

Area Overview

St John's Wood, Regents Park & Camden Q1 2022 Lettings Report



Let: Jan-Mar 2022



3.8%

Three-month change in achieved price



-4%

Three-month change in transaction volume



£42

Average £ per square foot per annum for a 2-bed flat



0.1%

Average discount on initial asking price

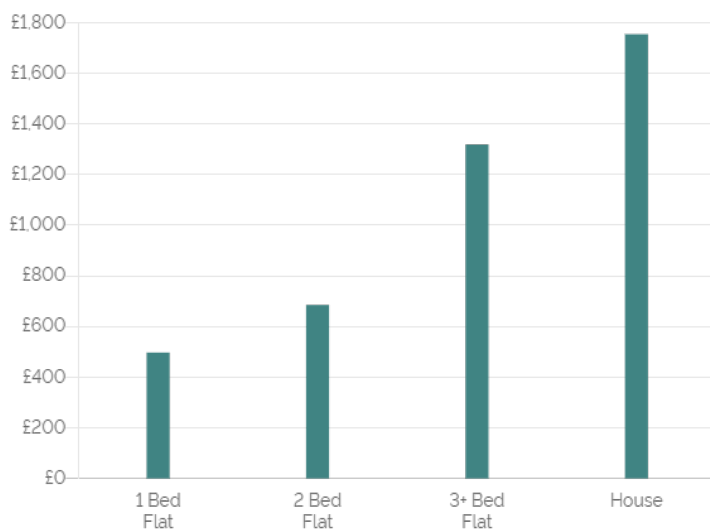
Let Properties by Type



■ Studio Flat ■ 1 Bed Flat ■ 2 Bed Flat ■ 3+ Bed Flat ■ House

Source: LonRes - Jan-Mar 2022

Achieved Rental Price per Week by Property Type



Source: LonRes - Jan-Mar 2022

Key Findings

- Rental values averaged £737 per week for flats and £1,754 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £46.21 per square foot per annum in rent, up from £35.55 at the same time last year, and up from £44.53 6 months ago.
- The number of properties let over the last 3 months was down 53.3% versus the same period last year, but down 4.0% from 3 months ago.
- Achieved rental values rose by 30.0% compared to the same period last year, and rose by 3.8% versus 3 months ago.

Current Availability



56

Average number of days current inventory has been available



21.5%

of properties on the market have been reduced in price



-73.4%

Annual change in the number of available properties

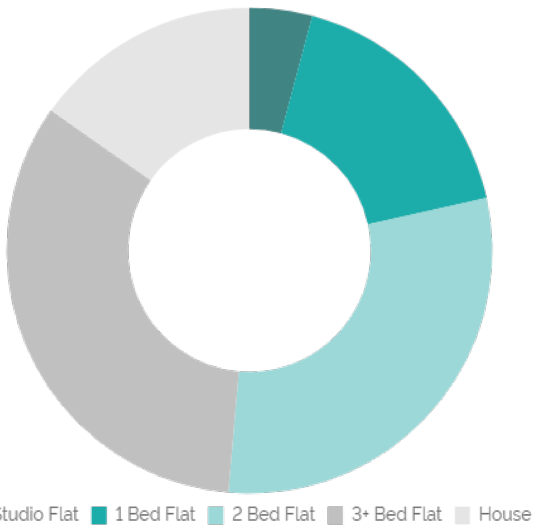


13.2%

Percentage of available properties currently under offer

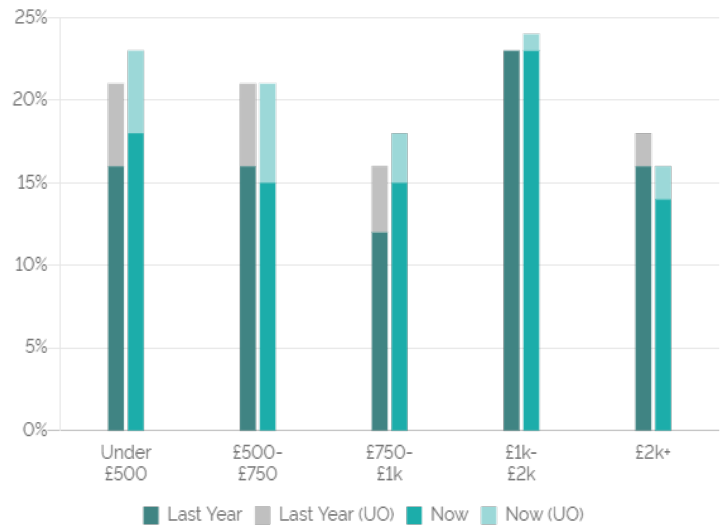
Source: LonRes - As at Apr 6th 2022

Properties On Market by Type



Source: LonRes - As at Apr 6th 2022

Properties on the Market by Price Band



Source: LonRes - As at Apr 6th 2022

Key Findings

- 61.0% of properties have asking prices less than £1,000 per week, up from 52.8% from the previous 3 months and down from 75.6% from the same time last year.
- 15.6% of properties have asking prices of £2,000 or more per week.
- 21.3% of flats and 22.7% of houses currently available have seen a reduction in asking rents since they were first put on the market.

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April 6, 2022, the St John's Wood, Regents Park & Camden Q1 2022 Lettings Report catchment includes all properties let within the aforementioned area(s).