

Area Overview

St John's Wood, Regents Park & Camden Q1 2024 Sales Report



Sold: Jan-Mar 2024



-6.3%

Annual change in achieved price



1.1%

Annual change in transactions



£1,169

Average achieved £ per square foot

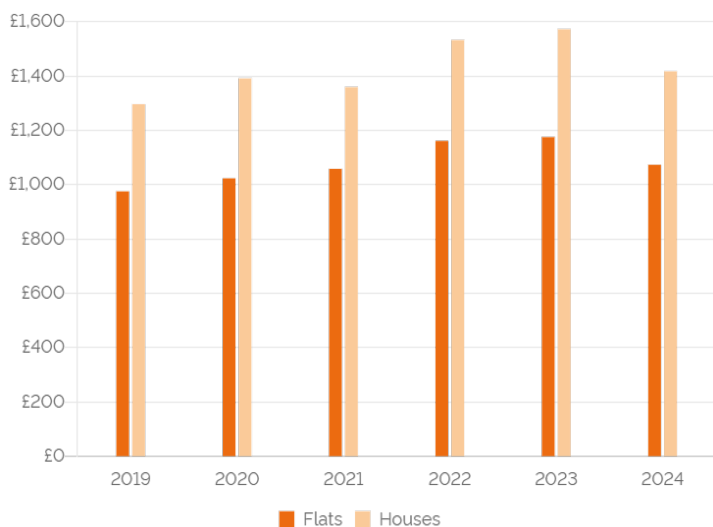


-8.9%

Average discount on initial asking price

Achieved Prices by Year

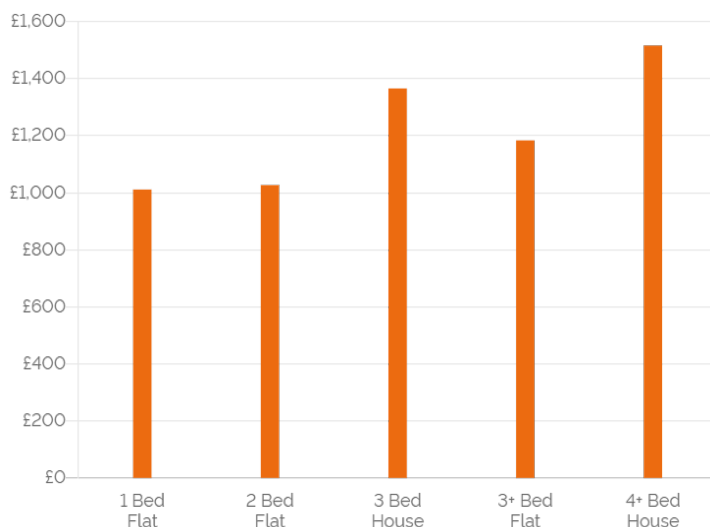
(£ Per Square Foot)



Source: LonRes - Jan-Mar

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Jan-Mar 2024

Key Findings

- Average flat prices are now 10.1% higher they were 5 years ago, with buyers paying £98 more per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 8.7% for flats over the last year, and have decreased by 9.8% for houses.
- 17.4% of properties sold within 3 months, compared with 11.6% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £1,137,348 for flats and £3,562,391 for houses.

Current Availability



69.1%
have been on the market for over three months



48.2%
of properties on the market have been reduced in price



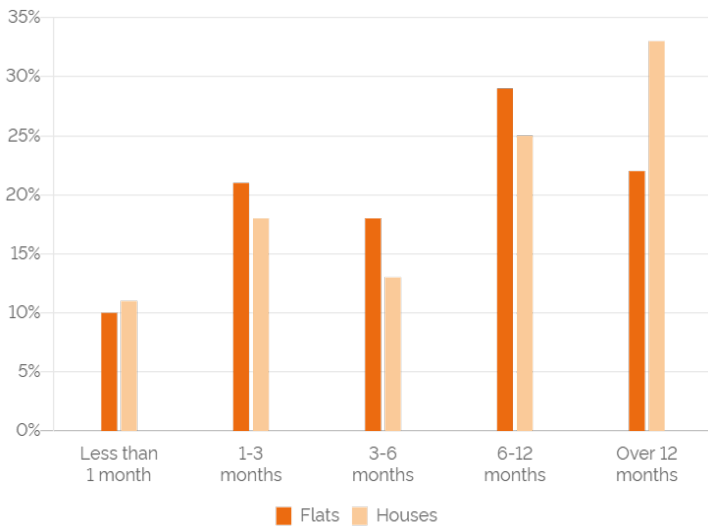
22.2%
Annual change in the number of available properties



14.5%
Percentage of available properties currently under offer

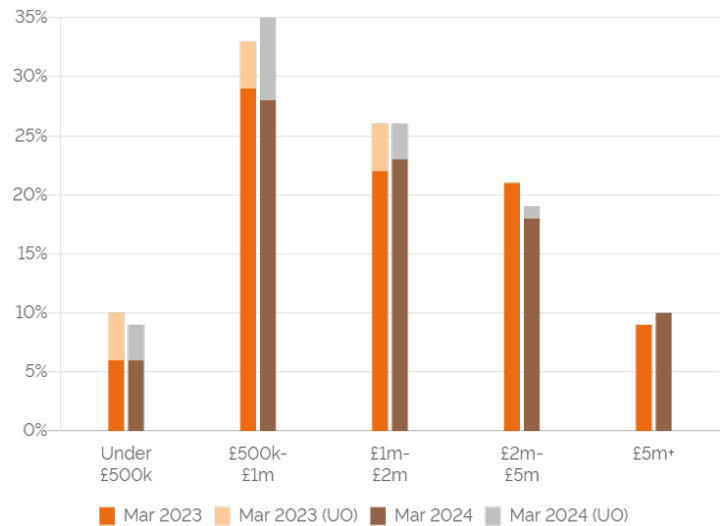
Source: LonRes - As at Apr 4th 2024

Time on the Market



Source: LonRes - As at Apr 4th 2024

Properties on the Market by Price Band



Source: LonRes - As at Apr 4th 2024

Key Findings

- 30.2% of properties on the market are priced at £1 million or higher.
- 52.2% of properties currently available have been on the market for more than six months.
- 15.7% of flats and 9.0% of houses on the market are currently under offer.

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April 4, 2024, the St John's Wood, Regents Park & Camden Q1 2024 Sales Report catchment includes all properties sold within the aforementioned area(s).