

# Area Overview

## St John's Wood, Regents Park & Camden Q2 2022 Sales Report



### Sold: Apr-Jun 2022



8.1%

Annual change in achieved price



-40.9%

Annual change in transactions



£1,295

Average achieved £ per square foot

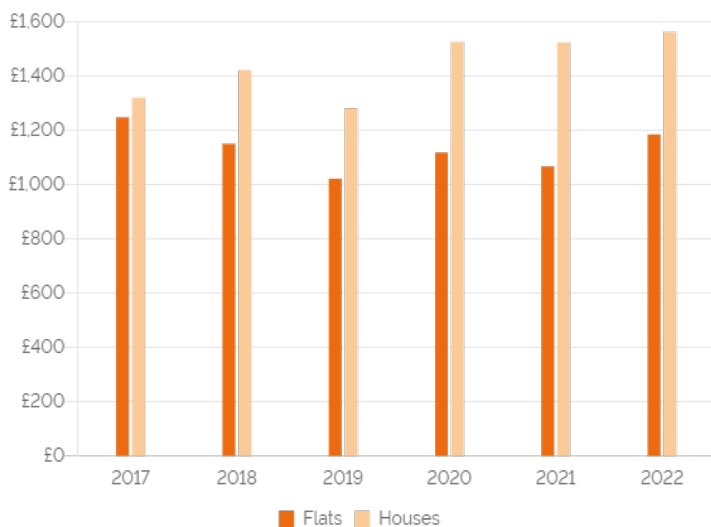


5.9%

Average discount on initial asking price

### Achieved Prices by Year

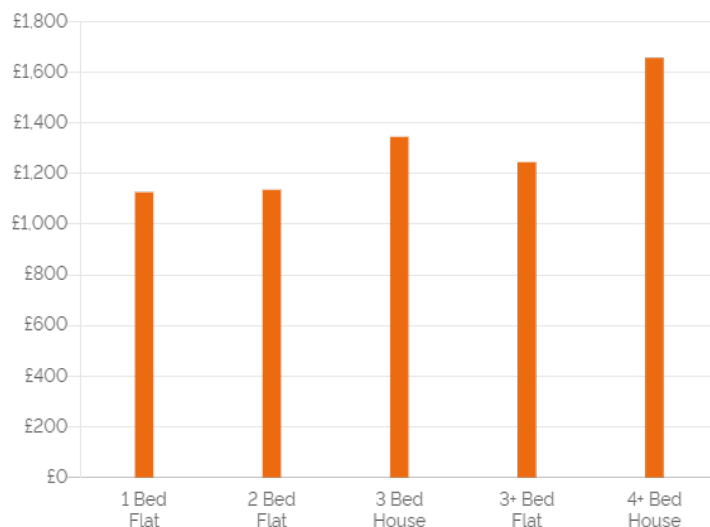
(£ Per Square Foot)



Source: LonRes - Apr-Jun

### Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Apr-Jun 2022

### Key Findings

- Average flat prices are now 5.1% lower they were 5 years ago, with buyers paying £63 less per square foot than they did 5 years ago.
- Achieved prices per square foot have increased by 11.0% for flats over the last year, and have increased by 2.6% for houses.
- 16.8% 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 £1,523,644 for flats and £4,666,969 for houses.

# Current Availability



67.1%

have been on the market for over three months



44.1%

of properties on the market have been reduced in price



-2.2%

Annual change in the number of available properties

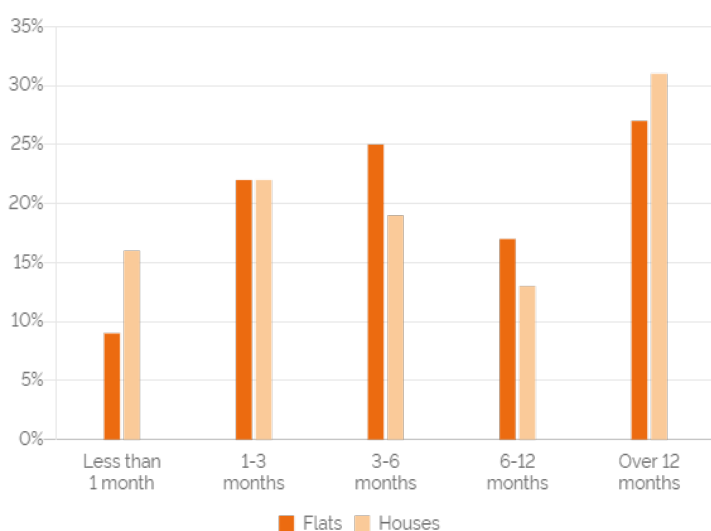


17.6%

Percentage of available properties currently under offer

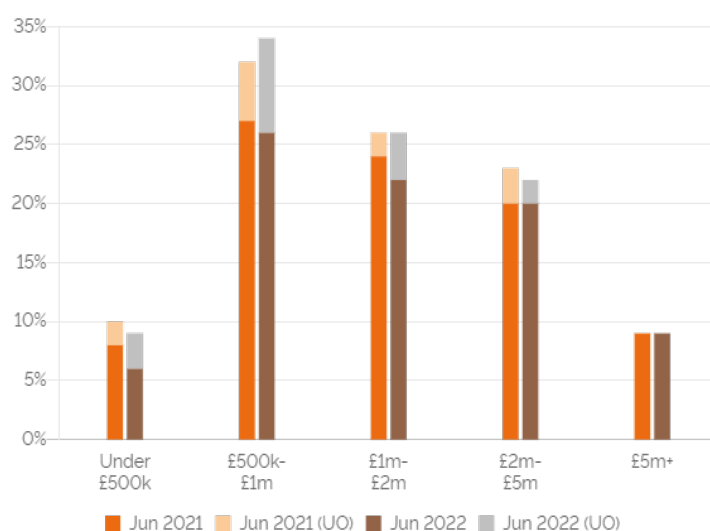
Source: LonRes - As at Jul 6th 2022

## 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

- 30.7% of properties on the market are priced at £1 million or higher.
- 43.7% of properties currently available have been on the market for more than six months.
- 19.7% of flats and 8.9% of houses on the market are currently under offer.

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July 6, 2022, the St John's Wood, Regents Park & Camden Q2 2022 Sales Report catchment includes all properties sold within the aforementioned area(s).