

Area Overview

Putney, Barnes & Wimbledon Q4 2023 Sales Report



Sold: Oct-Dec 2023



5.9%

Annual change in achieved price



-18.4%

Annual change in transactions



£809

Average achieved £ per square foot

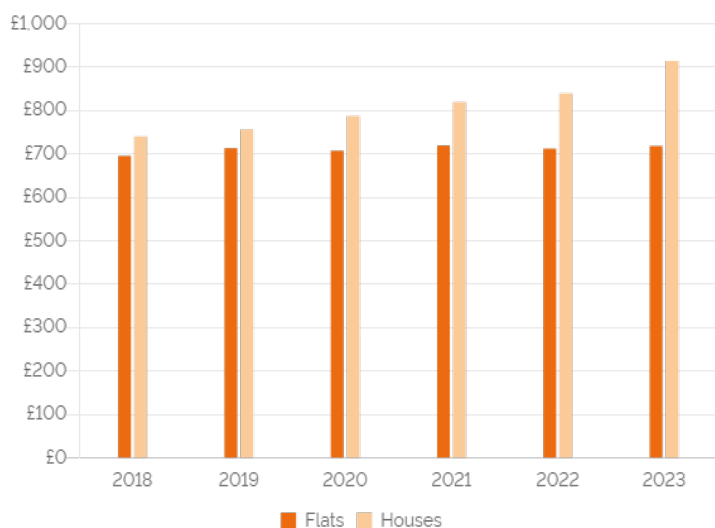


-6.8%

Average discount on initial asking price

Achieved Prices by Year

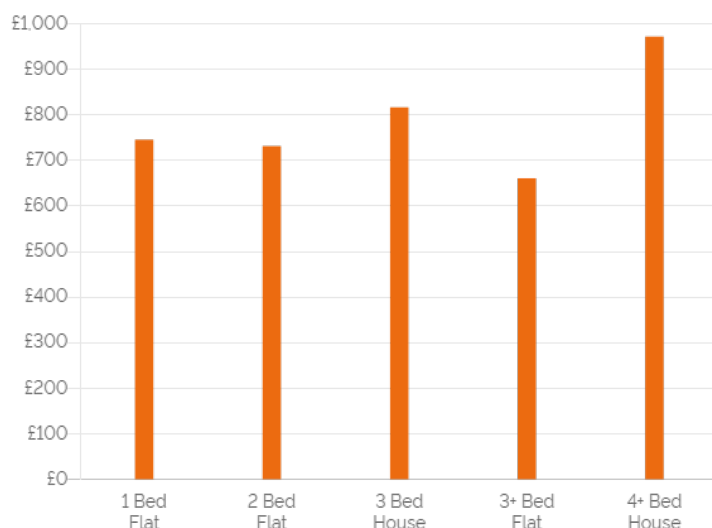
(£ Per Square Foot)



Source: LonRes - Oct-Dec

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Oct-Dec 2024

Key Findings

- Average flat prices are now 3.3% higher they were 5 years ago, with buyers paying £23 more per square foot than they did 5 years ago.
- Achieved prices per square foot have increased by 0.8% for flats over the last year, and have increased by 9.0% for houses.
- 18.3% 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 £615,983 for flats and £1,579,671 for houses.

Current Availability



71.3%
have been on the market for over three months



43.1%
of properties on the market have been reduced in price



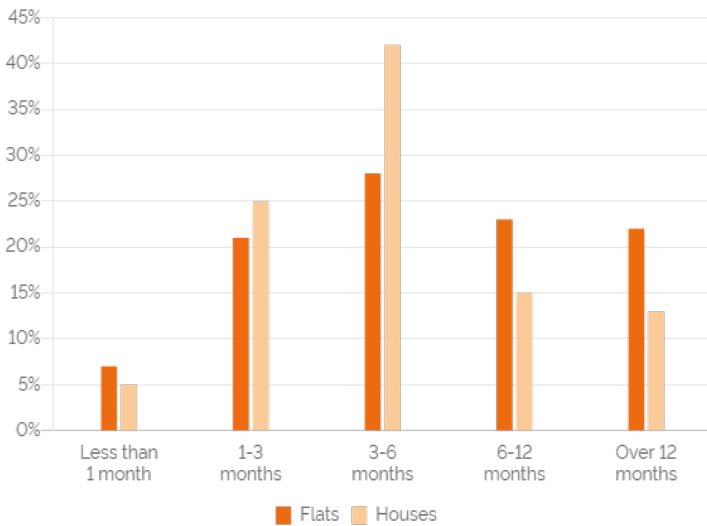
-2.4%
Annual change in the number of available properties



32.6%
Percentage of available properties currently under offer

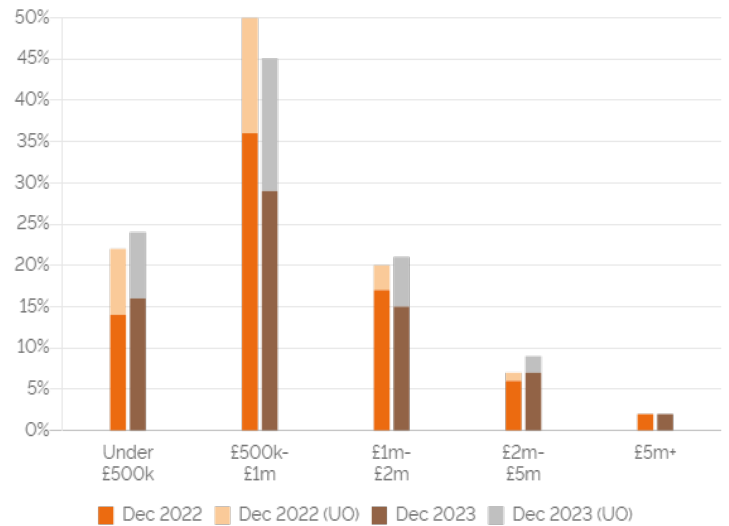
Source: LonRes - As at Jan 4th 2024

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

- 31.4% of properties on the market are priced at £1 million or higher.
- 39.2% of properties currently available have been on the market for more than six months.
- 33.9% of flats and 29.7% of houses on the market are currently under offer.

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January 4, 2024, the Putney, Barnes & Wimbledon Q4 2023 Sales Report catchment includes all properties sold within the aforementioned areas).