

Area Overview

St John's Wood, Regents Park & Camden Q4 2020 Sales Report



Sold: Oct-Dec 2020



9.9%

Annual change in achieved price



1.1%

Annual change in transactions



£1,236

Average achieved £ per square foot

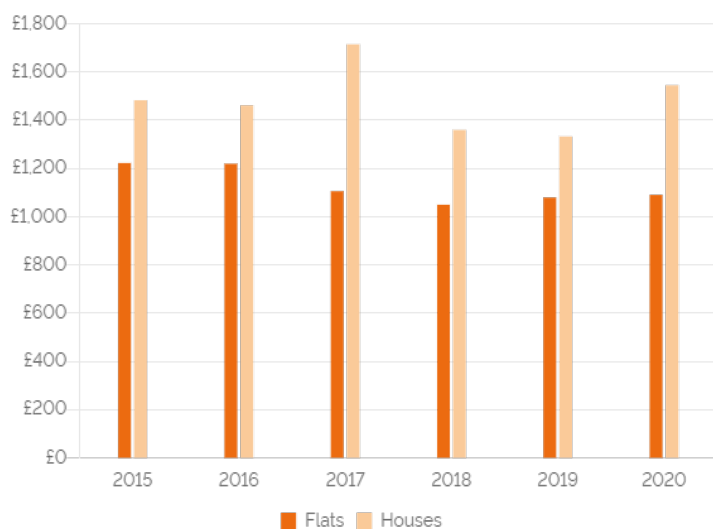


6.0%

Average discount on initial asking price

Achieved Prices by Year

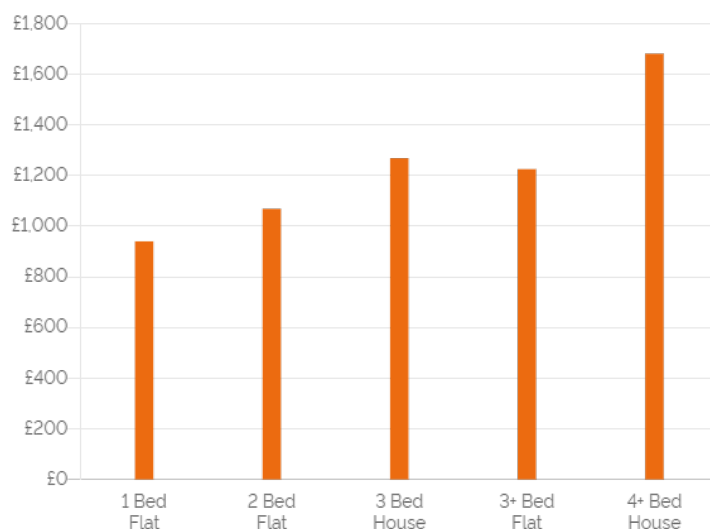
(£ Per Square Foot)



Source: LonRes - Oct-Dec

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Oct-Dec 2021

Key Findings

- Average flat prices are now 10.8% lower they were 5 years ago, with buyers paying £133 less per square foot than they did 5 years ago.
- Achieved prices per square foot have increased by 1.0% for flats over the last year, and have increased by 15.9% for houses.
- 30.9% of properties sold within 3 months, compared with 22.2% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £1,129,215 for flats and £4,759,481 for houses.

Current Availability



72%

have been on the market for over three months



45.4%

of properties on the market have been reduced in price



45.2%

Annual change in the number of available properties

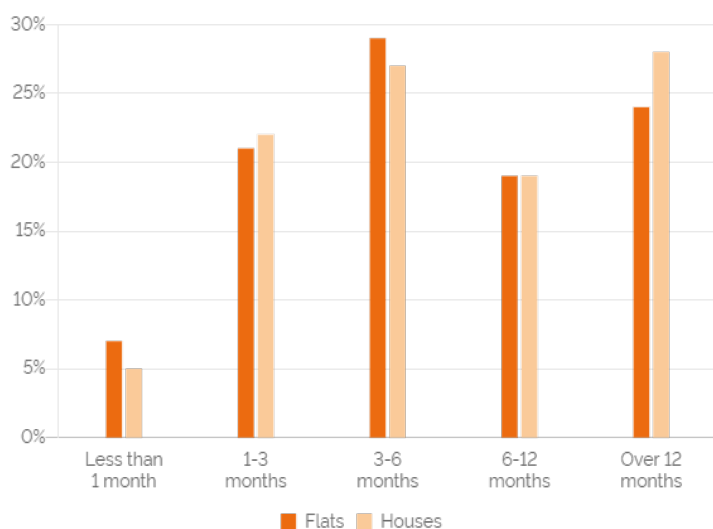


11%

Percentage of available properties currently under offer

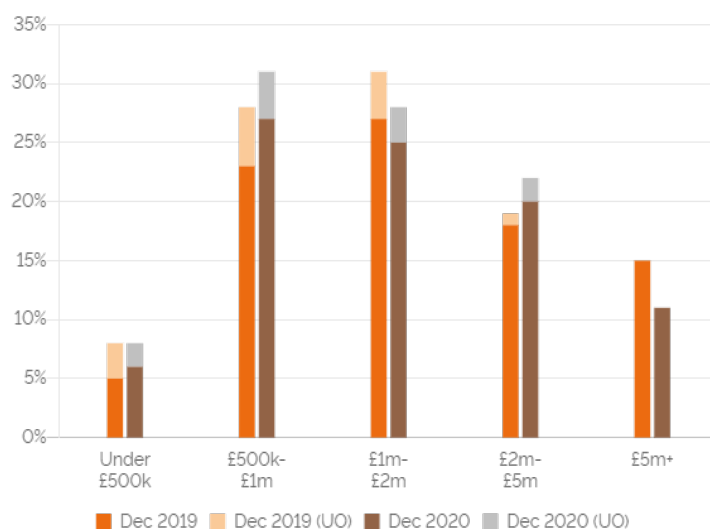
Source: LonRes - As at Jan 6th 2021

Time on the Market



Source: LonRes - As at Jan 6th 2021

Properties on the Market by Price Band



Source: LonRes - As at Jan 6th 2021

Key Findings

- 32.3% of properties on the market are priced at £1 million or higher.
- 43.5% of properties currently available have been on the market for more than six months.
- 11.8% of flats and 8.0% of houses on the market are currently under offer.

⚠ Proceed with caution! – Partial closure of the housing market in Q2 2020 and the ongoing impact of COVID restrictions and stamp duty incentives continue to impact the data this quarter.

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January 6, 2021, the St John's Wood, Regents Park & Camden Q4 2020 Sales Report catchment includes all properties sold within the aforementioned area(s).