

Area Overview

Fitzrovia, Bloomsbury & Soho Q4 2022 Sales Report



Sold: Oct-Dec 2022



0.9%

Annual change in
achieved price



-6.6%

Annual change in
transactions



£1,510

Average achieved £
per square foot

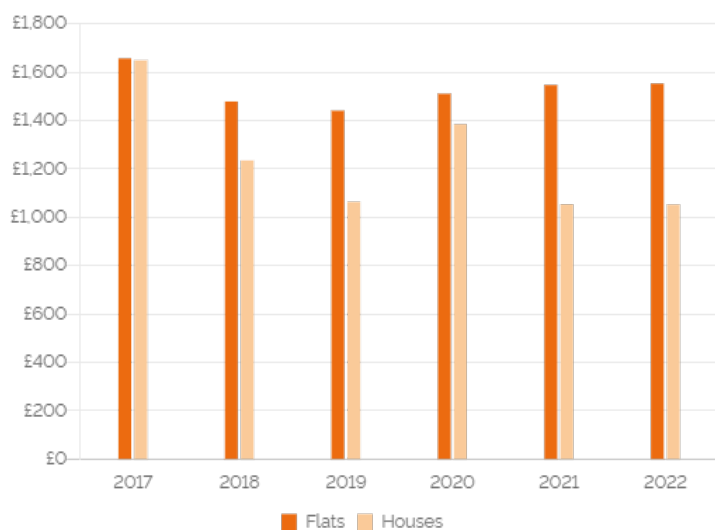


-6.7%

Average discount on
initial asking price

Achieved Prices by Year

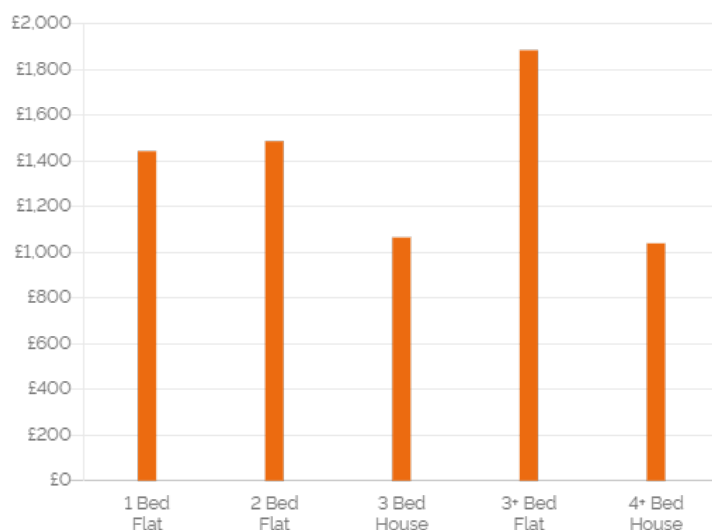
(£ Per Square Foot)



Source: LonRes - Oct-Dec

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Oct-Dec 2023

Key Findings

- Average flat prices are now 6.2% lower they were 5 years ago, with buyers paying £103 less per square foot than they did 5 years ago.
- Achieved prices per square foot have increased by 0.4% for flats over the last year, and have decreased by 0.1% for houses.
- 3.5% 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 £1,522,209 for flats and £5,421,250 for houses.

Current Availability



81.5%

have been on the market for over three months



41.1%

of properties on the market have been reduced in price



7.8%

Annual change in the number of available properties

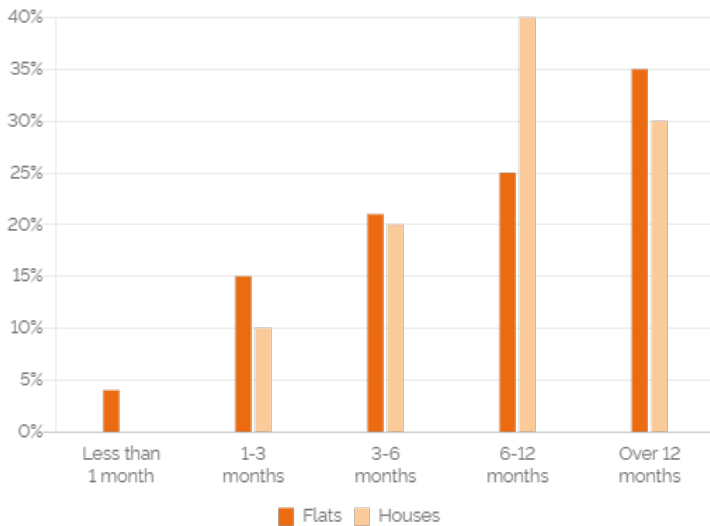


16.5%

Percentage of available properties currently under offer

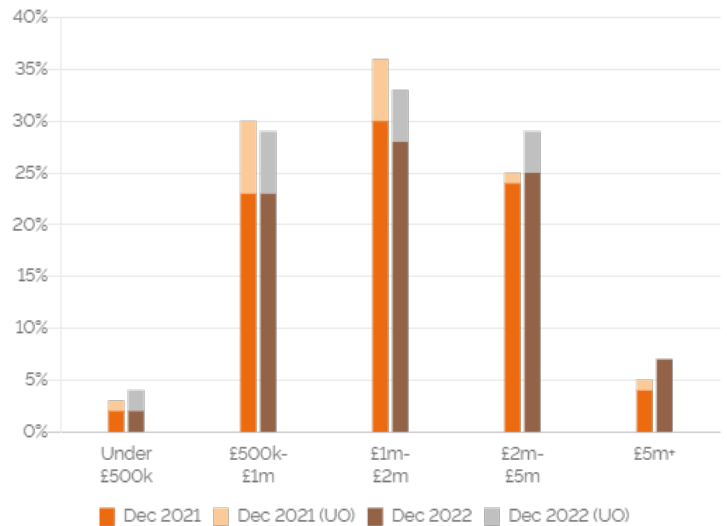
Source: LonRes - As at Jan 9th 2023

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

- 36.2% of properties on the market are priced at £1 million or higher.
- 60.4% of properties currently available have been on the market for more than six months.
- 16.0% of flats and 25.0% 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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January 9, 2023, the Fitzrovia, Bloomsbury & Soho Q4 2022 Sales Report catchment includes all properties sold within the aforementioned areas(s).