

Area Overview

St John's Wood, Regents Park & Camden Q3 2023 Sales Report



Sold: Jul-Sep 2023



-3.1%

Annual change in achieved price



-29.2%

Annual change in transactions



£1,244

Average achieved £ per square foot

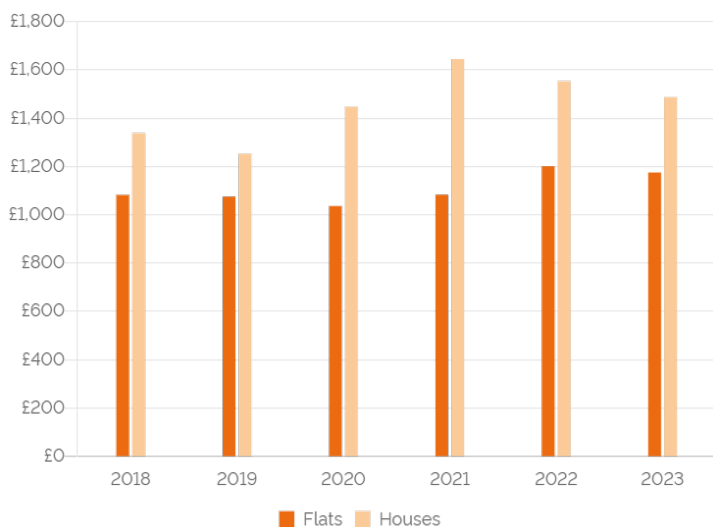


-9.6%

Average discount on initial asking price

Achieved Prices by Year

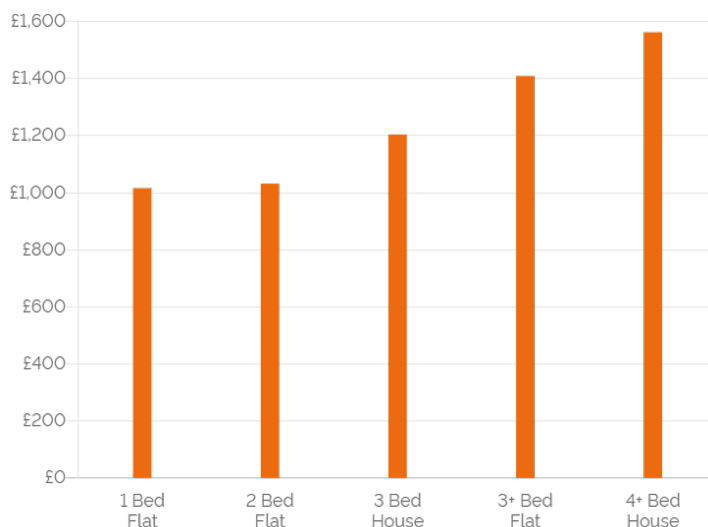
(£ Per Square Foot)



Source: LonRes - Jul-Sep

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Jul-Sep 2023

Key Findings

- Average flat prices are now 8.6% higher they were 5 years ago, with buyers paying £93 more per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 2.2% for flats over the last year, and have decreased by 4.3% for houses.
- 10.6% of properties sold within 3 months, compared with 15.1% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £1,408,968 for flats and £4,154,118 for houses.

Current Availability



66.1%

have been on the market for over three months



47.3%

of properties on the market have been reduced in price



12.1%

Annual change in the number of available properties

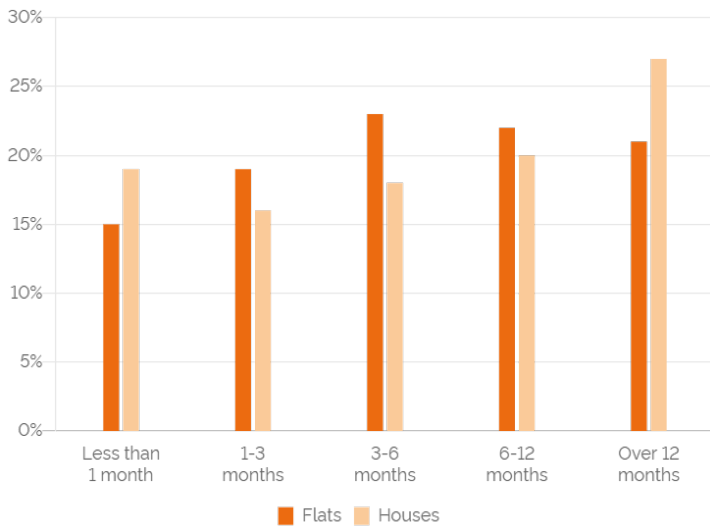


16%

Percentage of available properties currently under offer

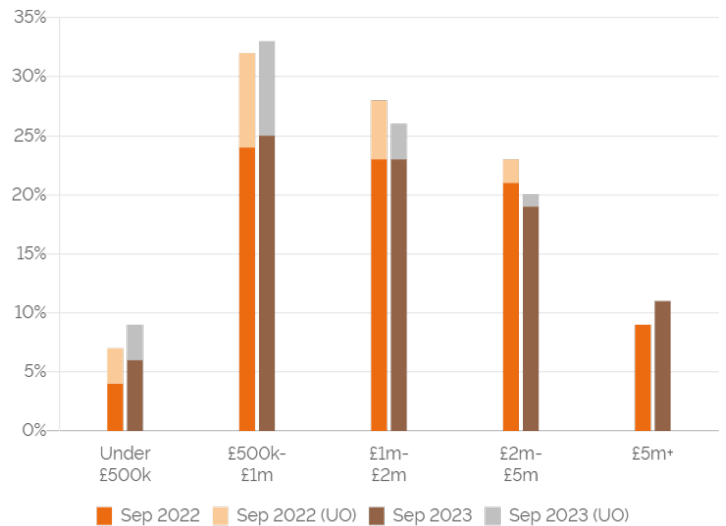
Source: LonRes - As at Oct 5th 2023

Time on the Market



Source: LonRes - As at Oct 5th 2023

Properties on the Market by Price Band



Source: LonRes - As at Oct 5th 2023

Key Findings

- 31.2% of properties on the market are priced at £1 million or higher.
- 44.2% of properties currently available have been on the market for more than six months.
- 18.4% of flats and 6.6% of houses on the market are currently under offer.

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October 5, 2023, the St John's Wood, Regents Park & Camden Q3 2023 Sales Report catchment includes all properties sold within the aforementioned area(s).