

# Area Overview

## Marylebone & Medical Territory Q2 2022 Sales Report



### Sold: Apr-Jun 2022



**-3.3%**

Annual change in  
achieved price



**-41.1%**

Annual change in  
transactions



**£1,448**

Average achieved £  
per square foot

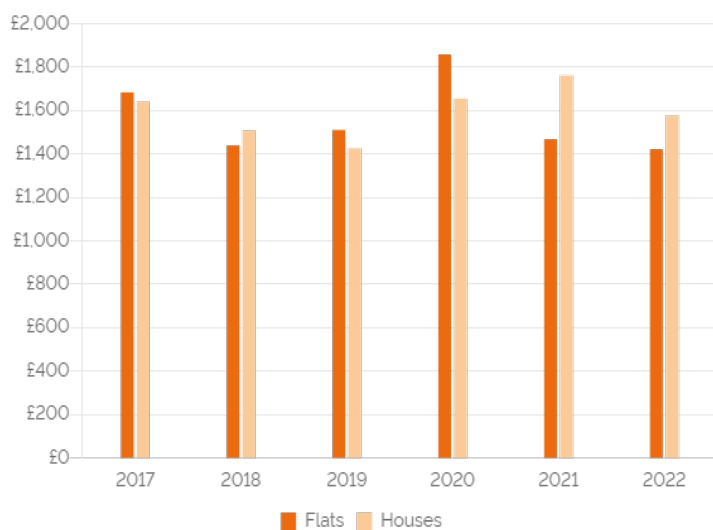


**9.6%**

Average discount on  
initial asking price

### Achieved Prices by Year

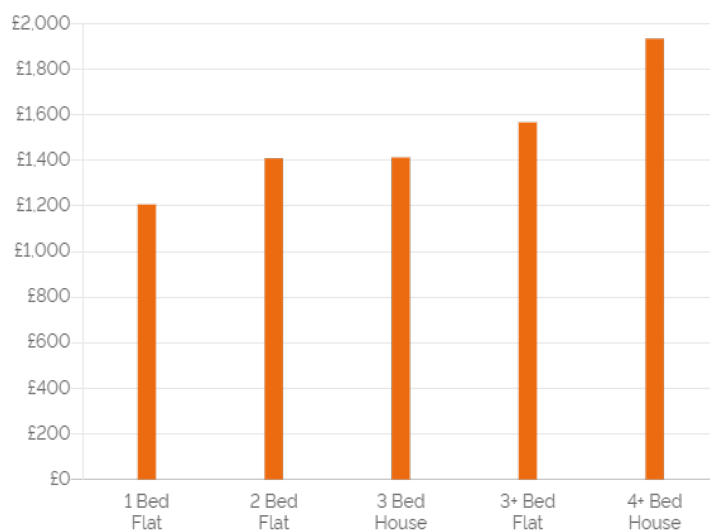
(£ Per Square Foot)



Source: LonRes - Apr-Jun

### Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Apr-Jun 2022

### Key Findings

- Average flat prices are now 15.6% lower they were 5 years ago, with buyers paying £262 less per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 3.1% for flats over the last year, and have decreased by 10.5% for houses.
- 18.2% of properties sold within 3 months, compared with 15.5% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £1,952,583 for flats and £2,588,800 for houses.

# Current Availability



68.2%

have been on the market for over three months



42.3%

of properties on the market have been reduced in price



-1.4%

Annual change in the number of available properties

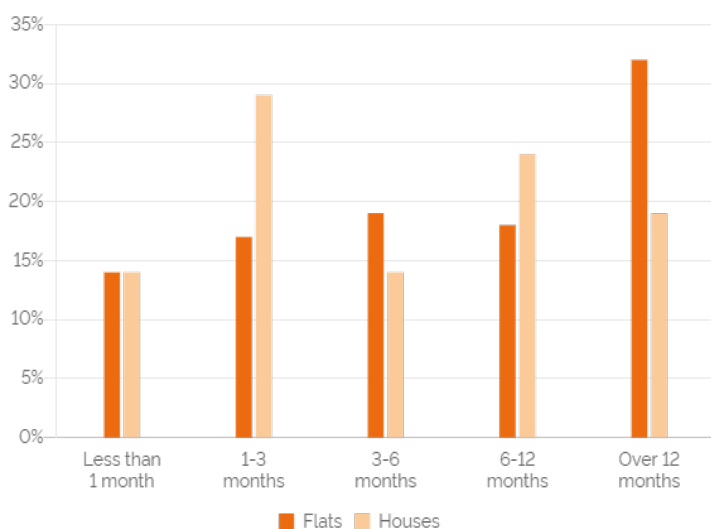


16.4%

Percentage of available properties currently under offer

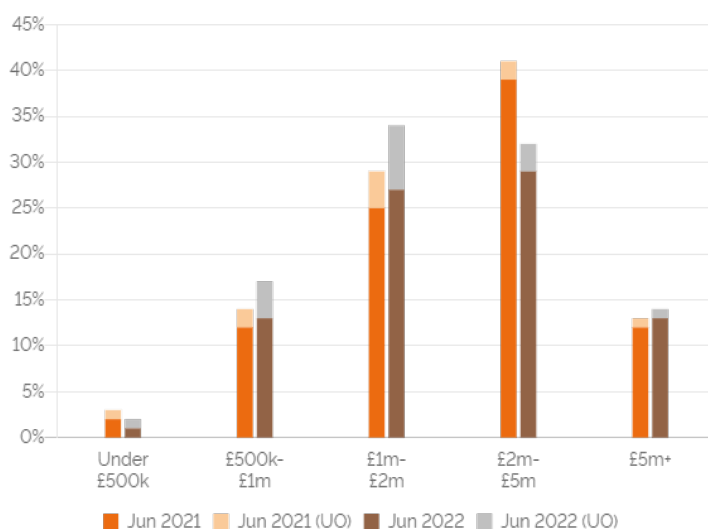
Source: LonRes - As at Jul 6th 2022

## Time on the Market



Source: LonRes - As at Jul 6th 2022

## Properties on the Market by Price Band



Source: LonRes - As at Jul 6th 2022

## Key Findings

- 44.4% of properties on the market are priced at £1 million or higher.
- 49.3% of properties currently available have been on the market for more than six months.
- 17.4% of flats and 4.8% 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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July 6, 2022, the Marylebone & Medical Territory Q2 2022 Sales Report catchment includes all properties sold within the aforementioned area(s).