

Area Overview

Battersea, Clapham & Wandsworth Q1 2023 Sales Report



Sold: Jan-Mar 2023



0.1%

Annual change in achieved price



-40.3%

Annual change in transactions



£818

Average achieved £ per square foot

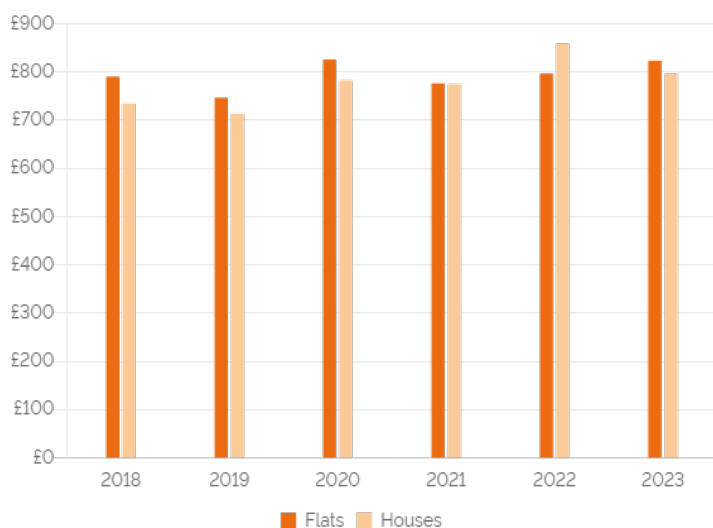


-7.1%

Average discount on initial asking price

Achieved Prices by Year

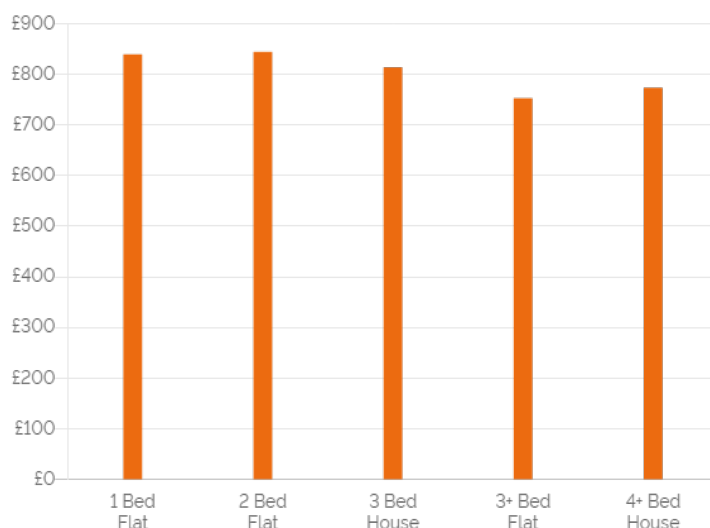
(£ Per Square Foot)



Source: LonRes - Jan-Mar

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Jan-Mar 2023

Key Findings

- Average flat prices are now 4.3% higher they were 5 years ago, with buyers paying £34 more per square foot than they did 5 years ago.
- Achieved prices per square foot have increased by 3.5% for flats over the last year, and have decreased by 7.3% for houses.
- 12.4% of properties sold within 3 months, compared with 11.4% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £700,937 for flats and £1,289,211 for houses.

Current Availability



71.8%

have been on the market for over three months



48.1%

of properties on the market have been reduced in price



17.9%

Annual change in the number of available properties



21.1%

Percentage of available properties currently under offer

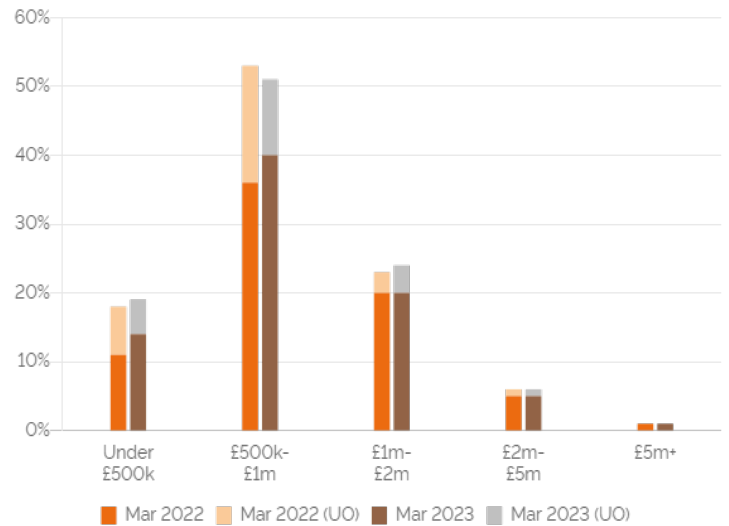
Source: LonRes - As at Apr 6th 2023

Time on the Market



Source: LonRes - As at Apr 6th 2023

Properties on the Market by Price Band



Source: LonRes - As at Apr 6th 2023

Key Findings

- 30.3% of properties on the market are priced at £1 million or higher.
- 54.3% of properties currently available have been on the market for more than six months.
- 20.9% of flats and 22.0% of houses on the market are currently under offer.

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April 6, 2023, the Battersea, Clapham & Wandsworth Q1 2023 Sales Report catchment includes all properties sold within the aforementioned area(s).