: A Nuanced Market

The NW4 market in April presents one of the more nuanced stories in North West London this spring. The headline numbers do not all push in the same direction — and that is precisely the most useful information they carry.

Stock

Highest level in years — choice has expanded considerably for buyers

Sales

Best April figure since 2021 — buyers are active and proceeding

Pricing

Elevated vs last spring, but softening — the market is being tested

Withdrawals

Record April level — vendors stepping back rather than cutting further



Stock Levels: Choice at a Multi-Year High

574

Homes for sale in NW4 this April — comfortably above the 467 six-year average and up from 548 last April. To find a comparable April you must go back to 2021.

The build has been steady rather than sudden over the past twelve months.

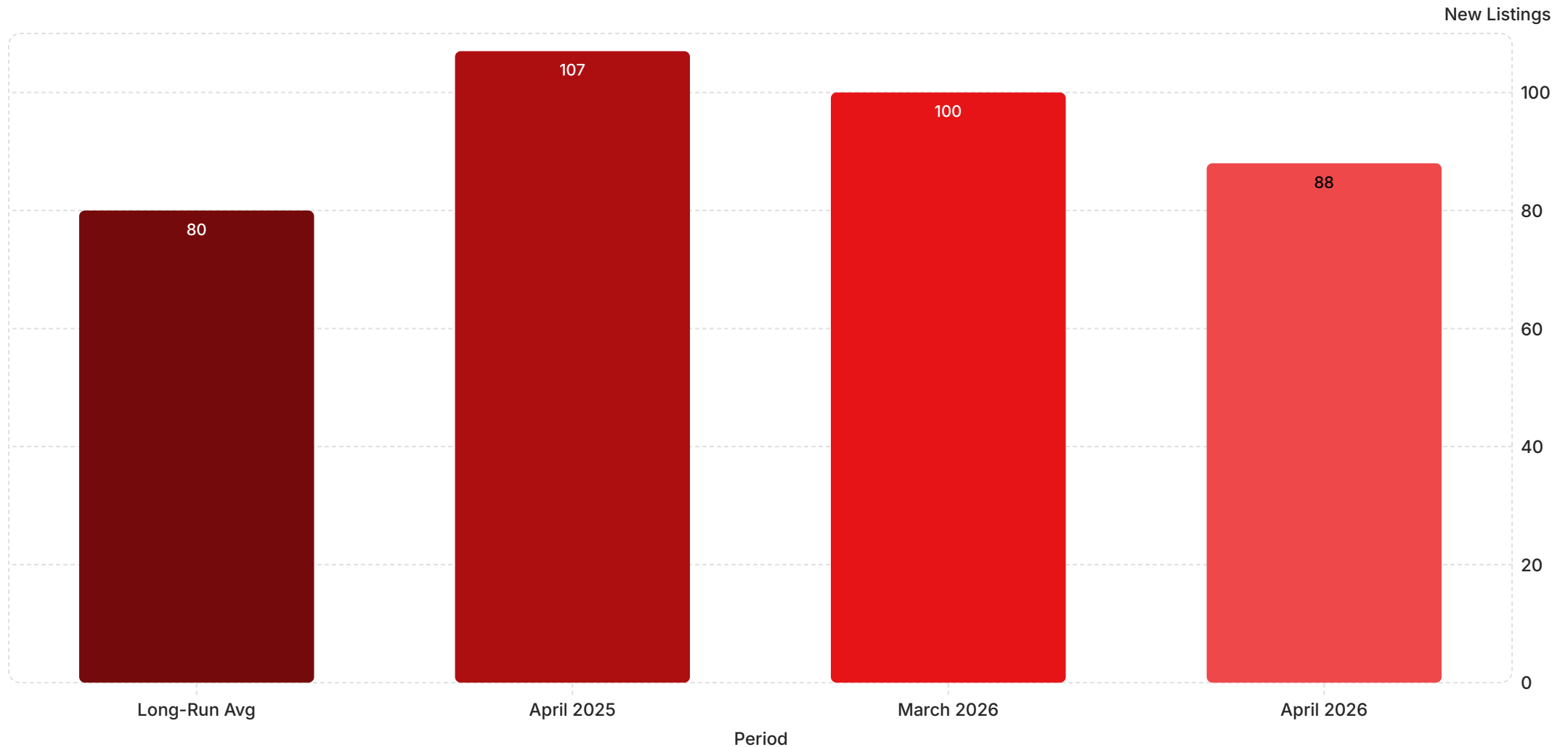
What This Means for Buyers

Choice has expanded considerably across all property types:

- Mansion flats along Brent Street
- Family homes towards Mill Hill East
- Apartments near Hendon Central

Options are noticeably broader than even a year ago. The elevated stock reflects homes lingering on the market rather than a rush of fresh instructions.

New Listings: Fresh Supply Is Easing



April's 88 new listings sit just above the 80 long-run average but well below last April's 107 and March's 100. Fresh supply is easing rather than accelerating. Sellers who considered coming to market earlier appear to be watching what is and is not moving, timing their entry more cautiously.

Asking Prices: Flat Underlying Value

Headline Asking Price

£723K

April 2026

Average asking price on new listings

£798K

March 2026

Previous month — mix of larger homes pulled it higher

£ Per Square Foot — The Truer Signal

£594

April 2026

£601

April 2025

£585

March 2026

The per square foot figure has stayed essentially flat with a gentle softening trend — the headline swing reflects a shift in the *mix* of homes coming to market, not a dramatic repricing.

Sales Activity: Best April Since 2021

28 Sales Agreed

April 2026 — up from 16 last April, ahead of 26 in March, and above the 22 long-run average

Strongest in 5 Years

The best April for sales activity since 2021 — buyers are active despite elevated stock levels

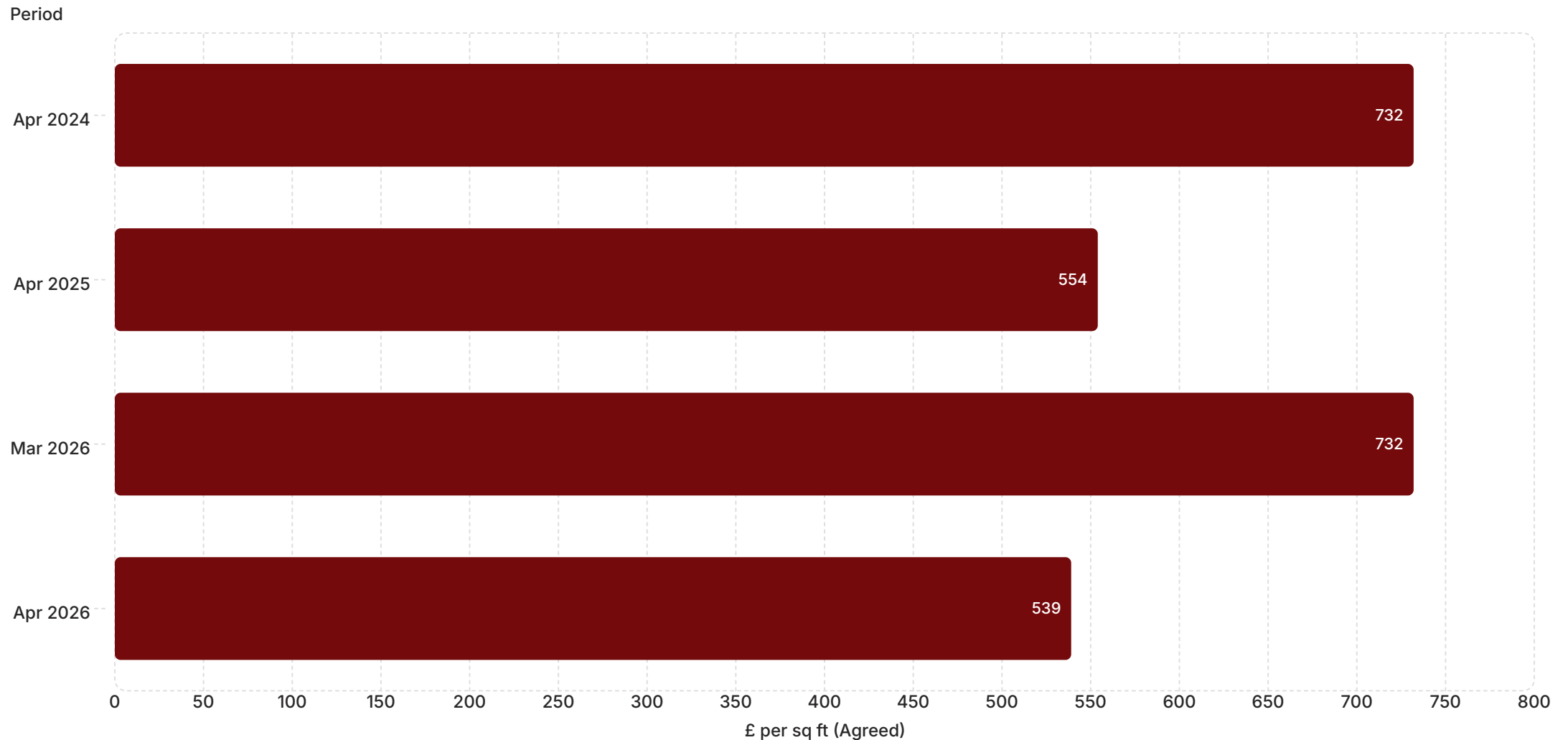
Only 2 Fall-Throughs

Well below the 5 long-run average and a clear improvement on March's 8 — agreed sales are progressing to completion

The premium for ready, well-presented homes at the right price has persisted. Committed buyers can find what they want and proceed with confidence.



Agreed Sale Values: Buyers Buying at Lower Levels



The average agreed asking price fell to £720,709 from £777,497 last April. The March figure of £732 per sq ft looks like an outlier driven by a small number of larger premium transactions. The broader direction is gently downward. **Volume is available if pricing meets the market — and the market is currently settling around £539 per sq ft.**

Adjustments & Withdrawals: Where the Strain Shows

70 Withdrawals

A record April figure across the six-year dataset — ahead of 64 last spring and 56 last month. Vendors are stepping back rather than reducing further.

55 Price Changes

Up from 40 last year and above the 41 long-run average, though easing from March's 69. The stock that remains is increasingly held by vendors committed to seeing it through, while a meaningful cohort waits out the conditions.



April vs March: A More Deliberate Rhythm



The combination suggests a market settling into a more deliberate rhythm after a busier first quarter, with both buyers and sellers becoming more selective about when and how they engage.

What This Means for You

For Sellers

Confidence tempered by realism. Buyers are out there, sales are completing in stronger numbers than last spring, and well-priced homes are moving. The key is pricing accuracy from day one — calibrated to **£539 per sq ft**, not last year's more ambitious benchmarks.

For Buyers

This is a genuine window. Choice is generous, vendors are open to conversation, and the kind of negotiation that has been thin on the ground for several years is back on the table. NW4 offers Northern line access at Hendon Central, the new Brent Cross West Thameslink connection, strong schools, and green spaces around Sunny Hill Park and Hendon Park.

- ✔ Stock is high, sales are encouragingly active, supply is easing, and pricing is being tested at every level. NW4 in April 2026 rewards both buyers and sellers for reading the moment carefully and acting decisively.