

Area Overview

Battersea, Clapham & Wandsworth Q1 2021 Sales Report



Sold: Jan-Mar 2021



-3.8%

Annual change in achieved price



76.8%

Annual change in transactions



£774

Average achieved £ per square foot

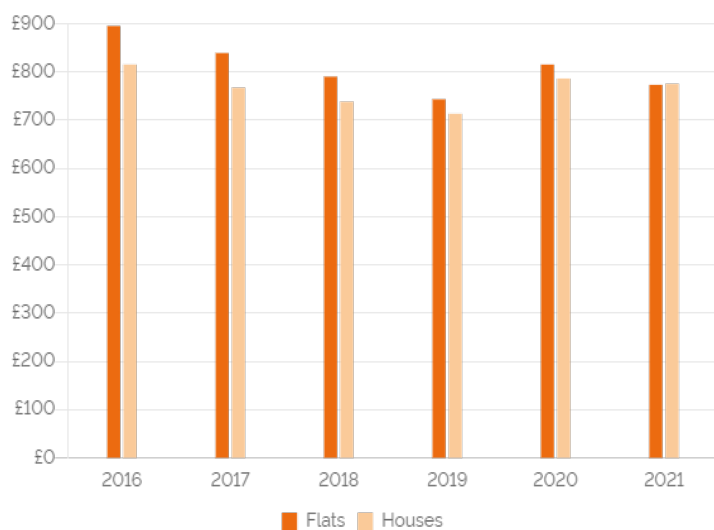


3.2%

Average discount on initial asking price

Achieved Prices by Year

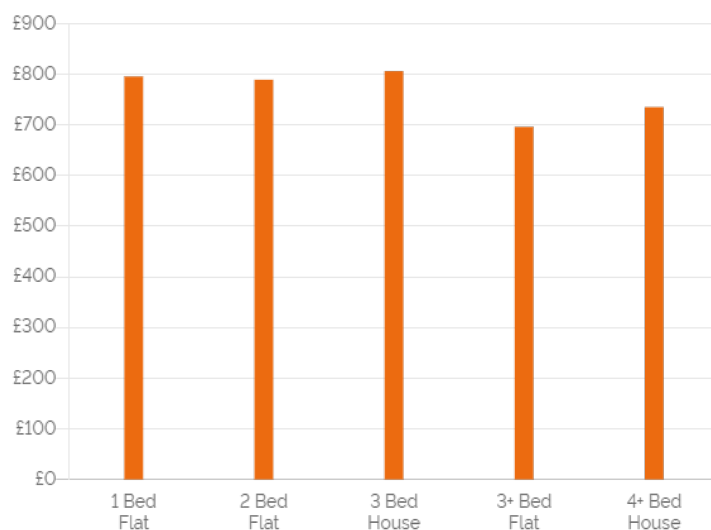
(£ Per Square Foot)



Source: LonRes - Jan-Mar

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Jan-Mar 2021

Key Findings

- Average flat prices are now 13.6% lower they were 5 years ago, with buyers paying £122 less per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 5.2% for flats over the last year, and have decreased by 1.5% for houses.
- 8.4% of properties sold within 3 months, compared with 10.7% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £612,562 for flats and £1,301,576 for houses.

Current Availability



71.1%

have been on the market for over three months



46.4%

of properties on the market have been reduced in price



28.2%

Annual change in the number of available properties

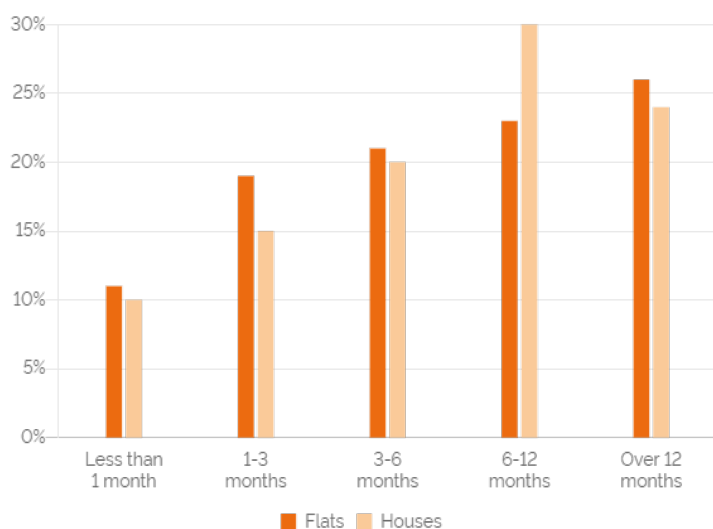


23.2%

Percentage of available properties currently under offer

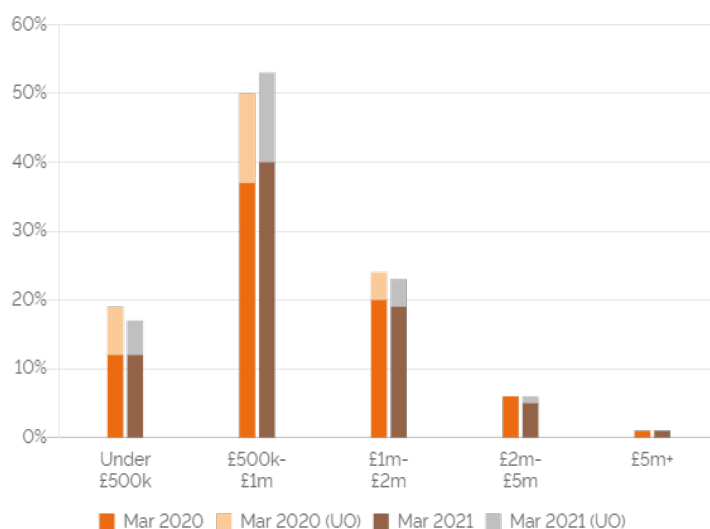
Source: LonRes - As at Apr 6th 2021

Time on the Market



Source: LonRes - As at Apr 6th 2021

Properties on the Market by Price Band



Source: LonRes - As at Apr 6th 2021

Key Findings

- 28.3% of properties on the market are priced at £1 million or higher.
- 50.1% of properties currently available have been on the market for more than six months.
- 23.2% of flats and 23.2% 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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April 6, 2021, the Battersea, Clapham & Wandsworth Q1 2021 Sales Report catchment includes all properties sold within the aforementioned areas(s).