

# Area Overview

## St John's Wood, Regents Park & Camden Q1 2020 Sales Report



### Sold: Jan-Mar 2020



10.3%

Annual change in achieved price



5%

Annual change in transactions



£1,151

Average achieved £ per square foot

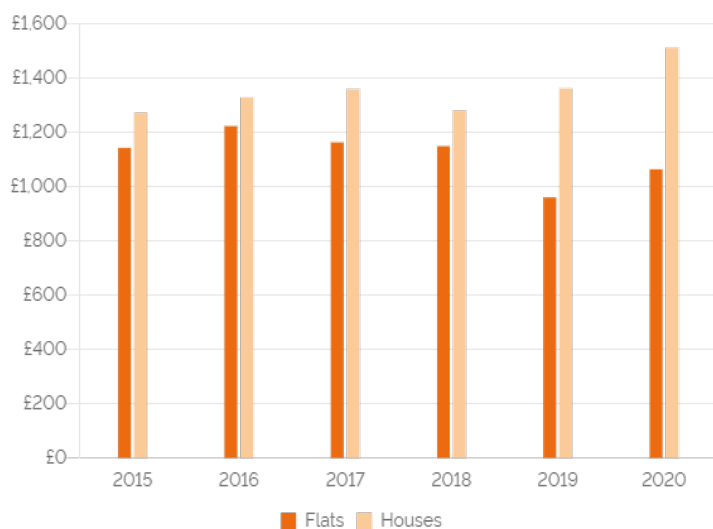


4.9%

Average discount on initial asking price

### Achieved Prices by Year

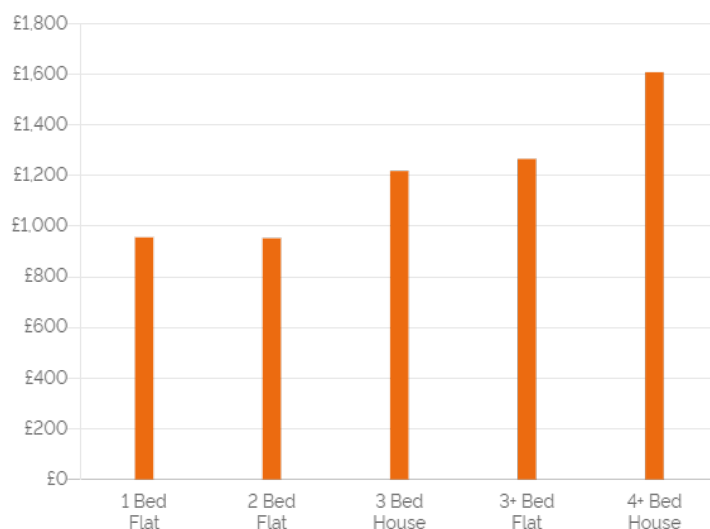
(£ Per Square Foot)



Source: LonRes - Jan-Mar

### Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Jan-Mar 2020

### Key Findings

- Average flat prices are now 6.9% lower they were 5 years ago, with buyers paying £79 less per square foot than they did 5 years ago.
- Achieved prices per square foot have increased by 10.9% for flats over the last year, and have increased by 11.0% for houses.
- 3.2% of properties sold within 3 months, compared with 12.9% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £1,253,110 for flats and £4,655,417 for houses.

# Current Availability



**71.9%**

have been on the market for over three months



**44.1%**

of properties on the market have been reduced in price



**-16.5%**

Annual change in the number of available properties

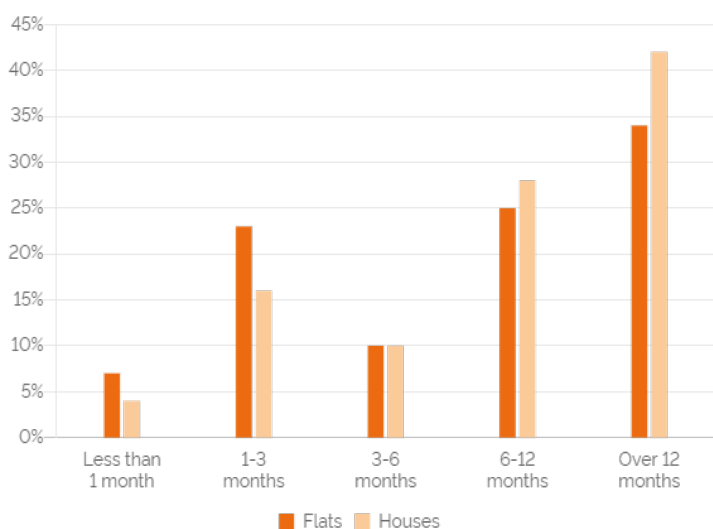


**13.9%**

Percentage of available properties currently under offer

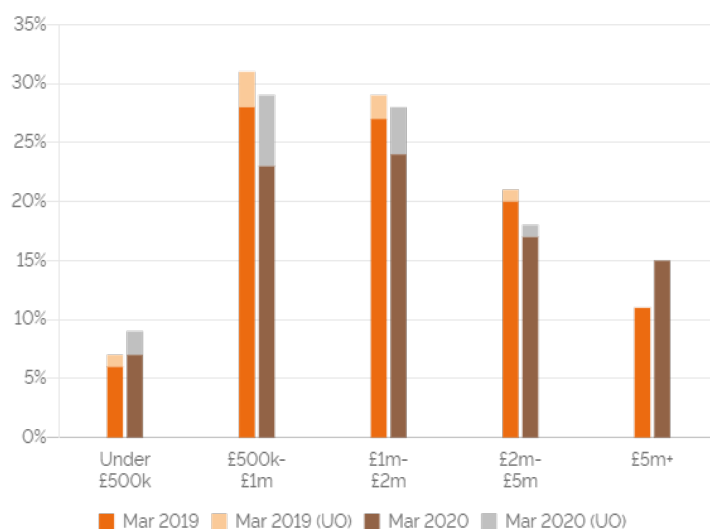
Source: LonRes - As at Apr 6th 2020

## Time on the Market



Source: LonRes - As at Apr 6th 2020

## Properties on the Market by Price Band



Source: LonRes - As at Apr 6th 2020

## Key Findings

- 33.2% of properties on the market are priced at £1 million or higher.
- 61.7% of properties currently available have been on the market for more than six months.
- 15.3% of flats and 8.9% of houses on the market are currently under offer.

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April 6, 2020, the St John's Wood, Regents Park & Camden Q1 2020 Sales Report catchment includes all properties sold within the aforementioned area(s).