

Area Overview

Marylebone & Medical Territory Q4 2021 Sales Report



Sold: Oct-Dec 2021



12.2%

Annual change in achieved price



11.1%

Annual change in transactions



£1,665

Average achieved £ per square foot

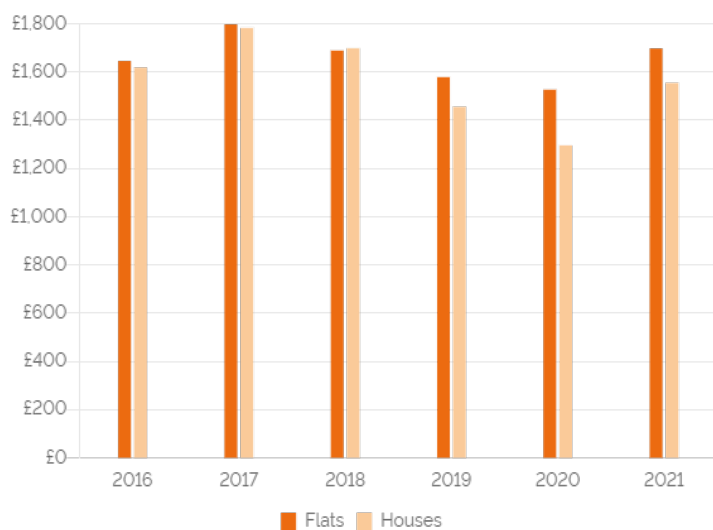


5.2%

Average discount on initial asking price

Achieved Prices by Year

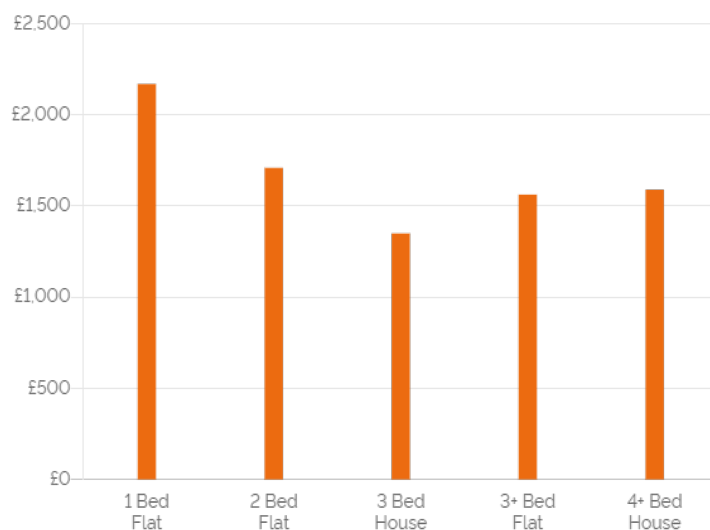
(£ Per Square Foot)



Source: LonRes - Oct-Dec

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Oct-Dec 2022

Key Findings

- Average flat prices are now 3.1% higher they were 5 years ago, with buyers paying £51 more per square foot than they did 5 years ago.
- Achieved prices per square foot have increased by 11.1% for flats over the last year, and have increased by 20.1% for houses.
- 10.0% of properties sold within 3 months, compared with 18.1% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £1,864,375 for flats and £2,743,750 for houses.

Current Availability



81.6%

have been on the market for over three months



41.9%

of properties on the market have been reduced in price



-16%

Annual change in the number of available properties

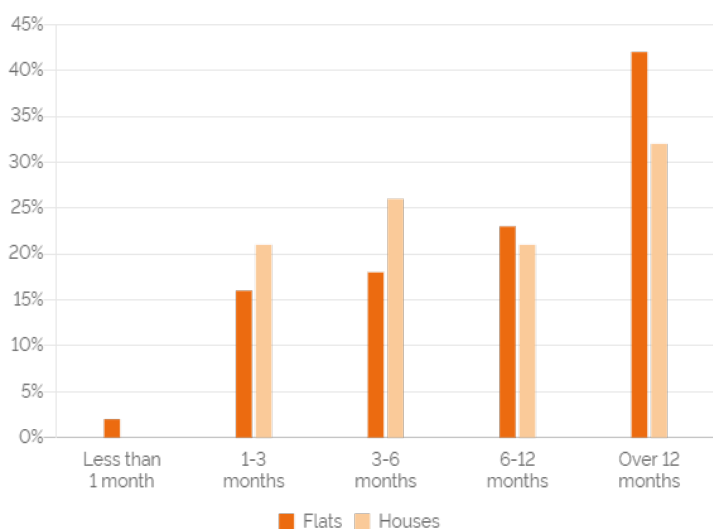


12.7%

Percentage of available properties currently under offer

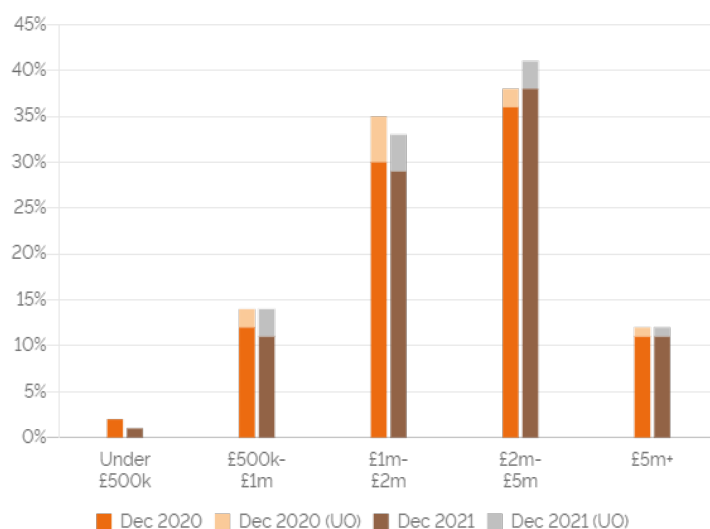
Source: LonRes - As at Jan 6th 2022

Time on the Market



Source: LonRes - As at Jan 6th 2022

Properties on the Market by Price Band



Source: LonRes - As at Jan 6th 2022

Key Findings

- 50.6% of properties on the market are priced at £1 million or higher.
- 63.3% of properties currently available have been on the market for more than six months.
- 13.3% of flats and 5.3% of houses on the market are currently under offer.

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January 6, 2022, the Marylebone & Medical Territory Q4 2021 Sales Report catchment includes all properties sold within the aforementioned area(s).