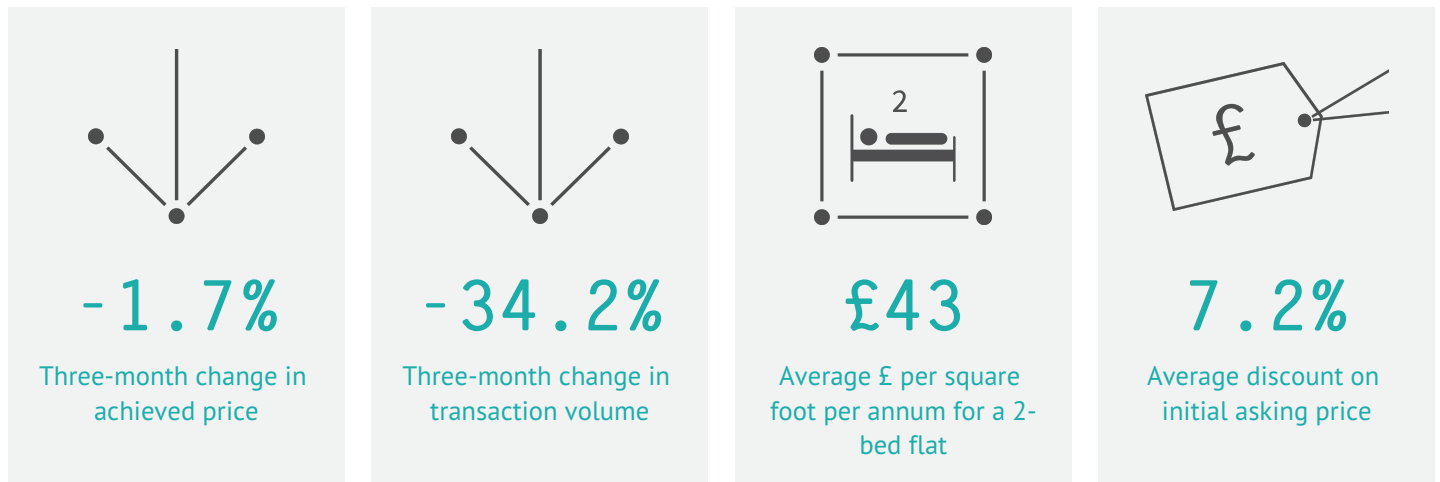


AREA OVERVIEW

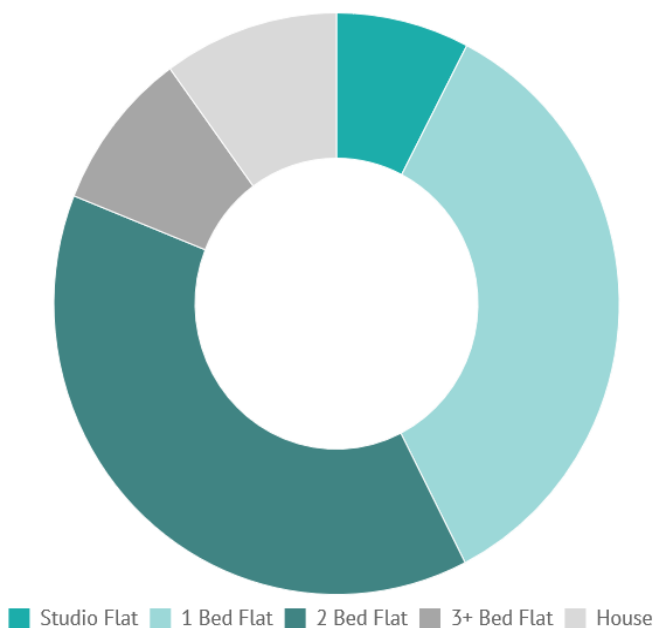
CHELSEA Q4 2017 LETTINGS REPORT

LET: OCT-DEC 2017



Source: LonRes - Oct-Dec 2017

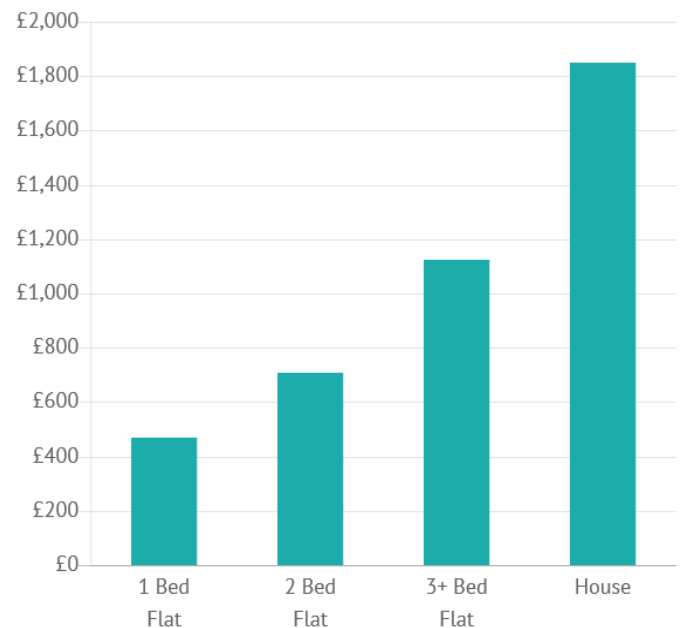
Let Properties by Type



Source: LonRes - Oct-Dec 2017

Achieved Rental Price per Week by Property Type

(Price per week)

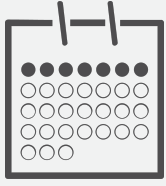


Source: LonRes - Oct-Dec 2017

Key Findings

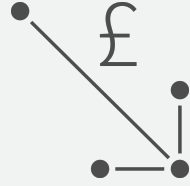
- Rental values averaged £626 per week for flats and £1,851 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £46.24 per square foot per annum in rent, up from £45.89 at the same time last year, and down from £47.05 6 months ago.
- The number of properties let over the last 3 months was down 4.5% versus the same period last year, but down 34.2% from 3 months ago.
- Achieved rental values rose by 0.8% compared to the same period last year, and fell by 1.7% versus 3 months ago.
- The CPI was 3.1%, and the RPI was 3.9% last month (ONS).

CURRENT AVAILABILITY



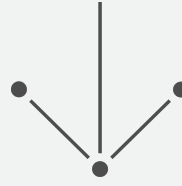
90

Average number of days current inventory has been available



38.0%

of properties available have been reduced in price



-22.9%

Annual change in the number of available properties

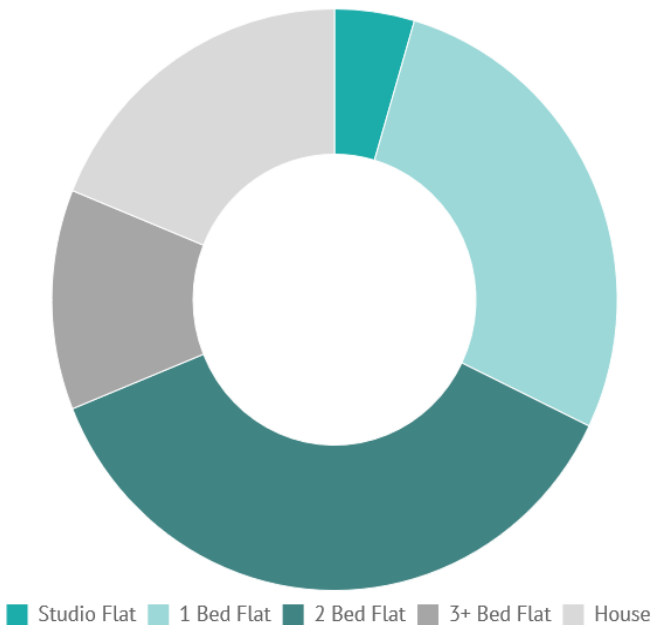


11.4%

Percentage of available properties currently under offer

Source: LonRes - As at Jan 4th 2018

Properties On Market by Type



Source: LonRes - As at Jan 4th 2018

Properties on the Market by Price Band



Source: LonRes - As at Jan 4th 2018

Key Findings

- 69.3% of properties have asking prices less than £1,000 per week, down from 71.8% from the previous 3 months and up from 67.5% from the same time last year.
- 10.4% of properties have asking prices of £2,000 or more per week.
- 35.5% of flats and 48.4% 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, 2018, the Chelsea Q4 2017 Lettings Report catchment includes all properties let within the aforementioned area(s).