

# Area Overview

## Marylebone & Medical Territory Q2 2021 Sales Report



### Sold: Apr-Jun 2021



**-21.1%**

Annual change in  
achieved price



**155.6%**

Annual change in  
transactions



**£1,459**

Average achieved £  
per square foot

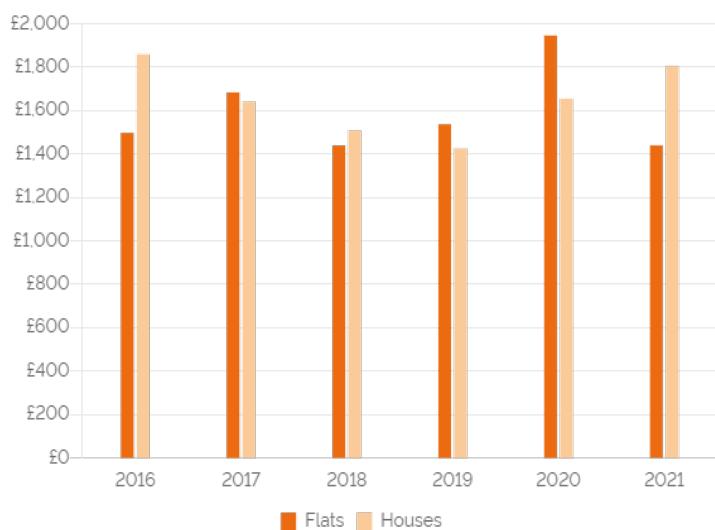


**6.2%**

Average discount on  
initial asking price

### Achieved Prices by Year

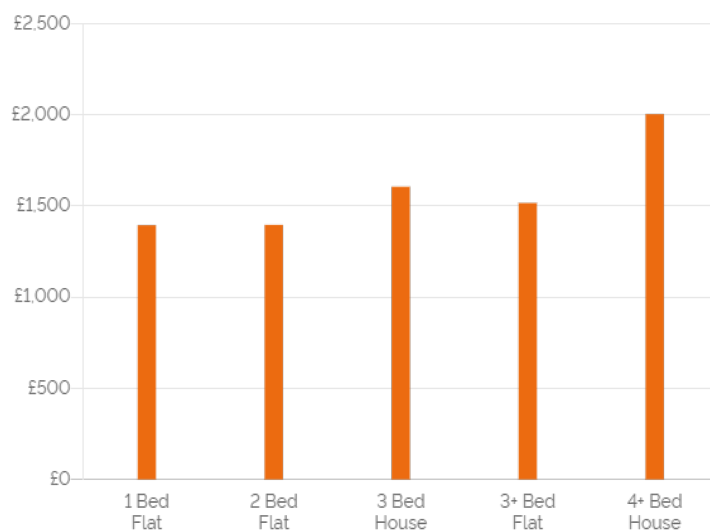
(£ Per Square Foot)



Source: LonRes - Apr-Jun

### Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Apr-Jun 2021

### Key Findings

- Average flat prices are now 3.8% lower they were 5 years ago, with buyers paying £57 less per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 26.0% for flats over the last year, and have increased by 9.1% for houses.
- 21.7% of properties sold within 3 months, compared with 21.7% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £1,614,097 for flats and £3,407,750 for houses.

# Current Availability



74.1%

have been on the market for over three months



40.3%

of properties on the market have been reduced in price



5.8%

Annual change in the number of available properties

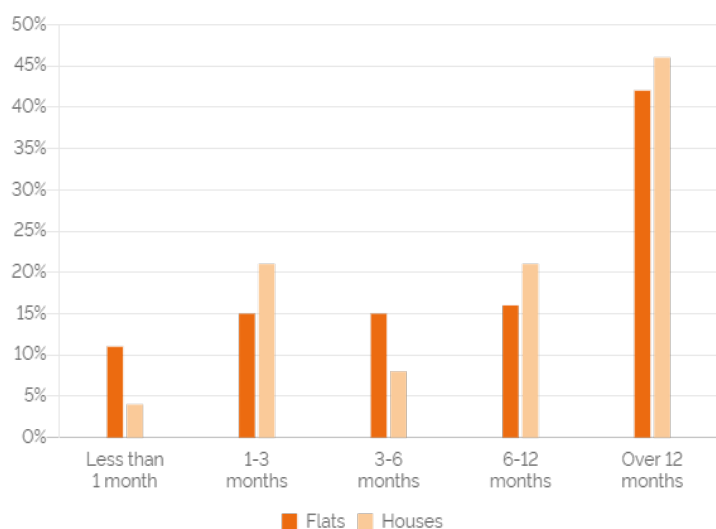


10.2%

Percentage of available properties currently under offer

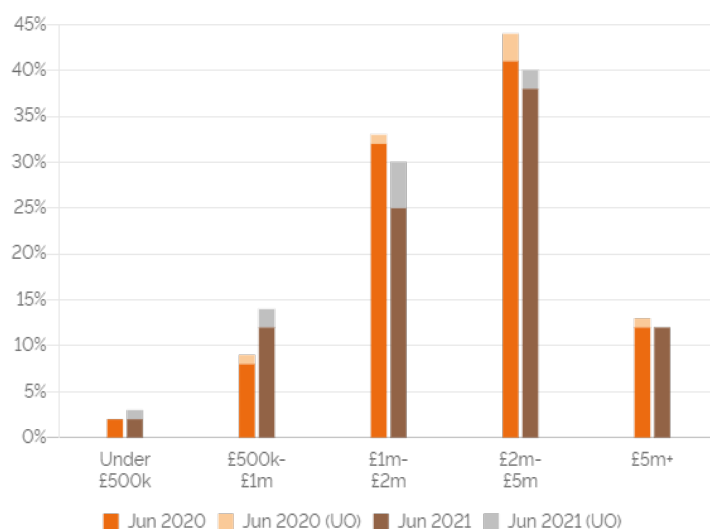
Source: LonRes - As at Jul 6th 2021

## Time on the Market



Source: LonRes - As at Jul 6th 2021

## Properties on the Market by Price Band



Source: LonRes - As at Jul 6th 2021

## Key Findings

- 49.8% of properties on the market are priced at £1 million or higher.
- 59.4% of properties currently available have been on the market for more than six months.
- 9.7% of flats and 16.7% 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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July 6, 2021, the Marylebone & Medical Territory Q2 2021 Sales Report catchment includes all properties sold within the aforementioned areas(s).