

Area Overview

St John's Wood, Regents Park & Camden Q1 2023 Sales Report



Sold: Jan-Mar 2023



-1.2%

Annual change in achieved price



-20.4%

Annual change in transactions



£1,258

Average achieved £ per square foot

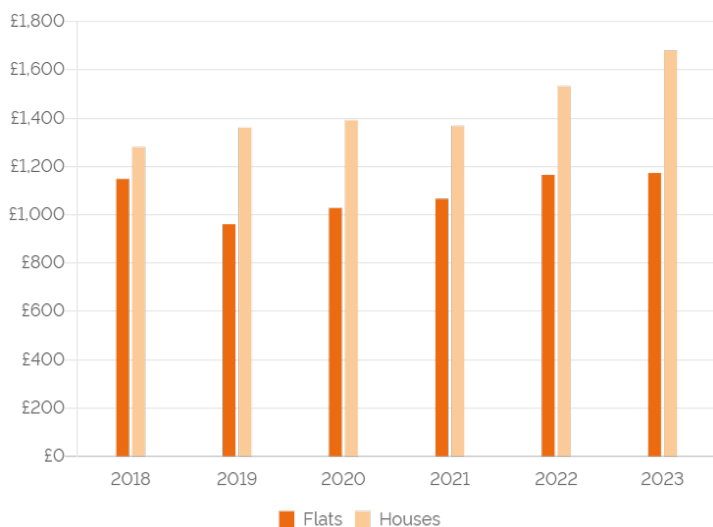


-7.3%

Average discount on initial asking price

Achieved Prices by Year

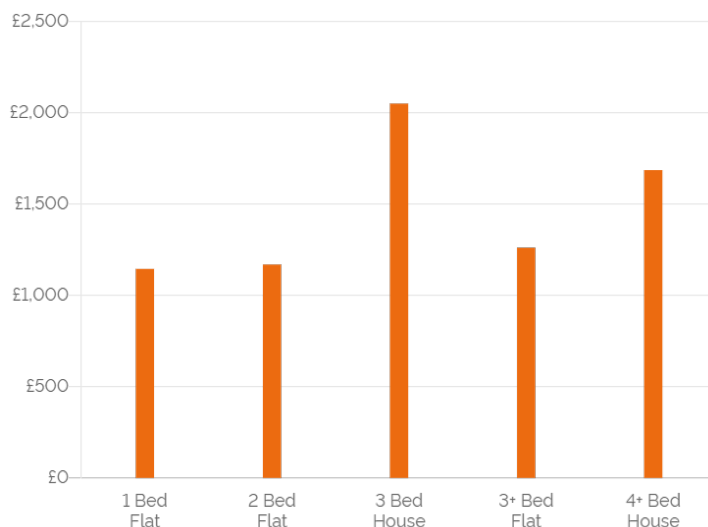
(£ Per Square Foot)



Source: LonRes - Jan-Mar

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Jan-Mar 2023

Key Findings

- Average flat prices are now 2.2% higher they were 5 years ago, with buyers paying £26 more per square foot than they did 5 years ago.
- Achieved prices per square foot have increased by 0.7% for flats over the last year, and have increased by 9.7% for houses.
- 14.0% of properties sold within 3 months, compared with 11.4% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £1,166,492 for flats and £5,847,308 for houses.

Current Availability



66%

have been on the market for over three months



46.7%

of properties on the market have been reduced in price



1.6%

Annual change in the number of available properties

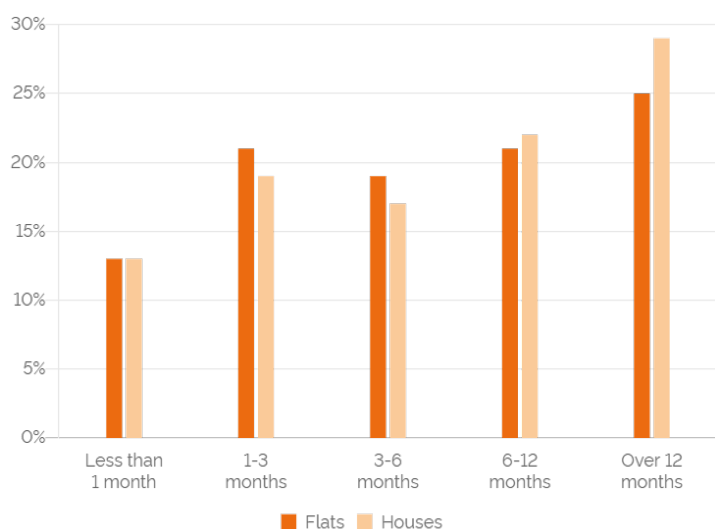


13.6%

Percentage of available properties currently under offer

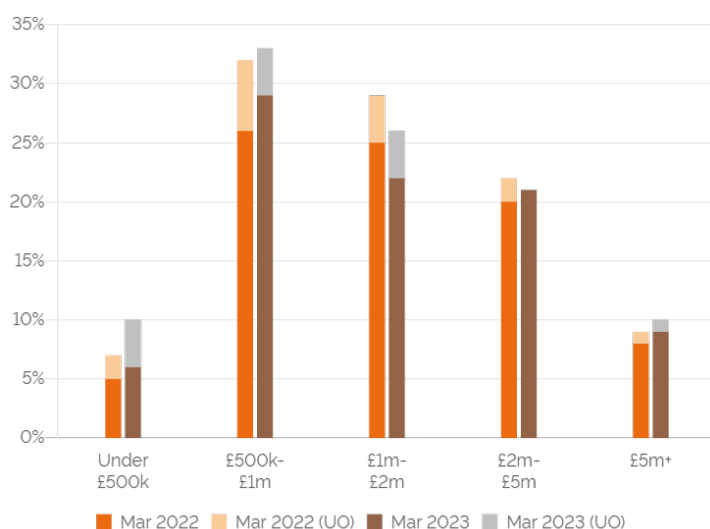
Source: LonRes - As at Apr 6th 2023

Time on the Market



Source: LonRes - As at Apr 6th 2023

Properties on the Market by Price Band



Source: LonRes - As at Apr 6th 2023

Key Findings

- 29.8% of properties on the market are priced at £1 million or higher.
- 47.2% of properties currently available have been on the market for more than six months.
- 14.2% of flats and 11.0% of houses on the market are currently under offer.

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April 6, 2023, the St John's Wood, Regents Park & Camden Q1 2023 Sales Report catchment includes all properties sold within the aforementioned area(s).