

# Area Overview

## St John's Wood, Regents Park & Camden Q3 2023 Lettings Report



### Let: Jul-Sep 2023



1.7%

Three-month change in achieved price



55.3%

Three-month change in transaction volume



£50

Average £ per square foot per annum for a 2-bed flat



-1.9%

Average discount on initial asking price

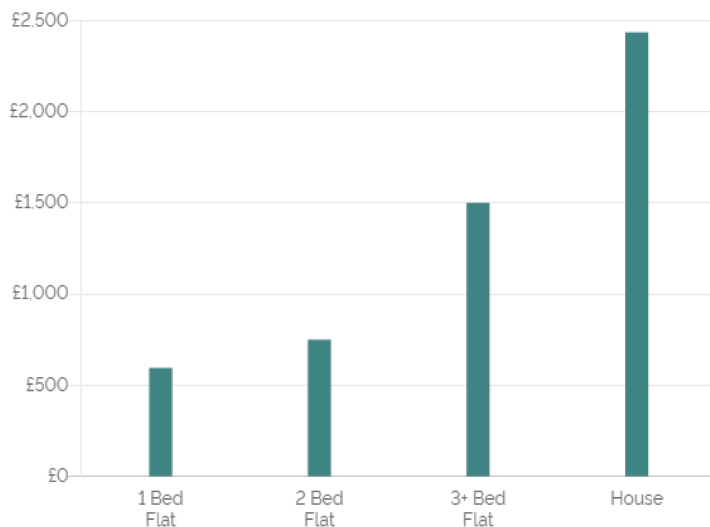
### Let Properties by Type



Legend: Studio Flat, 1 Bed Flat, 2 Bed Flat, 3+ Bed Flat, House

Source: LonRes - Jul-Sep 2023

### Achieved Rental Price per Week by Property Type



Source: LonRes - Jul-Sep 2023

### Key Findings

- Rental values averaged £862 per week for flats and £2,435 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £54.95 per square foot per annum in rent, up from £49.96 at the same time last year, and up from £54.05 6 months ago.
- The number of properties let over the last 3 months was down 1.5% versus the same period last year, but up 55.3% from 3 months ago.
- Achieved rental values rose by 10.0% compared to the same period last year, and rose by 1.7% versus 3 months ago.

# Current Availability



62

Average number of days current inventory has been available



33.6%

of properties on the market have been reduced in price



132.1%

Annual change in the number of available properties

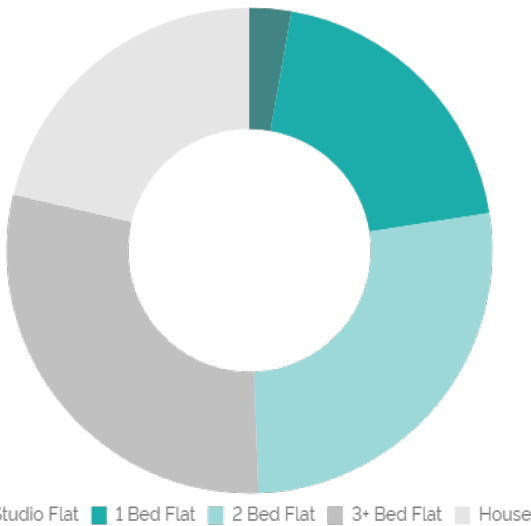


12.3%

Percentage of available properties currently under offer

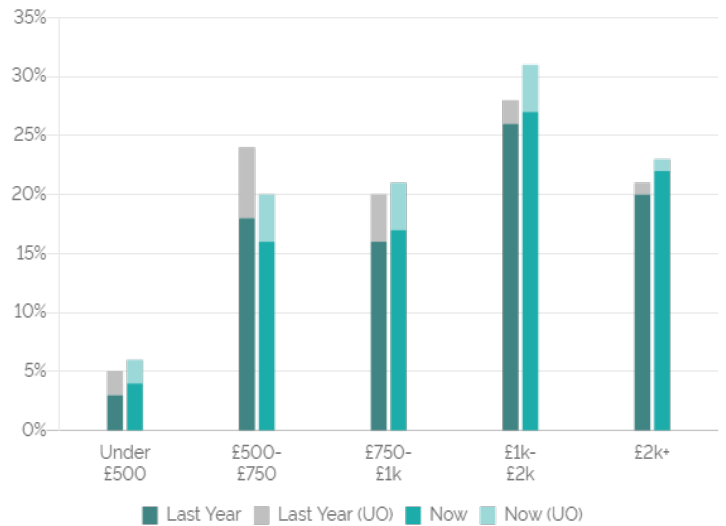
Source: LonRes - As at Oct 5th 2023

## Properties On Market by Type



Source: LonRes - As at Oct 5th 2023

## Properties on the Market by Price Band



Source: LonRes - As at Oct 5th 2023

## Key Findings

- 46.1% of properties have asking prices less than £1,000 per week, down from 50.8% from the previous 3 months and up from 42.2% from the same time last year.
- 22.8% of properties have asking prices of £2,000 or more per week.
- 32.2% of flats and 38.9% of houses currently available have seen a reduction in asking rents since they were first put on the market.

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October 5, 2023, the St John's Wood, Regents Park & Camden Q3 2023 Lettings Report catchment includes all properties let within the aforementioned areas).