

Area Overview

St John's Wood, Regents Park & Camden Q3 2020 Sales Report



Sold: Jul-Sep 2020



4.2%

Annual change in achieved price



-7.2%

Annual change in transactions



£1,178

Average achieved £ per square foot

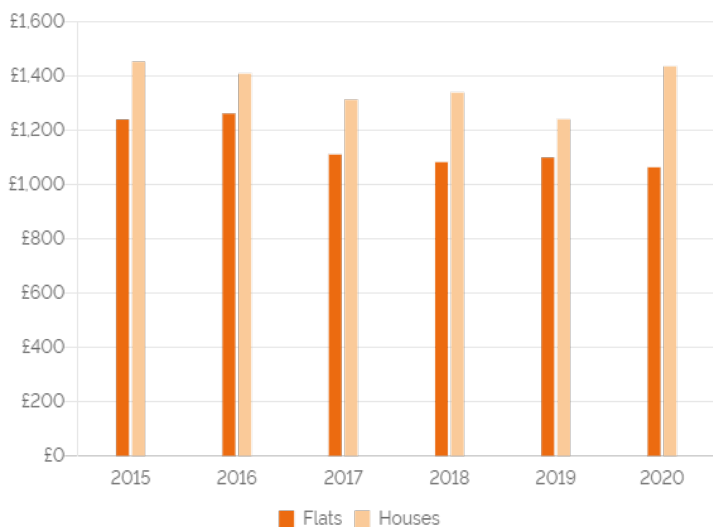


6.8%

Average discount on initial asking price

Achieved Prices by Year

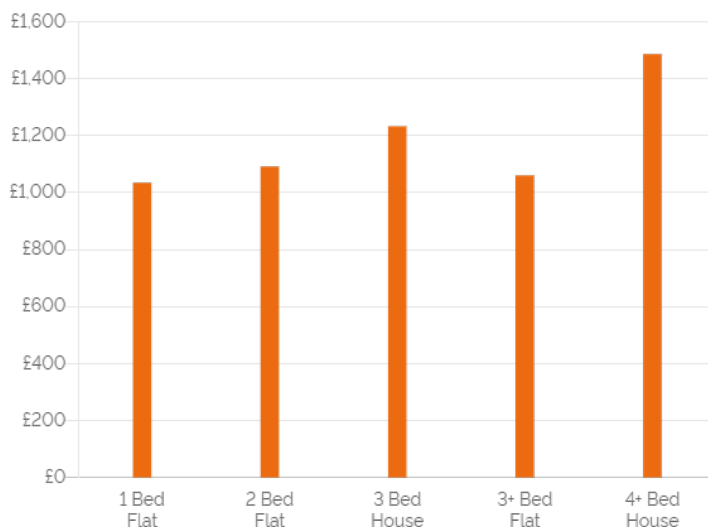
(£ Per Square Foot)



Source: LonRes - Jul-Sep

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Jul-Sep 2020

Key Findings

- Average flat prices are now 14.2% lower they were 5 years ago, with buyers paying £176 less per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 3.2% for flats over the last year, and have increased by 15.7% for houses.
- 18.2% of properties sold within 3 months, compared with 23.0% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £969,755 for flats and £4,747,955 for houses.

Current Availability



61%

have been on the market for over three months



45%

of properties on the market have been reduced in price



24%

Annual change in the number of available properties

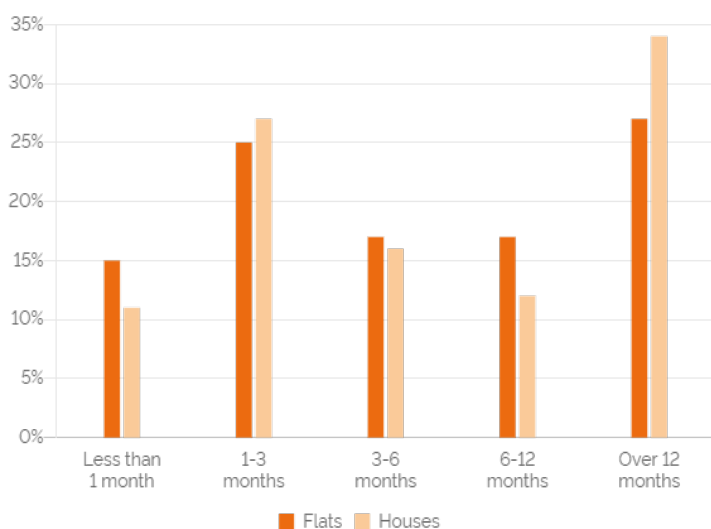


8.7%

Percentage of available properties currently under offer

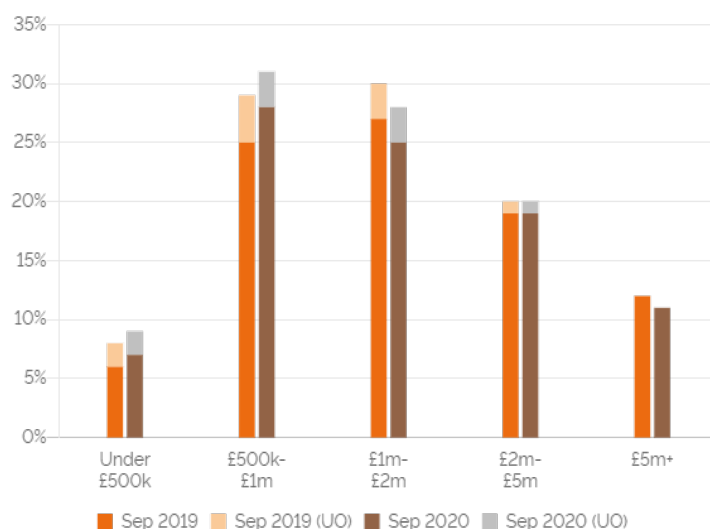
Source: LonRes - As at Oct 6th 2020

Time on the Market



Source: LonRes - As at Oct 6th 2020

Properties on the Market by Price Band



Source: LonRes - As at Oct 6th 2020

Key Findings

- 31.1% of properties on the market are priced at £1 million or higher.
- 44.6% of properties currently available have been on the market for more than six months.
- 9.5% of flats and 5.7% of houses on the market are currently under offer.

⚠ Proceed with caution! Less activity during lockdown and the ongoing impact of COVID restrictions are affecting the data this quarter.

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October 6, 2020, the St John's Wood, Regents Park & Camden Q3 2020 Sales Report catchment includes all properties sold within the aforementioned areas(s).