

Area Overview

Battersea, Clapham & Wandsworth Q2 2023 Sales Report



Sold: Apr-Jun 2023



-4%

Annual change in
achieved price



-13.2%

Annual change in
transactions



£787

Average achieved £
per square foot

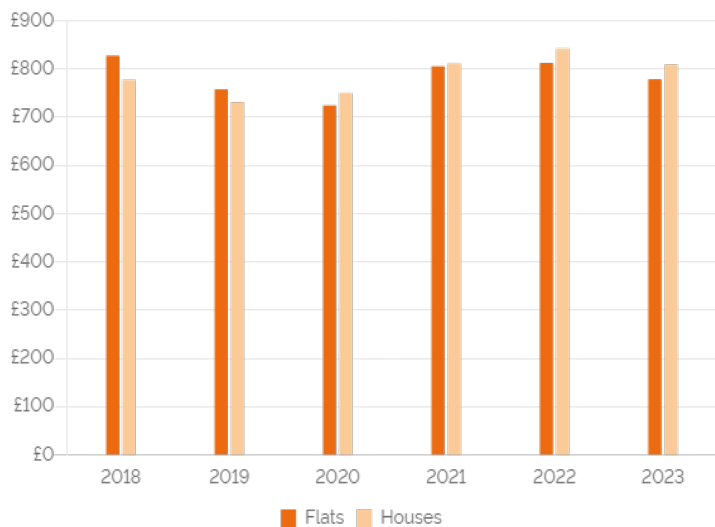


-4.5%

Average discount on
initial asking price

Achieved Prices by Year

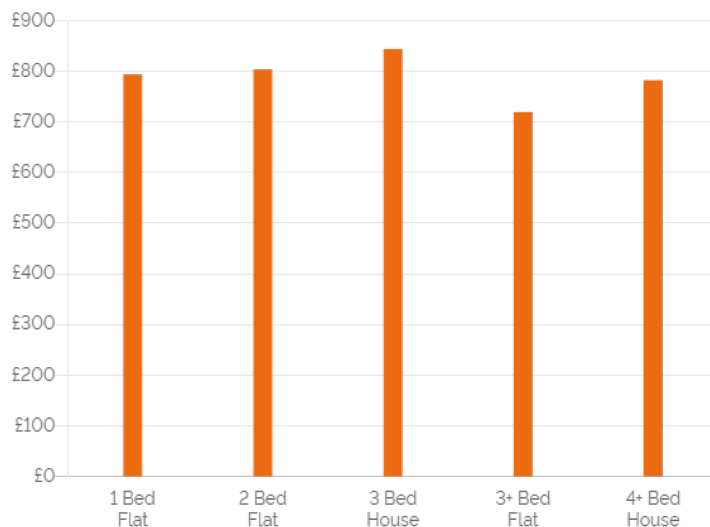
(£ Per Square Foot)



Source: LonRes - Apr-Jun

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Apr-Jun 2023

Key Findings

- Average flat prices are now 6.0% lower they were 5 years ago, with buyers paying £49 less per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 4.3% for flats over the last year, and have decreased by 3.9% for houses.
- 29.8% of properties sold within 3 months, compared with 19.6% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £696,558 for flats and £1,272,967 for houses.

Current Availability



64.5%

have been on the market for over three months



45.4%

of properties on the market have been reduced in price



20.1%

Annual change in the number of available properties



27.2%

Percentage of available properties currently under offer

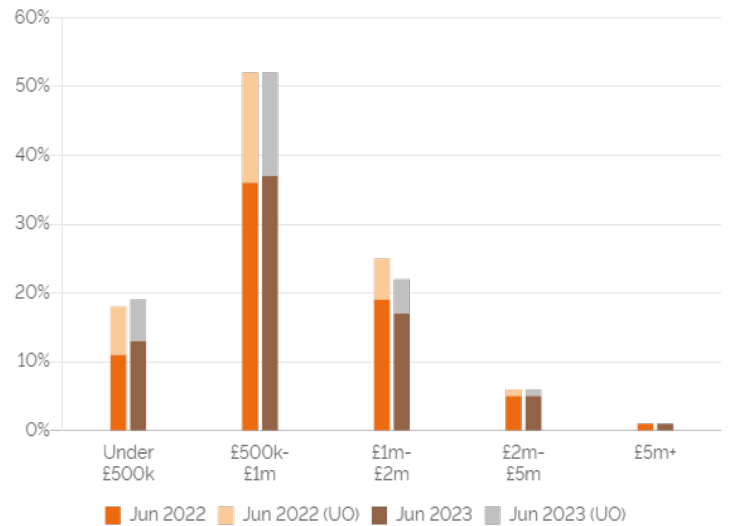
Source: LonRes - As at Jul 6th 2023

Time on the Market



Source: LonRes - As at Jul 6th 2023

Properties on the Market by Price Band



Source: LonRes - As at Jul 6th 2023

Key Findings

- 29.1% of properties on the market are priced at £1 million or higher.
- 45.5% of properties currently available have been on the market for more than six months.
- 26.3% of flats and 30.5% of houses on the market are currently under offer.

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July 6, 2023, the Battersea, Clapham & Wandsworth Q2 2023 Sales Report catchment includes all properties sold within the aforementioned areas(s).