



NW11 Property Market Update

Q3 2026 · Golders Green, Hampstead Garden Suburb & Temple Fortune

A market with record choice, steady buyers, and value emerging for those who know where to look.

Plenty of Choice, Steady Demand

Homes for Sale

An average of **492 homes** listed each month in Q3 — the highest third-quarter figure in six years of data, 2.4% more than last summer and 20% above the Q3 average of 410.

492

Avg. Monthly Listings

6-year Q3 high

Sales Agreed

There were **82 sales agreed** in the quarter, almost exactly the same as the 83 a year ago and 6.5% above the six-year average. In a market where most homes sell for well over a million pounds, that consistency says a lot about the area's enduring appeal.

82

Virtually unchanged year-on-year

20%

vs. long-run average of 410



The National Backdrop

Nationally, the market has slowed but kept going. **Nationwide** reported annual house price growth of **0.8%** in September — half the earlier pace — with the average UK home at **£274,251**. Rightmove found asking prices rose 0.7% in September to £367,440, the first monthly rise in four months, though still 0.8% lower than a year ago.

Across the country, homes for sale are at a **12-year high** and sales agreed are **down 9%** on last year. Locally, the picture is calmer: stock is at a record high, but sales agreed in NW11 have barely moved while they fell across the country.

Supply Has Levelled Off

New Listings Slowing

There were **191 new listings** in Q3 — 9.9% fewer than last summer and well below the 259 in spring. This is right in line with the six-year average of 193. Stock grew by only **11 homes** year-on-year, compared with around 60 the previous year.

Time to Sell

At the current pace, it would take around **18 months** to sell every home on the market — slightly longer than 17 months a year ago and well above the 15 months in 2021.

What This Means

The extra stock is less about a wave of new sellers and more about homes taking longer to sell. For every ten new listings, just over four sales were agreed — a touch better than last summer. Prime north London markets always move at a steadier pace, and NW11 is no exception. With so much choice, buyers take their time and compare carefully.

What Prices Are Telling Us

New Listings

Average asking price of **£1,198,247** — almost unchanged on spring and **9.8% lower** than last summer. Averaged **£743 per sq ft**, down 5.5% on spring.

Homes That Sold

Average asking price of **£1,101,972** — **5.9% higher** than a year ago and 2% up on spring. Agreed sales averaged **£722 per sq ft**, the lowest figure in the data.

The Story Behind the Numbers

Buyers are willing to pay well for the right home but are seeking **more space for their money**. Larger family houses — Arts and Crafts homes in Hampstead Garden Suburb and generous semis around Temple Fortune — are driving sales, pulling the per-sq-ft average down.

Behind the Scenes

Price Reductions

90 reductions in Q3 — nearly a third fewer than last summer and well below the 160 in spring. Fewer than **one in five** homes had a reduction, vs. more than one in four a year ago. Sellers are pricing more realistically from the start.

Withdrawals

166 withdrawals — 9.2% more than last year and almost a fifth above average. Owners who could not achieve their target price have chosen to wait rather than reduce.

Fall-Throughs

Just **17 fall-throughs** — down 26% on last year and below average. Around one in five agreed sales fell through, compared with more than one in four last summer. Buyers who commit are following through.



Why Buyers Choose NW11



Green Space & Heritage

Hampstead Garden Suburb — with its Lutyens-designed Central Square, tree-lined roads and the Heath Extension on the doorstep — is one of the most admired residential areas in the country.



Transport Links

Golders Green's Northern line station gives quick access to the West End and the City. The A406 and A1 provide easy routes out of London for those who drive.



Outstanding Schools

The Henrietta Barnett School — one of the most sought-after grammars in the country — sits at the heart of the Suburb, alongside a strong choice of primary and faith schools drawing families from across London.

Advice for Buyers

This is a good time to be looking. There is more choice than at any point in the last six years, and with around **18 months of supply**, you can take your time and compare carefully.

→ Explore Homes on the Market Since Spring

These are likely to be open to offers, and with prices per square foot at their lowest level in the data, there is genuine value to be found.

→ The Best Homes Are Still Selling

Sales are steady and larger family homes in the most sought-after roads continue to attract strong interest.

→ Be Ready to Move

Having your finances in place and your position clear will help you secure the right home when you find it.

Advice for Sellers

The Opportunity

Buyers are there — sales agreed have held steady, so a well-priced home can still achieve a good result. The fall in price reductions shows that sellers who price realistically from the start are finding buyers without having to cut later.

The Risk of Overpricing

The rise in withdrawals is a reminder of what happens when a home is priced too high. With nearly **500 homes** on the market, good presentation, clear information about schools, transport and green space, and a price based on **recent sales** rather than hopes will give you the best chance of standing out.



Looking Ahead

Autumn often brings a final burst of buyers keen to move before Christmas, particularly families planning ahead for the next school year. With stock growth slowing, sales steady and fall-throughs lower, **NW11 looks well placed going into the final months of 2026.**

Stock Easing

Early October figures suggest supply may already be starting to ease — a positive signal for the market's balance.

Enduring Appeal

The Suburb, Golders Green and Temple Fortune will always attract buyers. Those who price sensibly and prepare well should find good results.