

# Area Overview

## Battersea, Clapham & Wandsworth Q3 2023 Sales Report



### Sold: Jul-Sep 2023



**-2.7%**

Annual change in  
achieved price



**5%**

Annual change in  
transactions



**£804**

Average achieved £  
per square foot

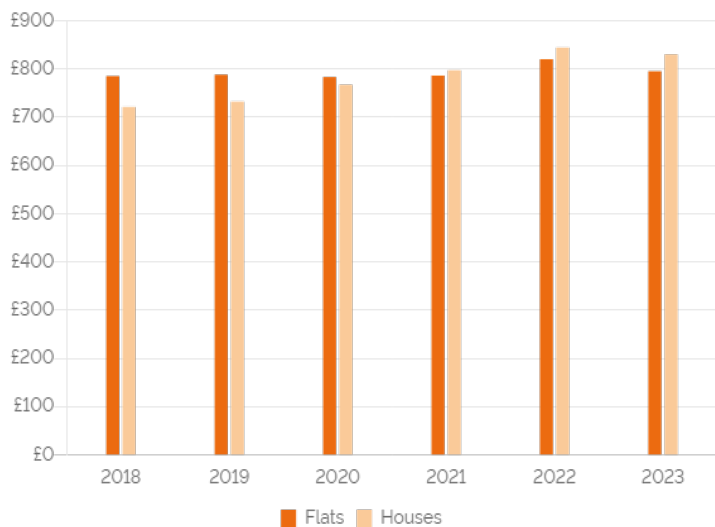


**-4.9%**

Average discount on  
initial asking price

### Achieved Prices by Year

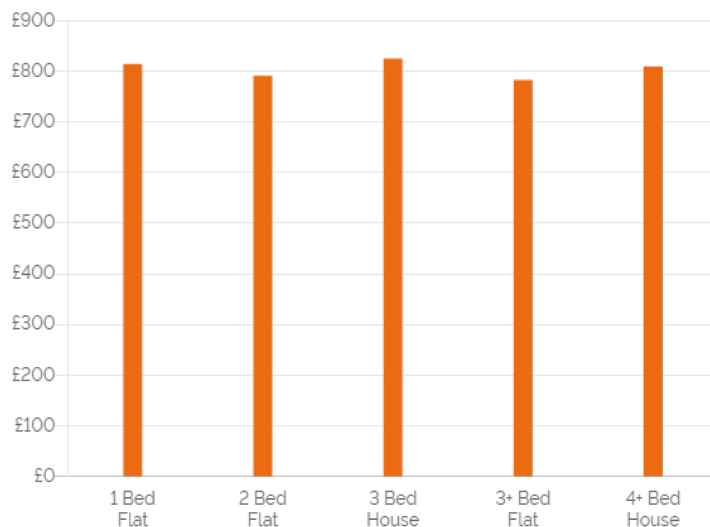
(£ Per Square Foot)



Source: LonRes - Jul-Sep

### Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Jul-Sep 2023

### Key Findings

- Average flat prices are now 1.2% higher they were 5 years ago, with buyers paying £10 more per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 3.0% for flats over the last year, and have decreased by 1.6% for houses.
- 16.2% of properties sold within 3 months, compared with 15.1% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £657,149 for flats and £1,396,883 for houses.

# Current Availability



66.7%

have been on the market for over three months



47.8%

of properties on the market have been reduced in price



3%

Annual change in the number of available properties

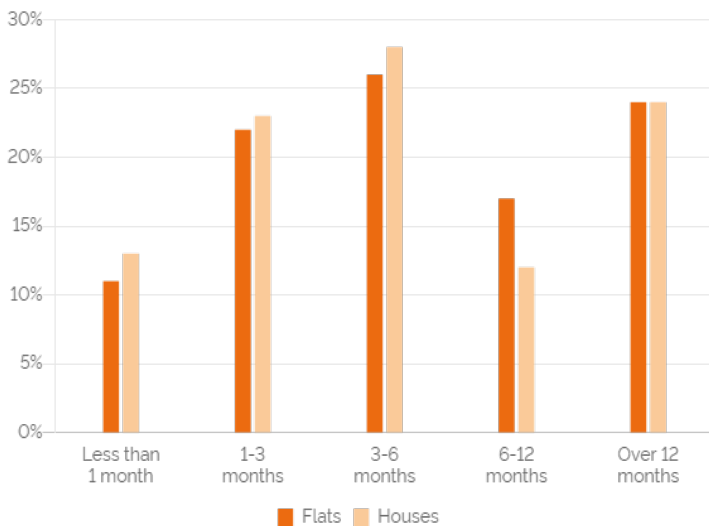


26%

Percentage of available properties currently under offer

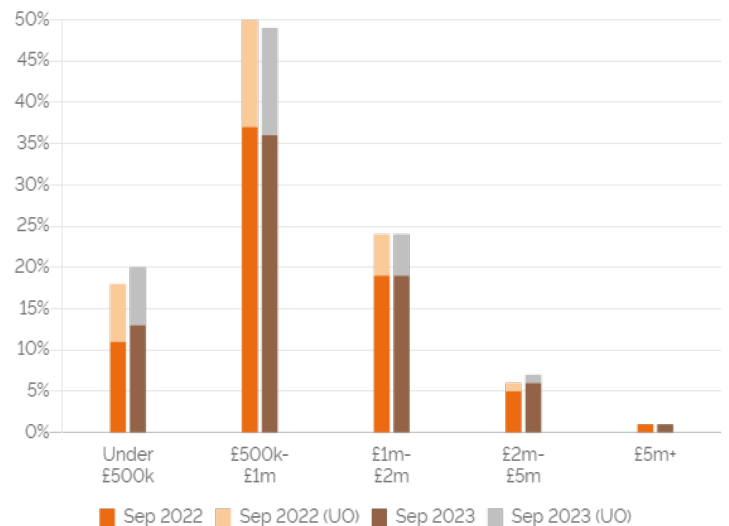
Source: LonRes - As at Oct 5th 2023

## Time on the Market



Source: LonRes - As at Oct 5th 2023

## Properties on the Market by Price Band



Source: LonRes - As at Oct 5th 2023

## Key Findings

- 30.8% of properties on the market are priced at £1 million or higher.
- 39.9% of properties currently available have been on the market for more than six months.
- 25.3% of flats and 28.6% of houses on the market are currently under offer.

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October 5, 2023, the Battersea, Clapham & Wandsworth Q3 2023 Sales Report catchment includes all properties sold within the aforementioned area(s).