

# Area Overview

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



### Sold: Jul-Sep 2021



13.2%

Annual change in achieved price



-15.2%

Annual change in transactions



£1,319

Average achieved £ per square foot

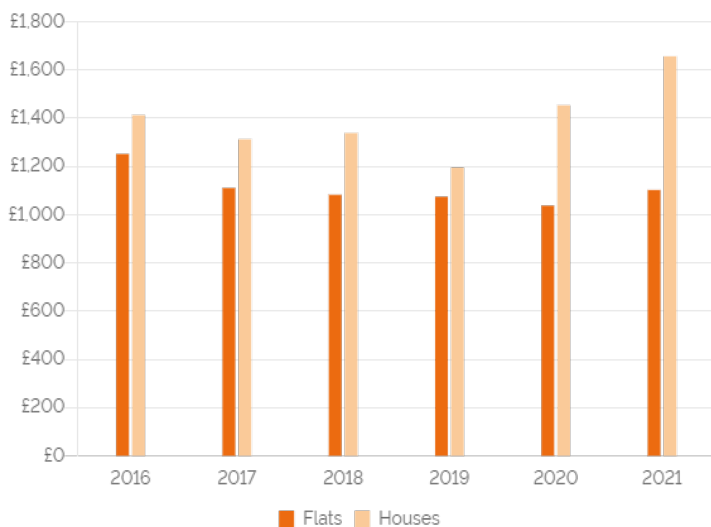


3.3%

Average discount on initial asking price

### Achieved Prices by Year

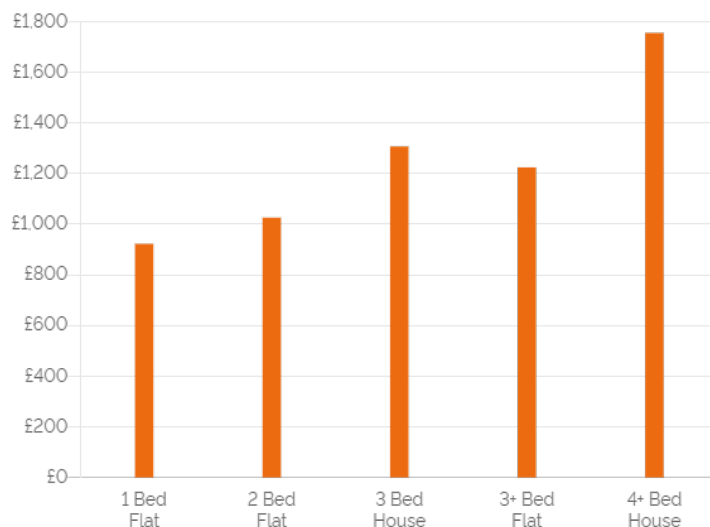
(£ Per Square Foot)



Source: LonRes - Jul-Sep

### Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Jul-Sep 2021

### Key Findings

- Average flat prices are now 11.9% lower they were 5 years ago, with buyers paying £149 less per square foot than they did 5 years ago.
- Achieved prices per square foot have increased by 6.3% for flats over the last year, and have increased by 13.9% for houses.
- 21.8% 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 £1,338,853 for flats and £6,185,879 for houses.

# Current Availability



**72.7%**

have been on the market for over three months



**48.5%**

of properties on the market have been reduced in price



**-0.6%**

Annual change in the number of available properties

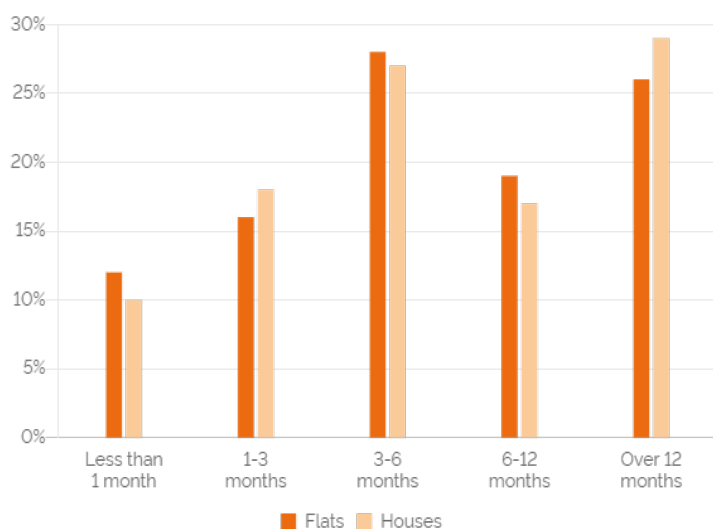


**13%**

Percentage of available properties currently under offer

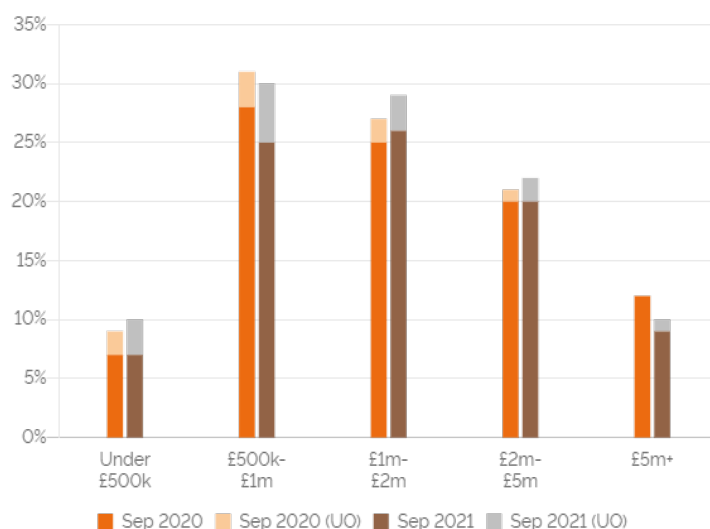
Source: LonRes - As at Oct 6th 2021

## 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

- 31.0% of properties on the market are priced at £1 million or higher.
- 44.9% of properties currently available have been on the market for more than six months.
- 14.0% of flats and 9.6% of houses on the market are currently under offer.

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