

Area Overview

Mayfair & St. James's Q2 2022 Sales Report



Sold: Apr-Jun 2022



6.6%

Annual change in achieved price



-20%

Annual change in transactions



£2,175

Average achieved £ per square foot

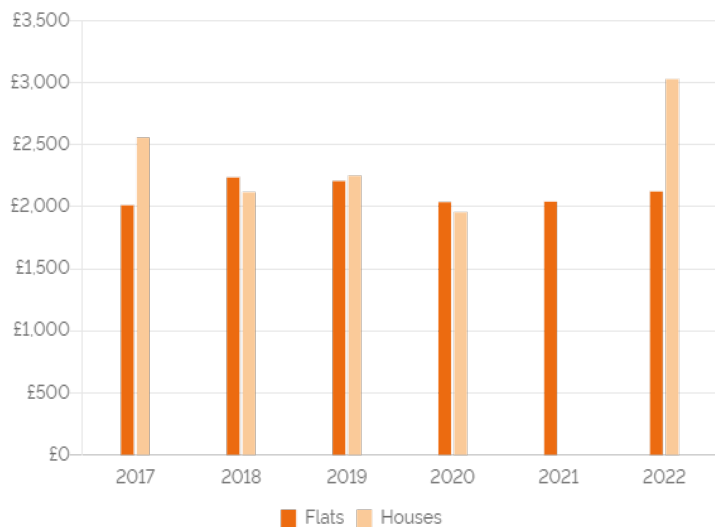


8.1%

Average discount on initial asking price

Achieved Prices by Year

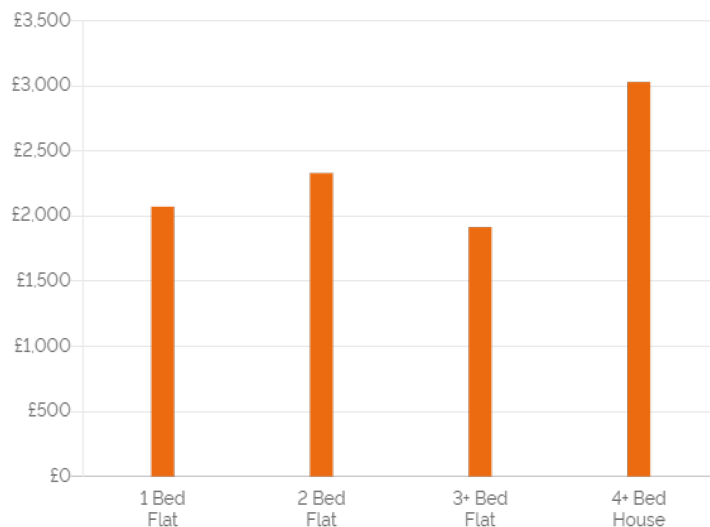
(£ Per Square Foot)



Source: LonRes - Apr-Jun

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Apr-Jun 2022

Key Findings

- Average flat prices are now 5.5% higher they were 5 years ago, with buyers paying £111 more per square foot than they did 5 years ago.
- Achieved prices per square foot have increased by 4.0% for flats over the last year, and have decreased by 0.0% for houses.
- 20.0% 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 £3,155,625 for flats and £17,000,000 for houses.

Current Availability



78.1%

have been on the market for over three months



43.3%

of properties on the market have been reduced in price



7.5%

Annual change in the number of available properties

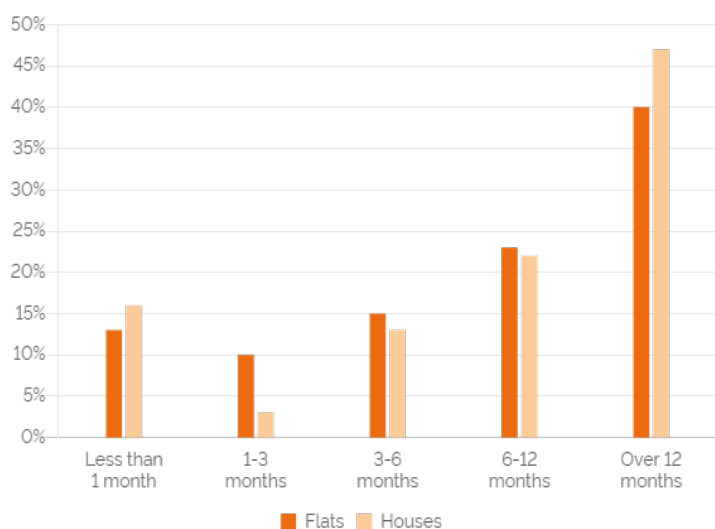


10.7%

Percentage of available properties currently under offer

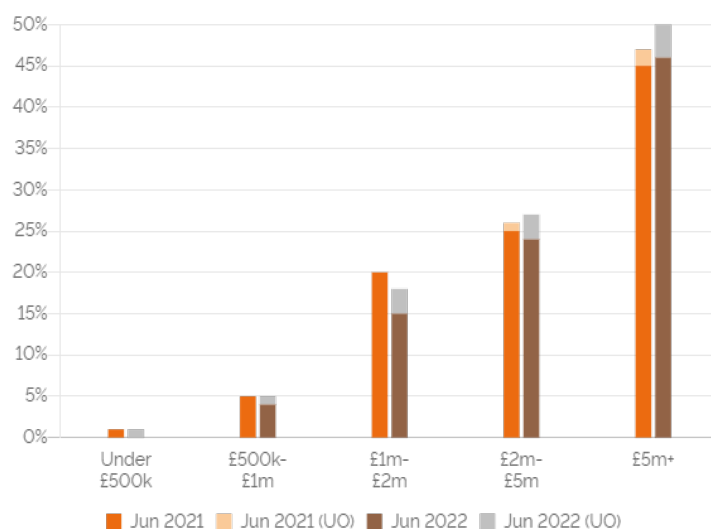
Source: LonRes - As at Jul 6th 2022

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

- 75.9% of properties on the market are priced at £1 million or higher.
- 63.6% of properties currently available have been on the market for more than six months.
- 12.3% of flats and 3.1% 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 Mayfair & St. James's Q2 2022 Sales Report catchment includes all properties sold within the aforementioned area(s).