

# Area Overview

## St John's Wood, Regents Park & Camden Q3 2024 Sales Report



### Sold: Jul-Sep 2024



**-0.2%**

Annual change in achieved price



**28%**

Annual change in transactions



**£1,268**

Average achieved £ per square foot

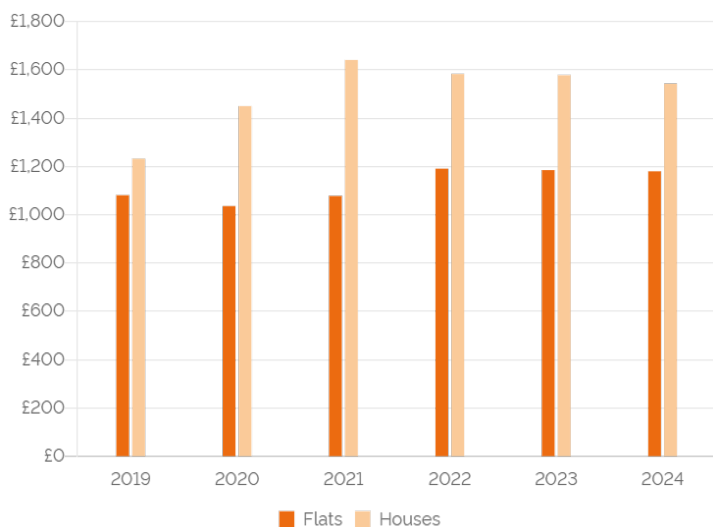


**-8.4%**

Average discount on initial asking price

### Achieved Prices by Year

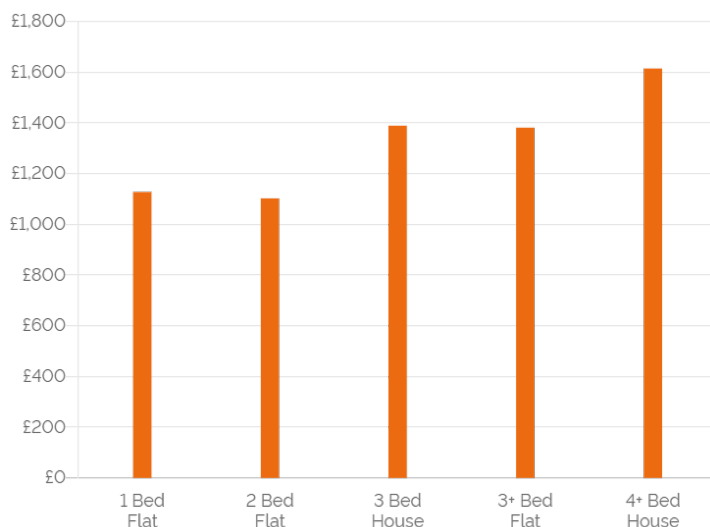
(£ Per Square Foot)



Source: LonRes - Jul-Sep

### Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Jul-Sep 2024

### Key Findings

- Average flat prices are now 9.2% higher they were 5 years ago, with buyers paying £99 more per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 0.4% for flats over the last year, and have decreased by 2.3% for houses.
- 16.8% of properties sold within 3 months, compared with 12.6% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £1,327,042 for flats and £5,047,250 for houses.

# Current Availability



**70.7%**  
have been on the market for over three months



**50.6%**  
of properties on the market have been reduced in price



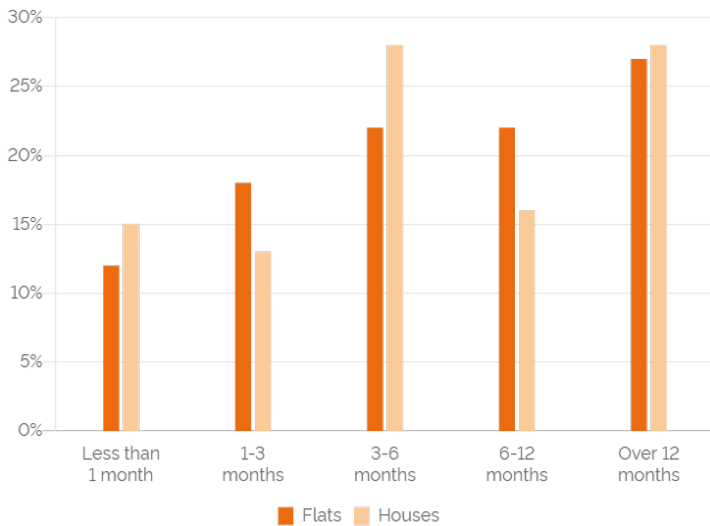
**21.6%**  
Annual change in the number of available properties



**16%**  
Percentage of available properties currently under offer

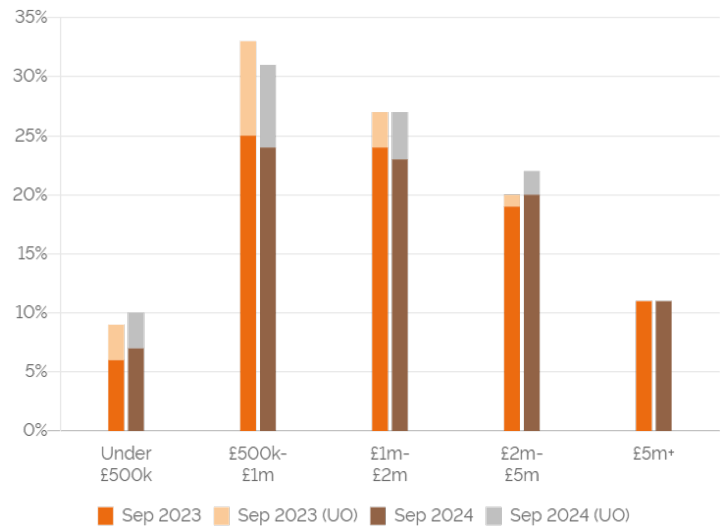
Source: LonRes - As at Oct 4th 2024

## Time on the Market



Source: LonRes - As at Oct 4th 2024

## Properties on the Market by Price Band



Source: LonRes - As at Oct 4th 2024

## Key Findings

- 32.2% of properties on the market are priced at £1 million or higher.
- 47.5% of properties currently available have been on the market for more than six months.
- 17.0% of flats and 12.2% of houses on the market are currently under offer.

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October 4, 2024, the St John's Wood, Regents Park & Camden Q3 2024 Sales Report catchment includes all properties sold within the aforementioned area(s).