

Area Overview

St John's Wood, Regents Park & Camden Q4 2023 Lettings Report



Let: Oct-Dec 2023



4%

Three-month change in achieved price



-41.2%

Three-month change in transaction volume



£57

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



-4.2%

Average discount on initial asking price

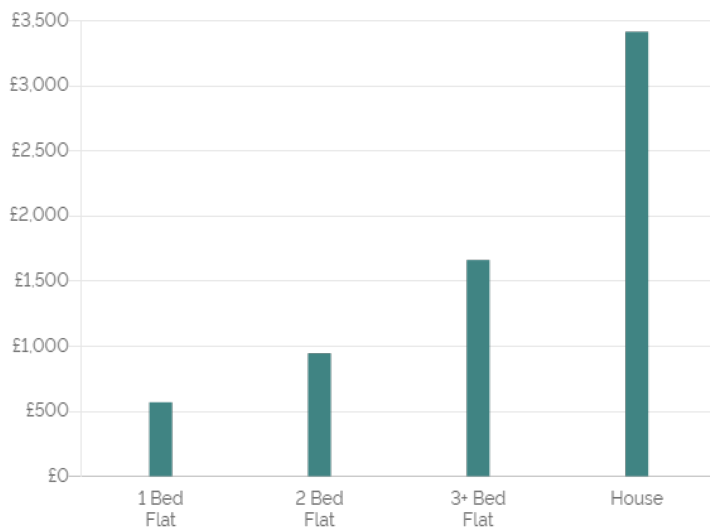
Let Properties by Type



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

Source: LonRes - Oct-Dec 2024

Achieved Rental Price per Week by Property Type



Source: LonRes - Oct-Dec 2024

Key Findings

- Rental values averaged £974 per week for flats and £3,414 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £57.32 per square foot per annum in rent, up from £51.02 at the same time last year, and up from £55.11 6 months ago.
- The number of properties let over the last 3 months was up 25.0% versus the same period last year, but down 41.2% from 3 months ago.
- Achieved rental values rose by 12.3% compared to the same period last year, and rose by 4.0% versus 3 months ago.

Current Availability



83
Average number of days current inventory has been available



36.2%
of properties on the market have been reduced in price



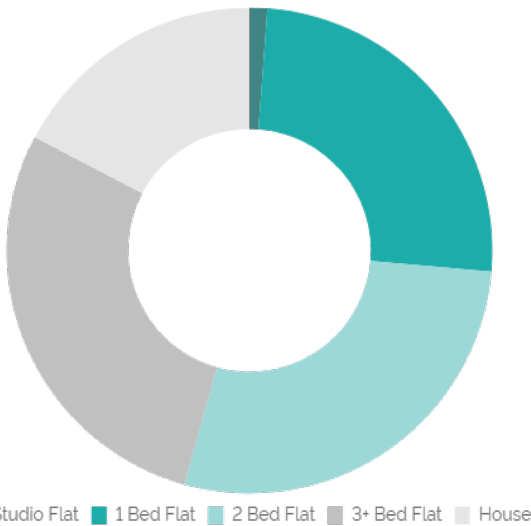
104.8%
Annual change in the number of available properties



14.2%
Percentage of available properties currently under offer

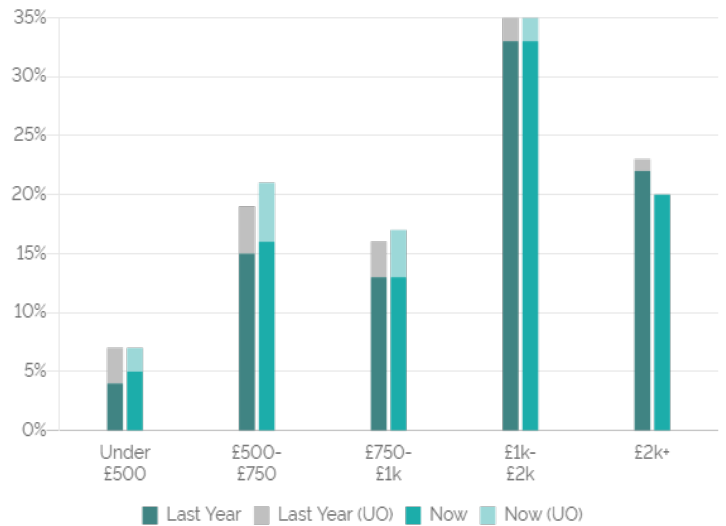
Source: LonRes - As at Jan 4th 2024

Properties On Market by Type



Source: LonRes - As at Jan 4th 2024

Properties on the Market by Price Band



Source: LonRes - As at Jan 4th 2024

Key Findings

- 44.8% of properties have asking prices less than £1,000 per week, up from 43.0% from the previous 3 months and down from 46.0% from the same time last year.
- 20.6% of properties have asking prices of £2,000 or more per week.
- 33.3% of flats and 50.0% of houses currently available have seen a reduction in asking rents since they were first put on the market.

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January 4, 2024, the St John's Wood, Regents Park & Camden Q4 2023 Lettings Report catchment includes all properties let within the aforementioned area(s).