

Area Overview

Fitzrovia, Bloomsbury & Soho Q4 2023 Sales Report



Sold: Oct-Dec 2023



-1.6%

Annual change in
achieved price



-35.5%

Annual change in
transactions



£1,539

Average achieved £
per square foot

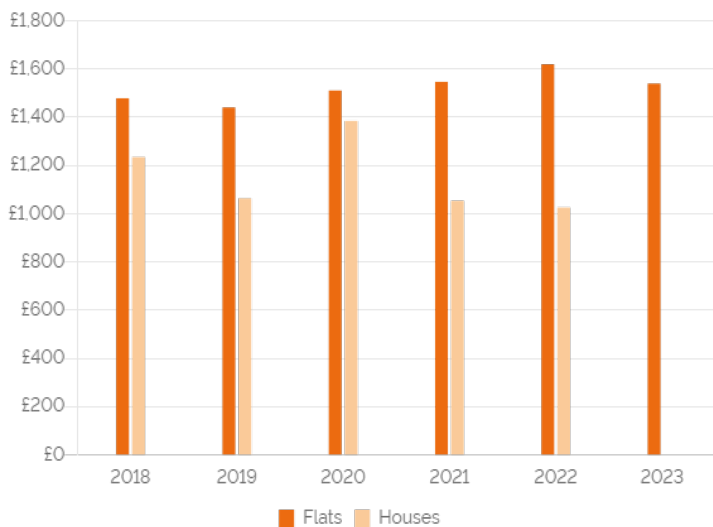


-8.3%

Average discount on
initial asking price

Achieved Prices by Year

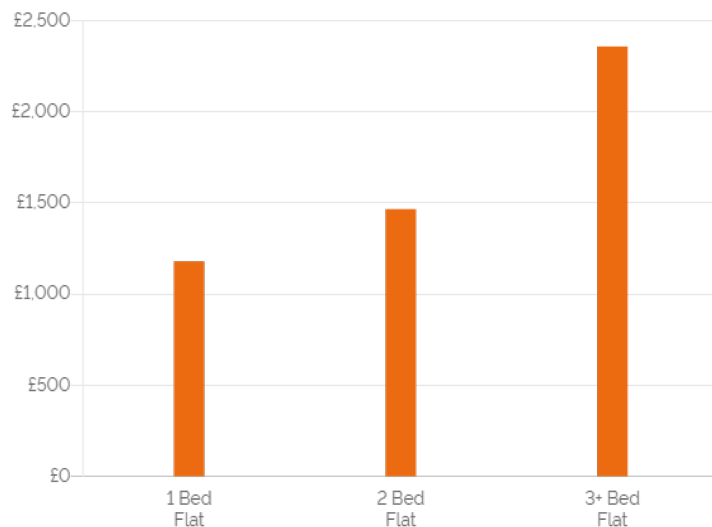
(£ Per Square Foot)



Source: LonRes - Oct-Dec

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Oct-Dec 2024

Key Findings

- Average flat prices are now 4.2% higher they were 5 years ago, with buyers paying £62 more per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 4.9% for flats over the last year.
- 15.0% of properties sold within 3 months, compared with 14.3% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £2,059,199 for flats.

Current Availability



83.8%

have been on the market for over three months



44.1%

of properties on the market have been reduced in price



4.9%

Annual change in the number of available properties

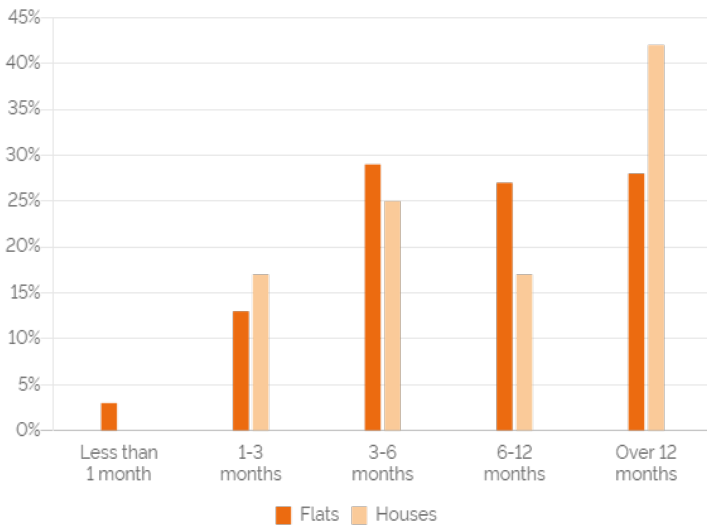


15.9%

Percentage of available properties currently under offer

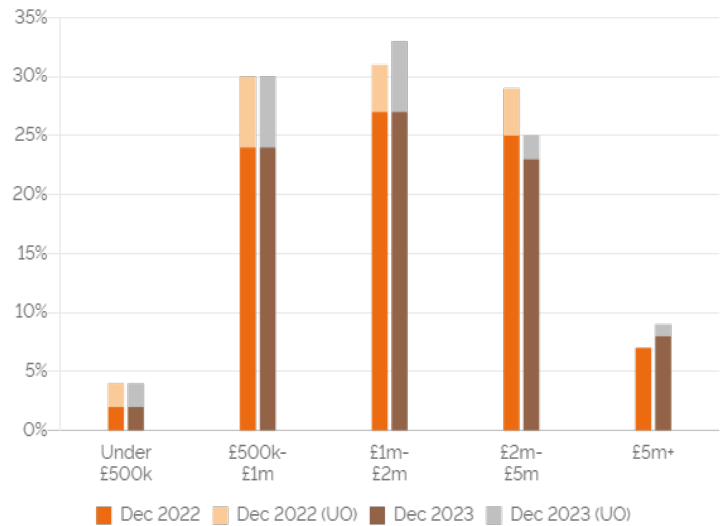
Source: LonRes - As at Jan 4th 2024

Time on the Market



Source: LonRes - As at Jan 4th 2024

Properties on the Market by Price Band



Source: LonRes - As at Jan 4th 2024

Key Findings

- 33.2% of properties on the market are priced at £1 million or higher.
- 55.4% of properties currently available have been on the market for more than six months.
- 16.4% of flats and none of the houses on the market are currently under offer.

⚠ Proceed with caution! Data relating to houses may be volatile due to low transaction volumes.

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January 4, 2024, the Fitzrovia, Bloomsbury & Soho Q4 2023 Sales Report catchment includes all properties sold within the aforementioned areas).