

Area Overview

Fitzrovia, Bloomsbury & Soho Q3 2022 Sales Report



Sold: Jul-Sep 2022



5%

Annual change in achieved price



-21.6%

Annual change in transactions



£1,545

Average achieved £ per square foot

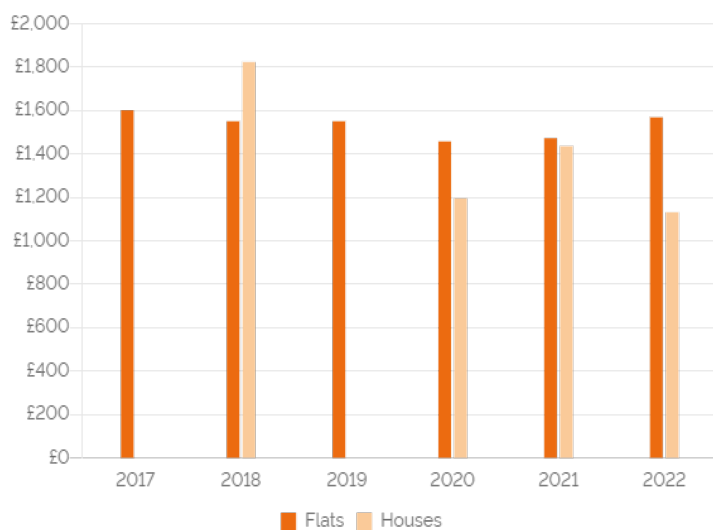


-6.8%

Average discount on initial asking price

Achieved Prices by Year

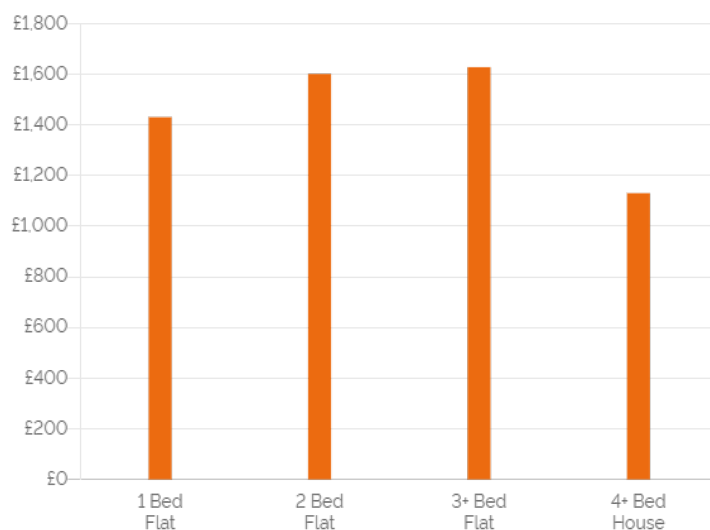
(£ Per Square Foot)



Source: LonRes - Jul-Sep

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Jul-Sep 2022

Key Findings

- Average flat prices are now 2.0% lower they were 5 years ago, with buyers paying £32 less per square foot than they did 5 years ago.
- Achieved prices per square foot have increased by 6.6% for flats over the last year, and have decreased by 21.2% for houses.
- 15.0% of properties sold within 3 months, compared with 17.5% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £1,764,986 for flats and £5,050,001 for houses.

Current Availability



75.3%

have been on the market for over three months



39.5%

of properties on the market have been reduced in price



2.4%

Annual change in the number of available properties

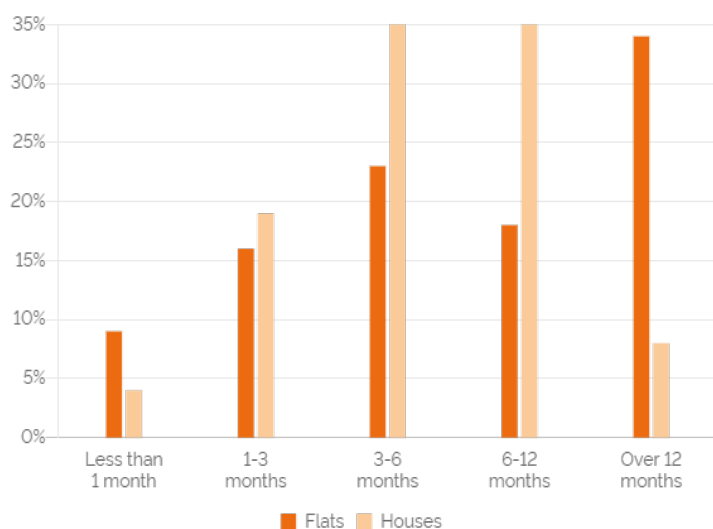


18.5%

Percentage of available properties currently under offer

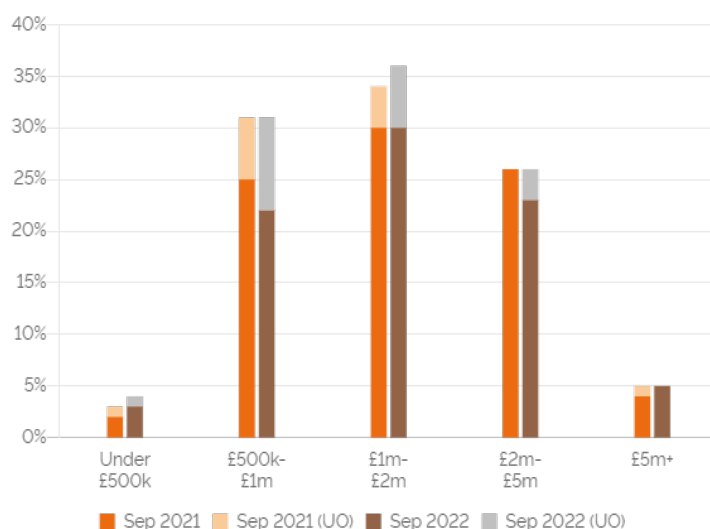
Source: LonRes - As at Oct 6th 2022

Time on the Market



Source: LonRes - As at Oct 6th 2022

Properties on the Market by Price Band



Source: LonRes - As at Oct 6th 2022

Key Findings

- 30.7% of properties on the market are priced at £1 million or higher.
- 51.7% of properties currently available have been on the market for more than six months.
- 17.4% of flats and 34.6% of houses on the market are currently under offer.

⚠ Proceed with caution! Data relating to houses may be volatile due to low transaction volumes.

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October 6, 2022, the Fitzrovia, Bloomsbury & Soho Q3 2022 Sales Report catchment includes all properties sold within the aforementioned area(s).