

# Area Overview

## St John's Wood, Regents Park & Camden Q4 2023 Sales Report



K I R E  
KEEPING IT REAL ESTATE

### Sold: Oct-Dec 2023



**-11.2%**

Annual change in  
achieved price



**-18.4%**

Annual change in  
transactions



**£1,199**

Average achieved £  
per square foot

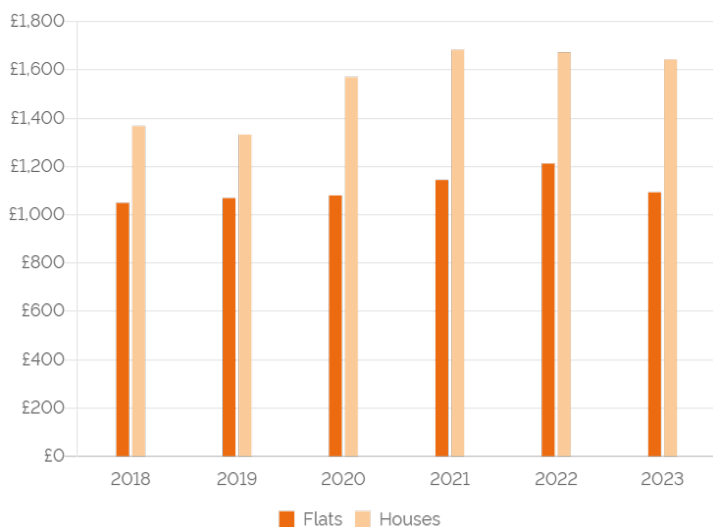


**-9.6%**

Average discount on  
initial asking price

### Achieved Prices by Year

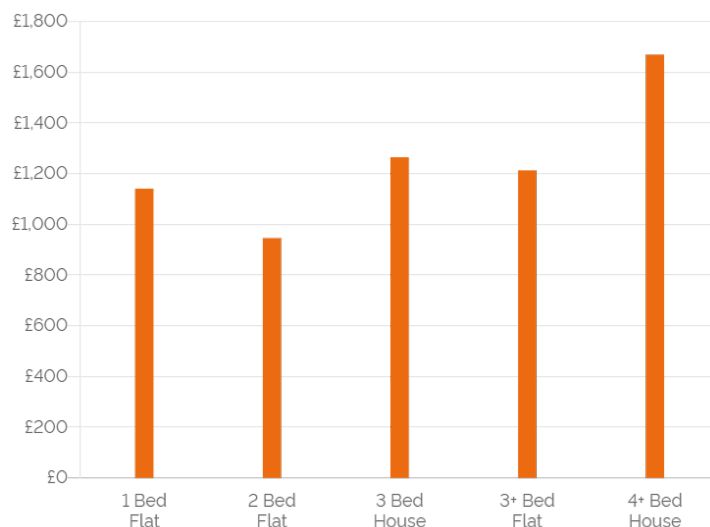
(£ Per Square Foot)



Source: LonRes - Oct-Dec

### Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Oct-Dec 2024

### Key Findings

- Average flat prices are now 4.1% higher they were 5 years ago, with buyers paying £43 more per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 9.8% for flats over the last year, and have decreased by 1.8% for houses.
- 14.3% of properties sold within 3 months, compared with 14.3% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £1,094,267 for flats and £5,749,000 for houses.

# Current Availability



**76.8%**

have been on the market for over three months



**48.7%**

of properties on the market have been reduced in price



**16.2%**

Annual change in the number of available properties

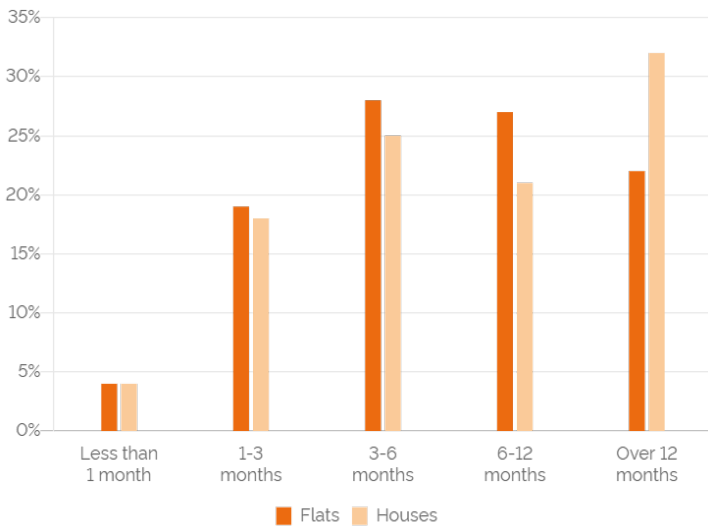


**15.4%**

Percentage of available properties currently under offer

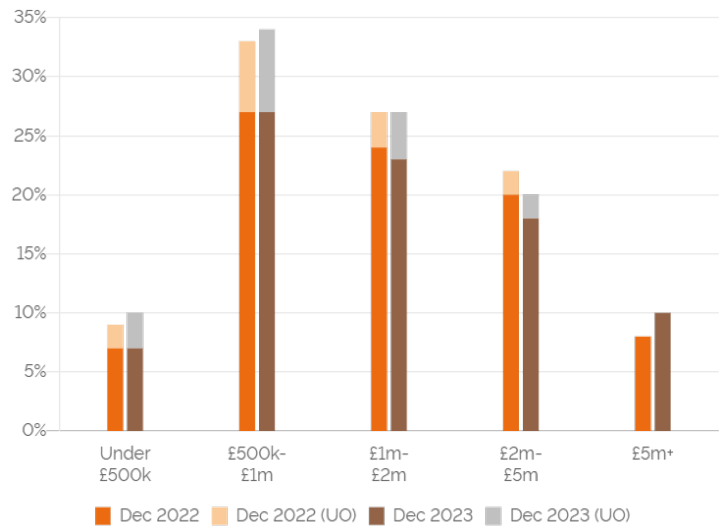
Source: LonRes - As at Jan 4th 2024

## Time on the Market



Source: LonRes - As at Jan 4th 2024

## Properties on the Market by Price Band



Source: LonRes - As at Jan 4th 2024

## Key Findings

- 29.8% of properties on the market are priced at £1 million or higher.
- 49.5% of properties currently available have been on the market for more than six months.
- 16.8% of flats and 9.5% of houses on the market are currently under offer.

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January 4, 2024, the St John's Wood, Regents Park & Camden Q4 2023 Sales Report catchment includes all properties sold within the aforementioned area(s).