

# Area Overview

Vauxhall, Nine Elms, Borough & Kennington Q4 2022  
Sales Report



## Sold: Oct-Dec 2022



**-16.1%**

Annual change in  
achieved price



**16.4%**

Annual change in  
transactions



**£830**

Average achieved £  
per square foot

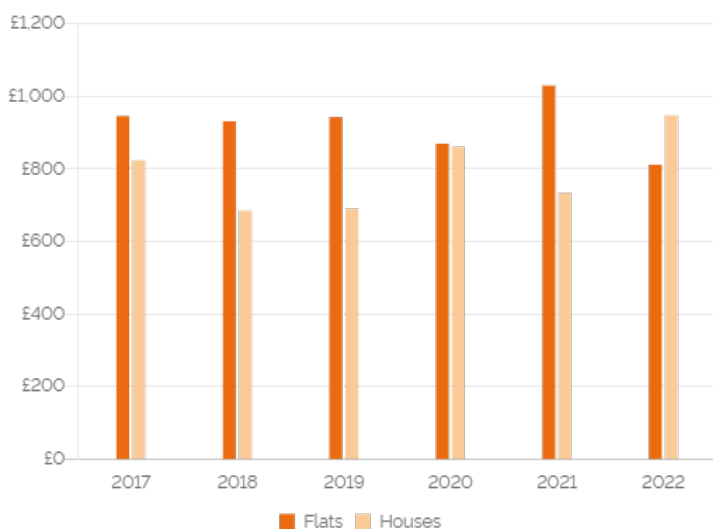


**-6.4%**

Average discount on  
initial asking price

### Achieved Prices by Year

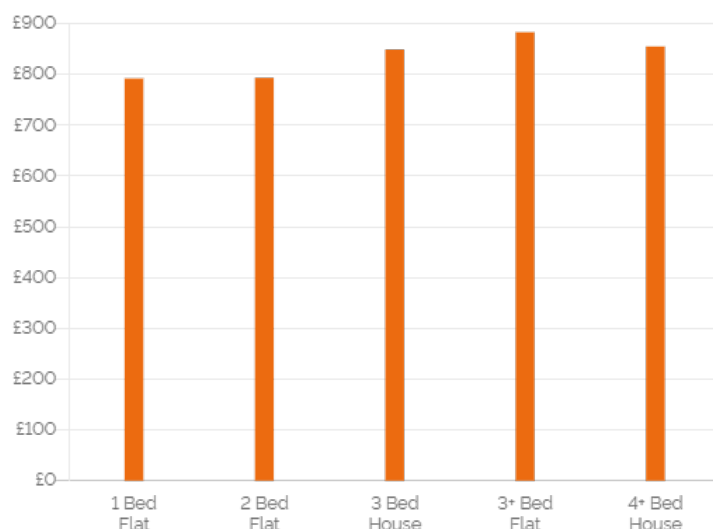
(£ Per Square Foot)



Source: LonRes - Oct-Dec

### Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Oct-Dec 2023

### Key Findings

- Average flat prices are now 14.2% lower they were 5 years ago, with buyers paying £134 less per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 21.2% for flats over the last year, and have increased by 29.2% for houses.
- 14.1% 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 £655,440 for flats and £1,285,750 for houses.

# Current Availability



83.2%

have been on the market for over three months



46.3%

of properties on the market have been reduced in price



-12.2%

Annual change in the number of available properties

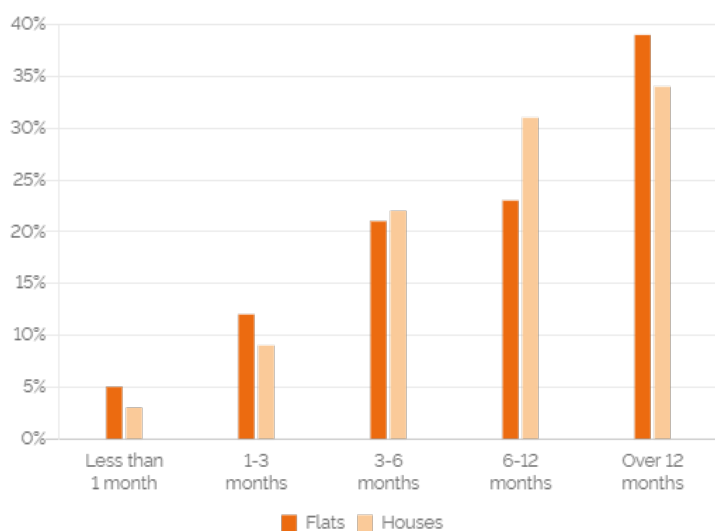


19.2%

Percentage of available properties currently under offer

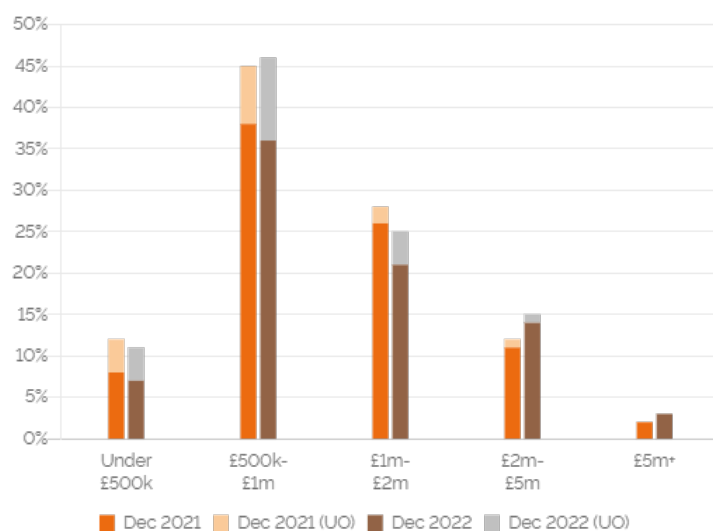
Source: LonRes - As at Jan 9th 2023

## 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

- 41.1% of properties on the market are priced at £1 million or higher.
- 62.3% of properties currently available have been on the market for more than six months.
- 18.9% of flats and 25.0% of houses on the market are currently under offer.

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January 9, 2023, the Vauxhall, Nine Elms, Borough & Kennington Q4 2022 Sales Report catchment includes all properties sold within the aforementioned area(s).