

Area Overview

Putney, Barnes & Wimbledon Q4 2022 Sales Report



Sold: Oct-Dec 2022



0.4%

Annual change in achieved price



-12.8%

Annual change in transactions



£766

Average achieved £ per square foot

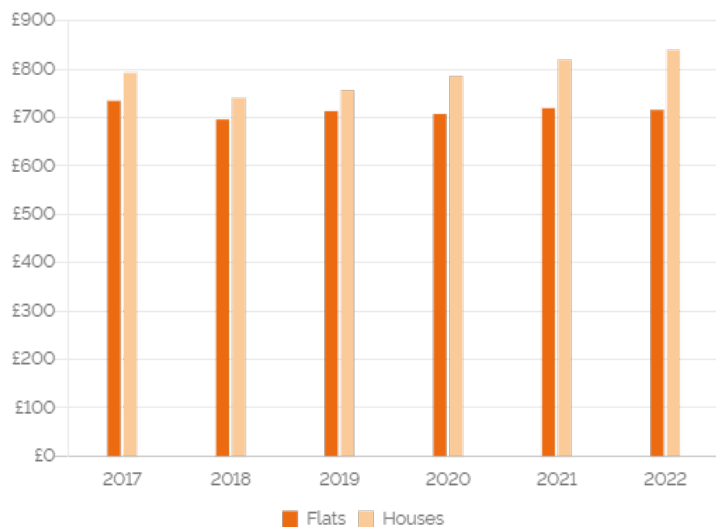


-4.3%

Average discount on initial asking price

Achieved Prices by Year

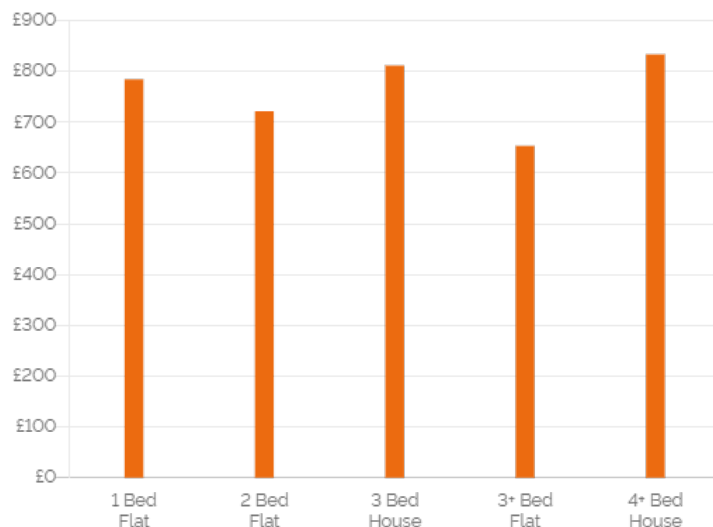
(£ Per Square Foot)



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 £19 less per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 0.4% for flats over the last year, and have increased by 2.4% for houses.
- 14.7% 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 £596,446 for flats and £1,417,987 for houses.

Current Availability



67.2%

have been on the market for over three months



44.8%

of properties on the market have been reduced in price



-5.1%

Annual change in the number of available properties

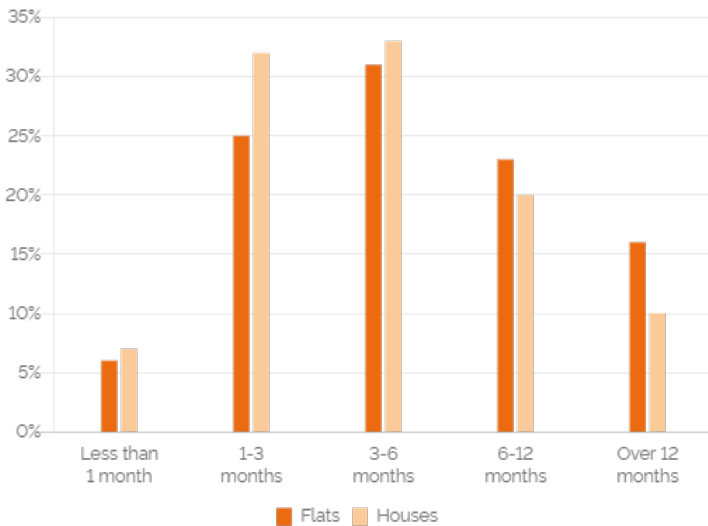


26.9%

Percentage of available properties currently under offer

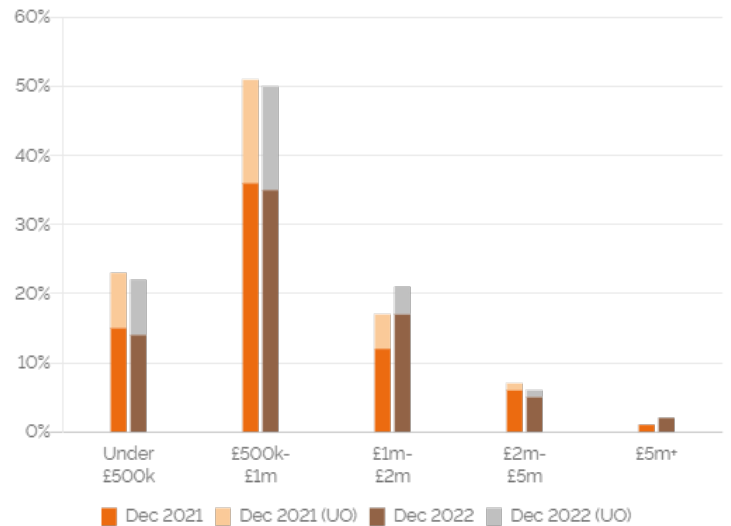
Source: LonRes - As at Jan 9th 2023

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

- 28.1% of properties on the market are priced at £1 million or higher.
- 35.8% of properties currently available have been on the market for more than six months.
- 29.2% of flats and 21.1% of houses on the market are currently under offer.

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January 9, 2023, the Putney, Barnes & Wimbledon Q4 2022 Sales Report catchment includes all properties sold within the aforementioned area(s).