

Area Overview

Battersea, Clapham & Wandsworth Q4 2022 Sales Report



Sold: Oct-Dec 2022



-0.3%

Annual change in
achieved price



20.9%

Annual change in
transactions



£822

Average achieved £
per square foot

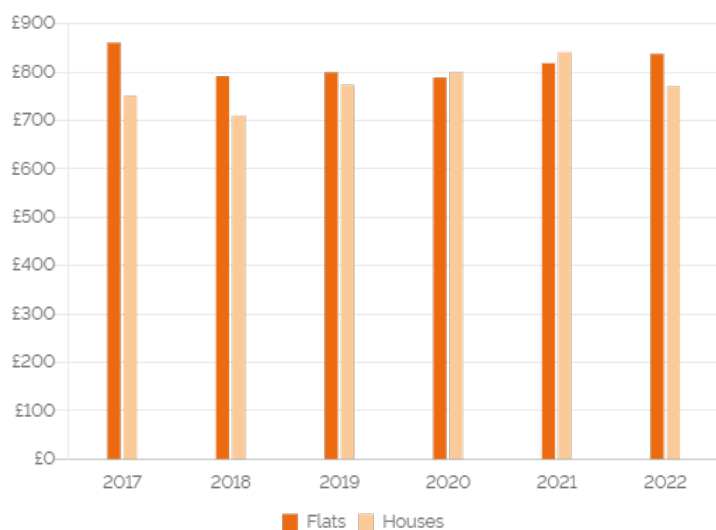


-5.9%

Average discount on
initial asking price

Achieved Prices by Year

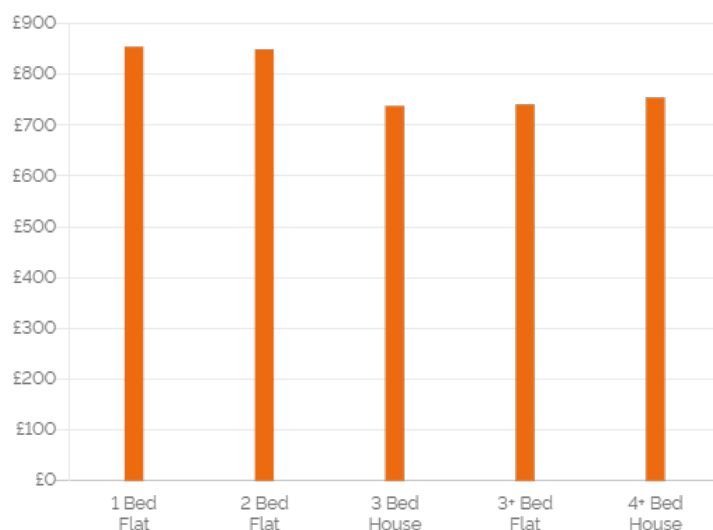
(£ Per Square Foot)



Source: LonRes - Oct-Dec

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Oct-Dec 2023

Key Findings

- Average flat prices are now 2.6% lower they were 5 years ago, with buyers paying £23 less per square foot than they did 5 years ago.
- Achieved prices per square foot have increased by 2.4% for flats over the last year, and have decreased by 8.5% for houses.
- 15.7% of properties sold within 3 months, compared with 14.6% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £651,372 for flats and £1,171,750 for houses.

Current Availability



76.3%

have been on the market for over three months



51.4%

of properties on the market have been reduced in price



10.5%

Annual change in the number of available properties

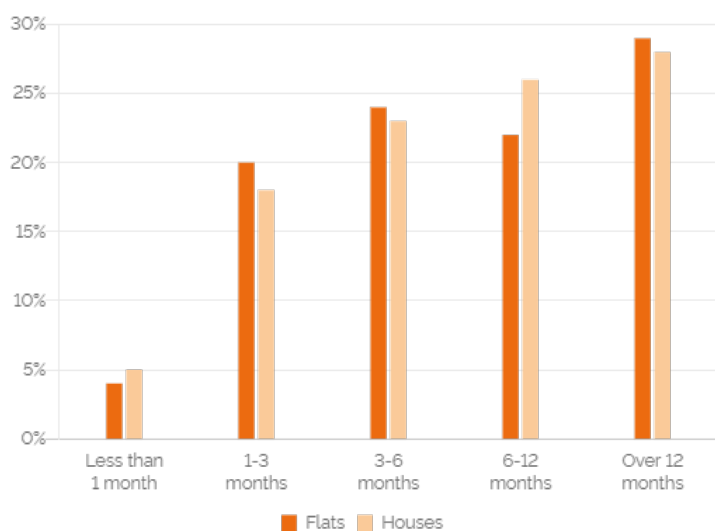


18.7%

Percentage of available properties currently under offer

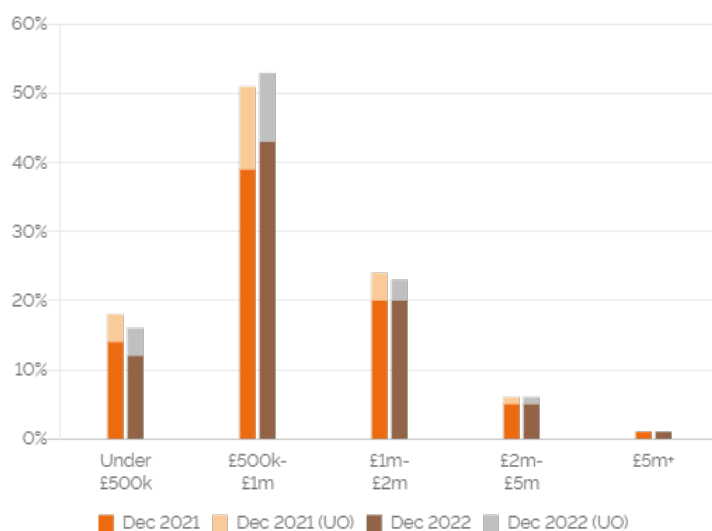
Source: LonRes - As at Jan 9th 2023

Time on the Market



Source: LonRes - As at Jan 9th 2023

Properties on the Market by Price Band



Source: LonRes - As at Jan 9th 2023

Key Findings

- 29.8% of properties on the market are priced at £1 million or higher.
- 52.1% of properties currently available have been on the market for more than six months.
- 19.0% of flats and 17.4% of houses on the market are currently under offer.

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January 9, 2023, the Battersea, Clapham & Wandsworth Q4 2022 Sales Report catchment includes all properties sold within the aforementioned area(s).