

Area Overview

Battersea, Clapham & Wandsworth Q3 2021 Sales Report



Sold: Jul-Sep 2021



1.1%

Annual change in achieved price



-16.8%

Annual change in transactions



£783

Average achieved £ per square foot

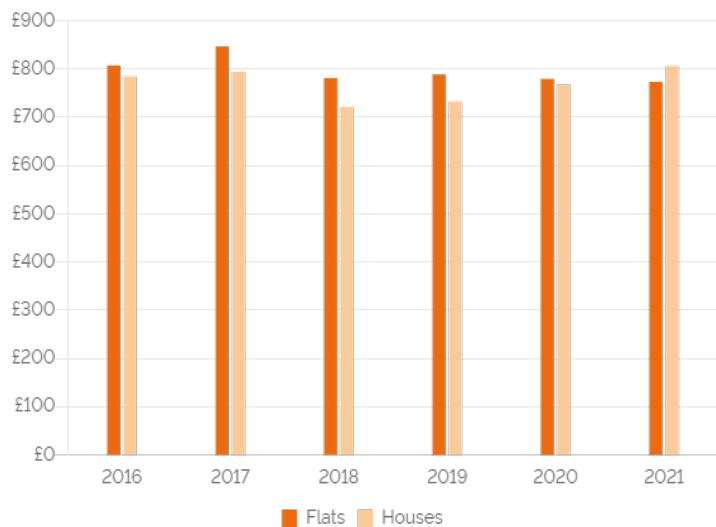


2.3%

Average discount on initial asking price

Achieved Prices by Year

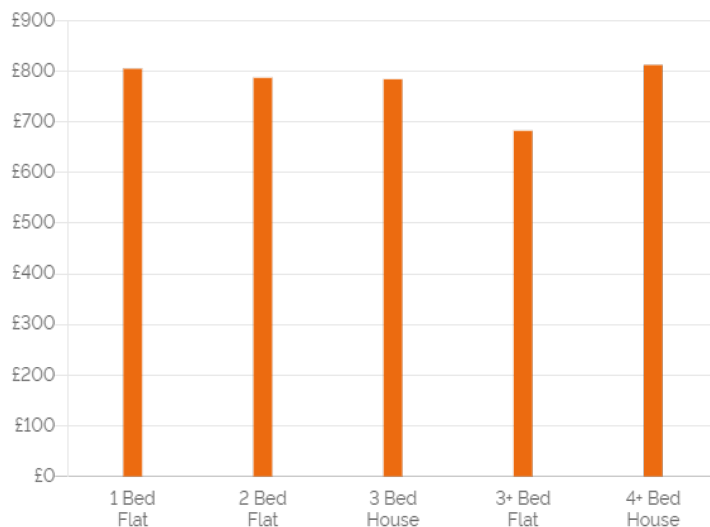
(£ Per Square Foot)



Source: LonRes - Jul-Sep

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Jul-Sep 2021

Key Findings

- Average flat prices are now 4.2% lower they were 5 years ago, with buyers paying £34 less per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 0.8% for flats over the last year, and have increased by 5.0% for houses.
- 12.4% of properties sold within 3 months, compared with 18.2% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £570,894 for flats and £1,570,728 for houses.

Current Availability



73.7%

have been on the market for over three months



47.3%

of properties on the market have been reduced in price



-27.1%

Annual change in the number of available properties

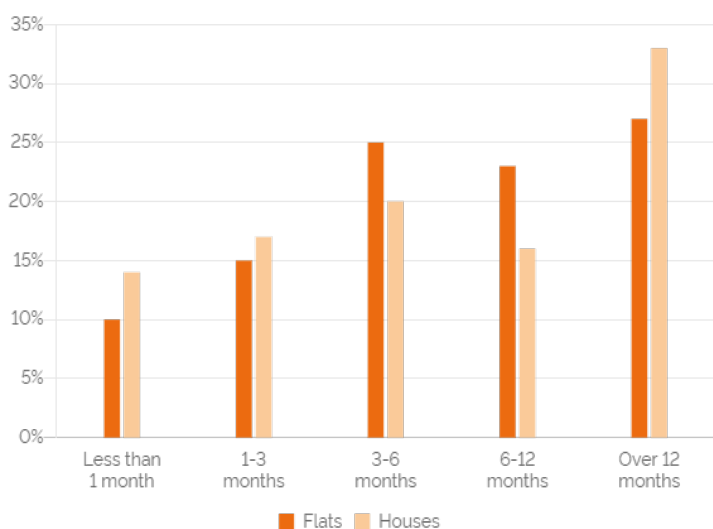


19.4%

Percentage of available properties currently under offer

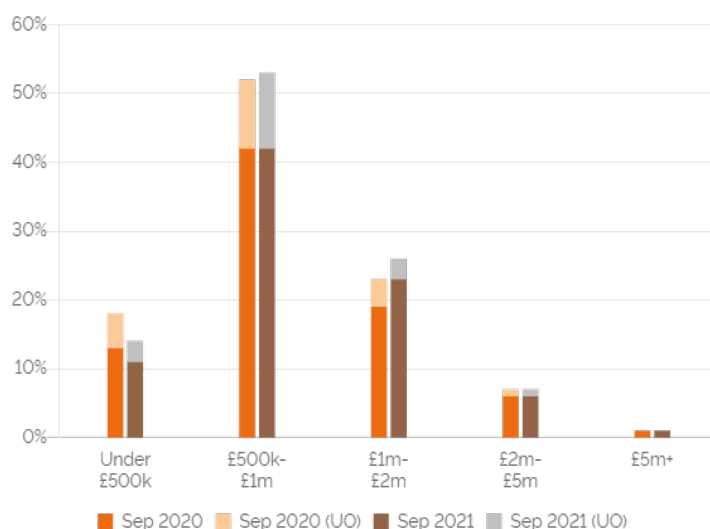
Source: LonRes - As at Oct 6th 2021

Time on the Market



Source: LonRes - As at Oct 6th 2021

Properties on the Market by Price Band



Source: LonRes - As at Oct 6th 2021

Key Findings

- 31.7% of properties on the market are priced at £1 million or higher.
- 49.8% of properties currently available have been on the market for more than six months.
- 18.9% of flats and 21.4% of houses on the market are currently under offer.

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October 6, 2021, the Battersea, Clapham & Wandsworth Q3 2021 Sales Report catchment includes all properties sold within the aforementioned area(s).