

# Area Overview

## St John's Wood, Regents Park & Camden Q1 2026 Sales Report



### Sold: Jan-Mar 2026



0.3%

Annual change in achieved price



-47.2%

Annual change in transactions



£1,058

Average achieved £ per square foot

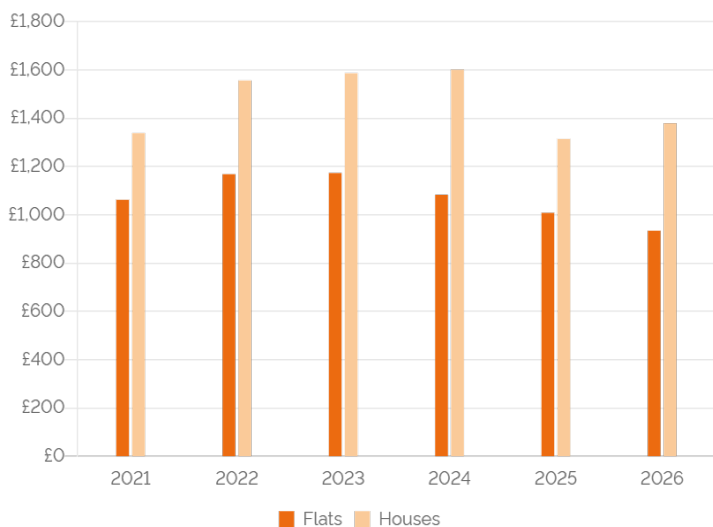


-11.2%

Average discount on initial asking price

### Achieved Prices by Year

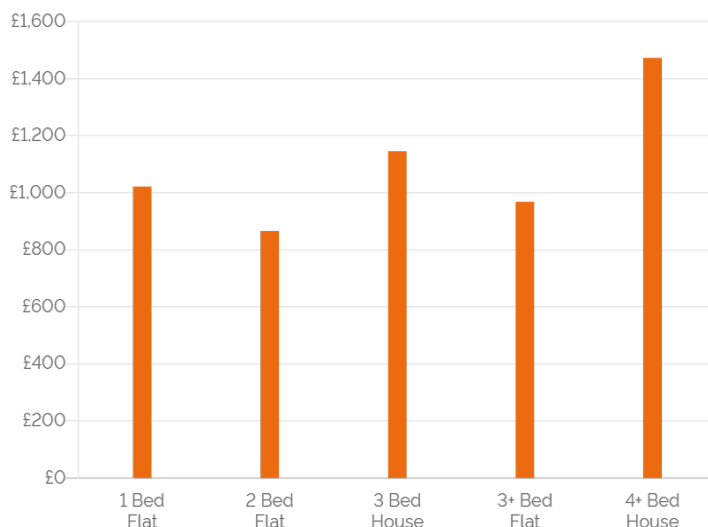
(£ Per Square Foot)



Source: LonRes - Jan-Mar

### Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Jan-Mar 2026

### Key Findings

- Average flat prices are now 12.0% lower they were 5 years ago, with buyers paying £128 less per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 7.3% for flats over the last year, and have increased by 4.9% for houses.
- 6.1% of properties sold within 3 months, compared with 9.1% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £875,007 for flats and £4,599,706 for houses.

# Current Availability



**69.2%**

have been on the market for over three months



**52.4%**

of properties on the market have been reduced in price



**8.8%**

Annual change in the number of available properties

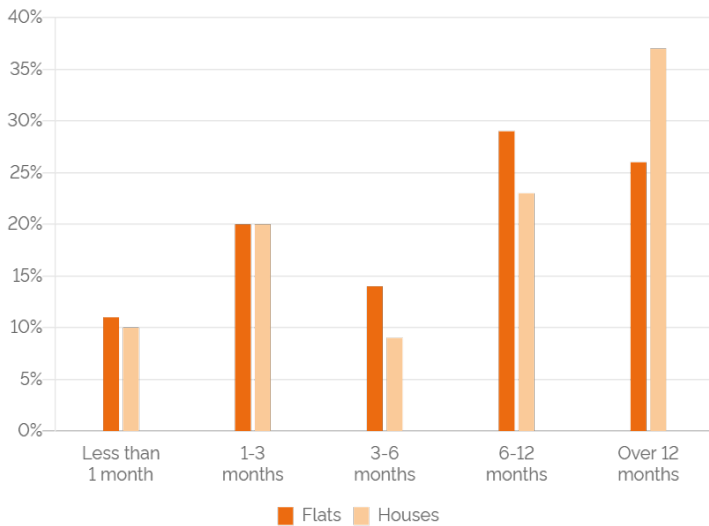


**14.2%**

Percentage of available properties currently under offer

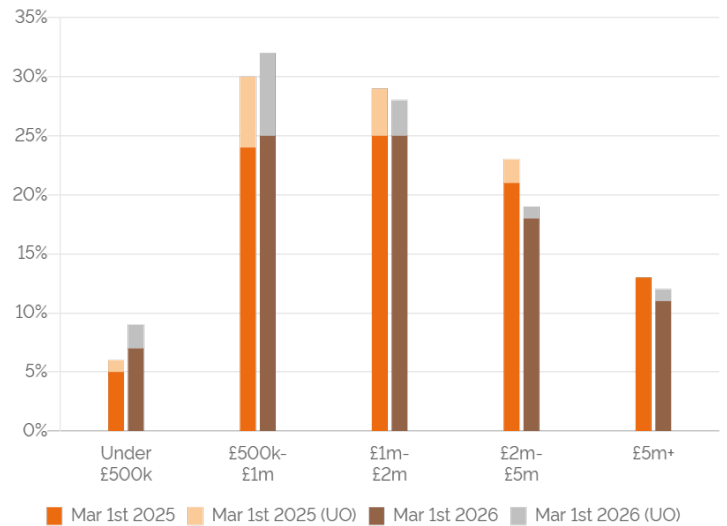
Source: LonRes - As at Apr 6th 2026

## Time on the Market



Source: LonRes - As at Apr 6th 2026

## Properties on the Market by Price Band



Source: LonRes - As at Apr 6th 2026

## Key Findings

- 30.0% of properties on the market are priced at £1 million or higher.
- 55.8% of properties currently available have been on the market for more than six months.
- 14.5% of flats and 12.4% of houses on the market are currently under offer.

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April 6, 2026, the St John's Wood, Regents Park & Camden Q1 2026 Sales Report catchment includes all properties sold within the aforementioned area(s).