

# Area Overview

## St John's Wood, Regents Park & Camden Q2 2023 Sales Report



### Sold: Apr-Jun 2023



**-2.5%**

Annual change in achieved price



**-27.3%**

Annual change in transactions



**£1,262**

Average achieved £ per square foot

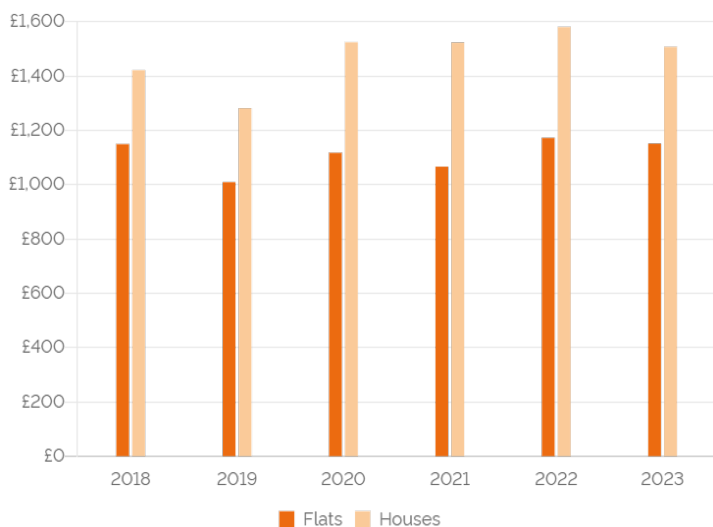


**-9.4%**

Average discount on initial asking price

### Achieved Prices by Year

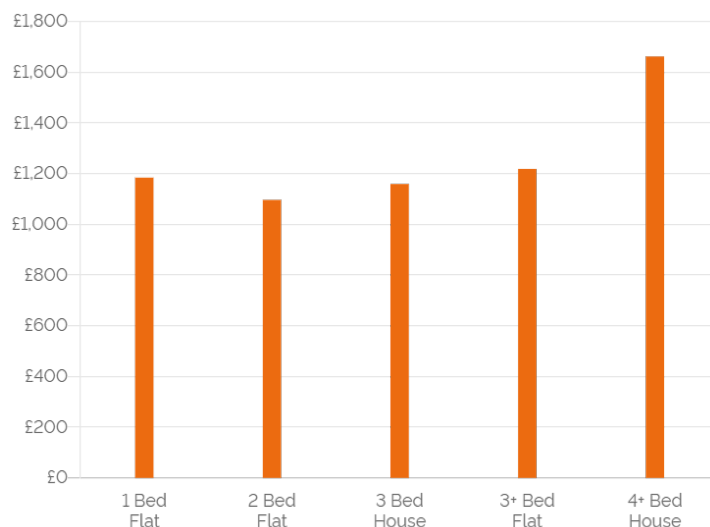
(£ Per Square Foot)



Source: LonRes - Apr-Jun

### Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Apr-Jun 2023

### Key Findings

- Average flat prices are now 0.2% higher they were 5 years ago, with buyers paying £2 more per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 1.8% for flats over the last year, and have decreased by 4.7% for houses.
- 15.0% of properties sold within 3 months, compared with 19.6% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £1,202,856 for flats and £6,150,978 for houses.

# Current Availability



**69.2%**

have been on the market for over three months



**50.7%**

of properties on the market have been reduced in price



**0.2%**

Annual change in the number of available properties

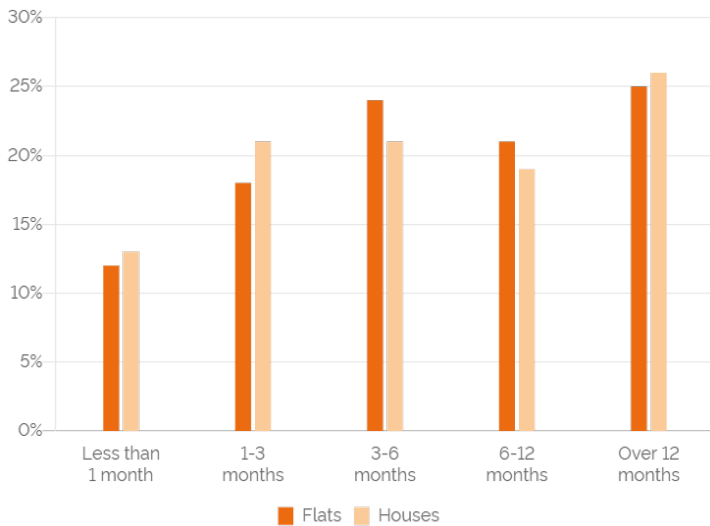


**17.9%**

Percentage of available properties currently under offer

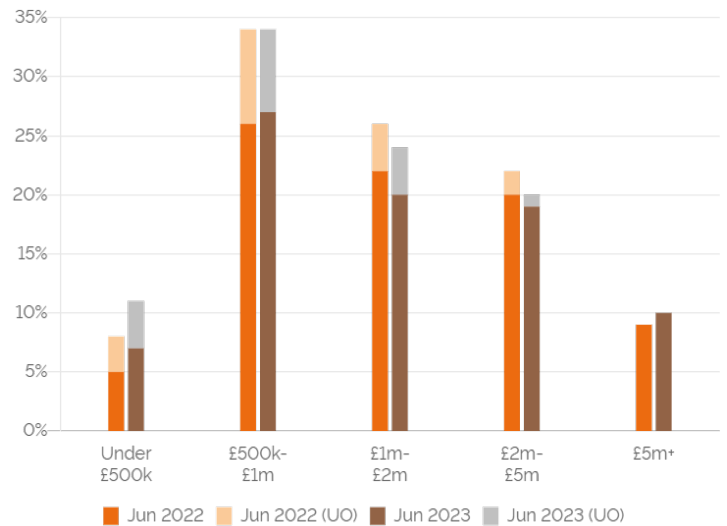
Source: LonRes - As at Jul 6th 2023

## Time on the Market



Source: LonRes - As at Jul 6th 2023

## Properties on the Market by Price Band



Source: LonRes - As at Jul 6th 2023

## Key Findings

- 30.4% of properties on the market are priced at £1 million or higher.
- 45.7% of properties currently available have been on the market for more than six months.
- 20.5% of flats and 7.3% of houses on the market are currently under offer.

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July 6, 2023, the St John's Wood, Regents Park & Camden Q2 2023 Sales Report catchment includes all properties sold within the aforementioned area(s).