

Area Overview

St John's Wood, Regents Park & Camden Q3 2021 Lettings Report



Let: Jul-Sep 2021



6%

Three-month change in achieved price



31.2%

Three-month change in transaction volume



£37

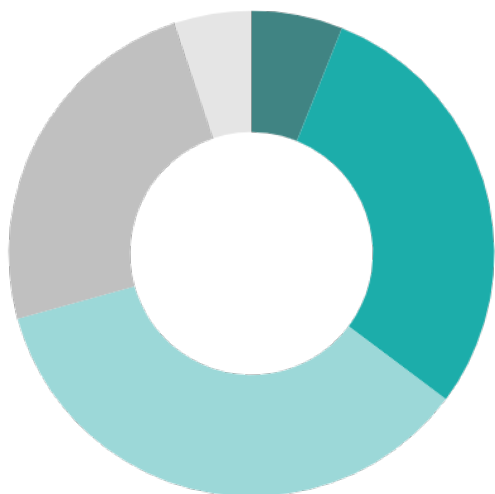
Average £ per square foot per annum for a 2-bed flat



1.9%

Average discount on initial asking price

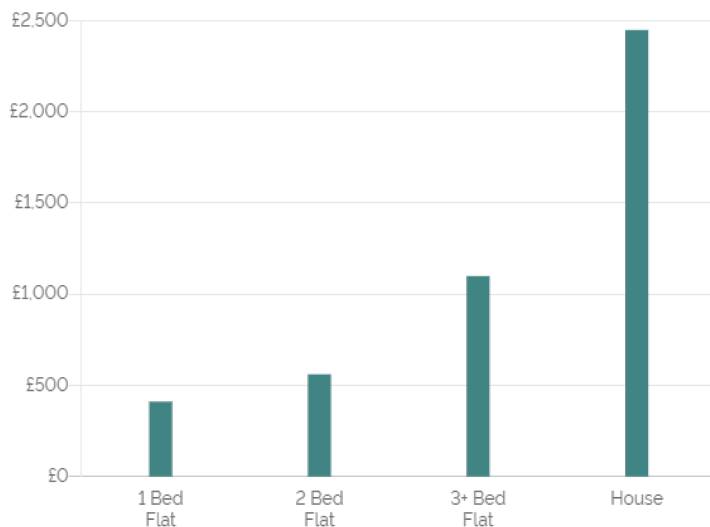
Let Properties by Type



■ Studio Flat ■ 1 Bed Flat ■ 2 Bed Flat ■ 3+ Bed Flat ■ House

Source: LonRes - Jul-Sep 2021

Achieved Rental Price per Week by Property Type



Source: LonRes - Jul-Sep 2021

Key Findings

- Rental values averaged £598 per week for flats and £2,448 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £41.56 per square foot per annum in rent, up from £40.48 at the same time last year, and up from £39.21 6 months ago.
- The number of properties let over the last 3 months was up 3.0% versus the same period last year, but up 31.2% from 3 months ago.
- Achieved rental values rose by 2.7% compared to the same period last year, and rose by 6.0% versus 3 months ago.

Current Availability



92

Average number of days current inventory has been available



26%

of properties on the market have been reduced in price



-74.6%

Annual change in the number of available properties

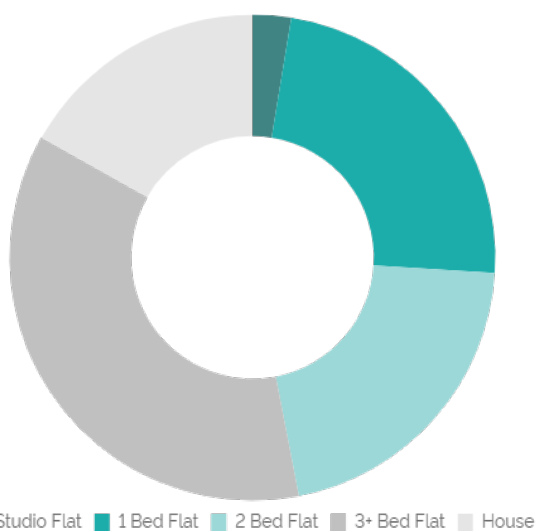


28.6%

Percentage of available properties currently under offer

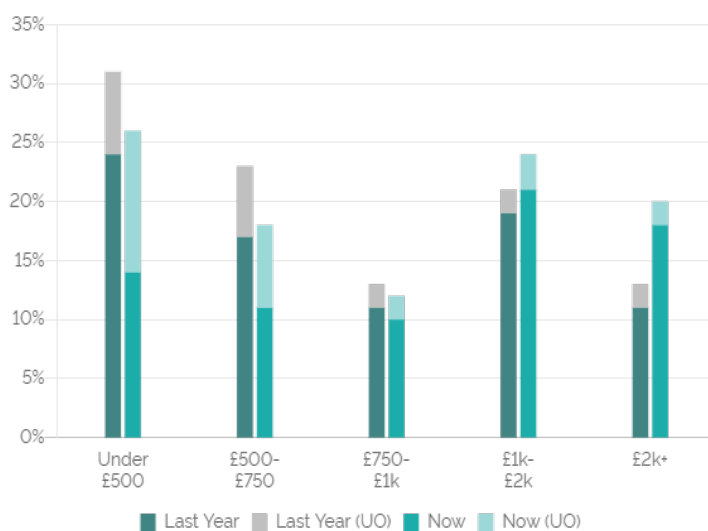
Source: LonRes - As at Oct 6th 2021

Properties On Market by Type



Source: LonRes - As at Oct 6th 2021

Properties on the Market by Price Band



Source: LonRes - As at Oct 6th 2021

Key Findings

- 56.1% of properties have asking prices less than £1,000 per week, down from 70.8% from the previous 3 months and down from 73.8% from the same time last year.
- 19.5% of properties have asking prices of £2,000 or more per week.
- 24.5% of flats and 33.3% of houses currently available have seen a reduction in asking rents since they were first put on the market.

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October 6, 2021, the St John's Wood, Regents Park & Camden Q3 2021 Lettings Report catchment includes all properties let within the aforementioned area(s).