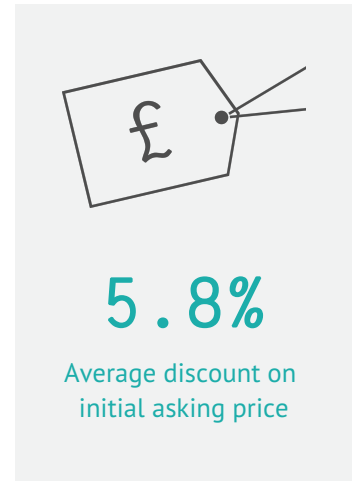
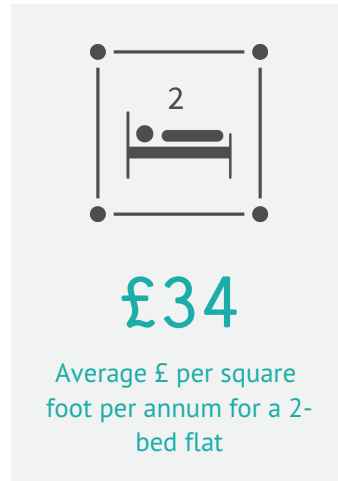
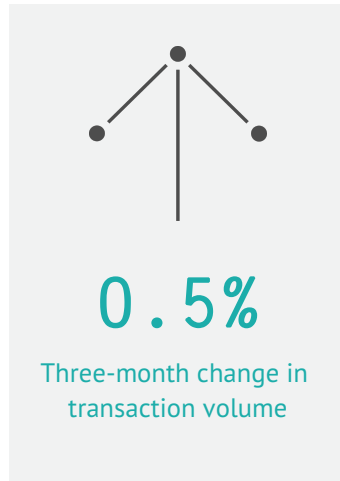
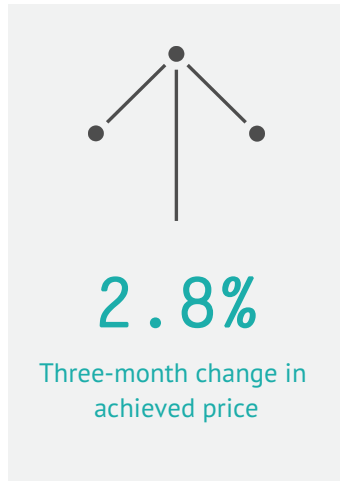


# AREA OVERVIEW

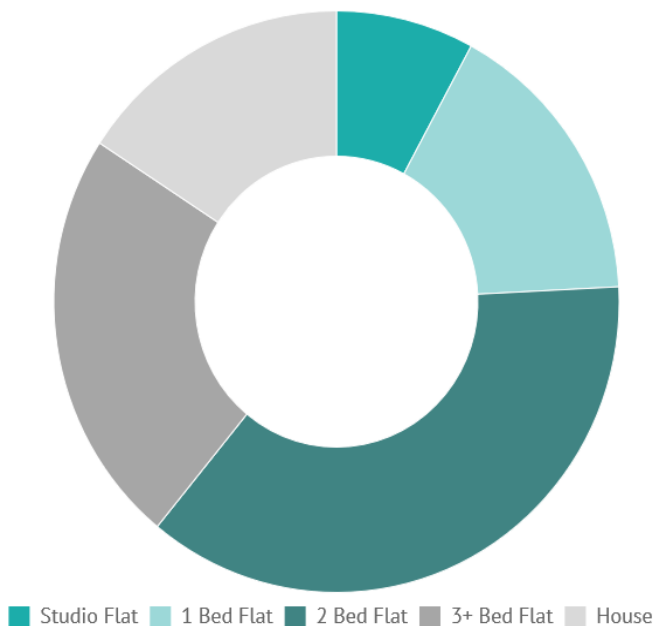
## HAMPSTEAD Q1 2018 LETTINGS REPORT

### LET: JAN-MAR 2018



Source: LonRes - Jan-Mar 2018

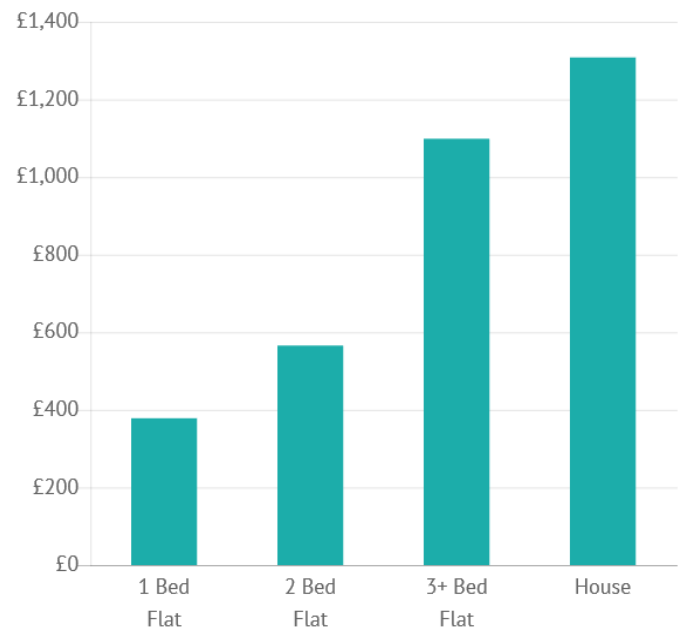
#### Let Properties by Type



Source: LonRes - Jan-Mar 2018

#### Achieved Rental Price per Week by Property Type

(Price per week)

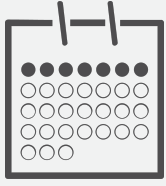


Source: LonRes - Jan-Mar 2018

#### Key Findings

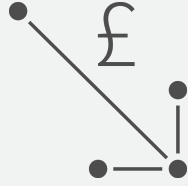
- Rental values averaged £630 per week for flats and £1,311 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £36.38 per square foot per annum in rent, down from £36.90 at the same time last year, and up from £35.39 6 months ago.
- The number of properties let over the last 3 months was down 16.2% versus the same period last year, but up 0.5% from 3 months ago.
- Achieved rental values fell by 1.4% compared to the same period last year, and rose by 2.8% versus 3 months ago.
- The CPI was 2.7%, and the RPI was 3.6% last month (ONS).

# CURRENT AVAILABILITY



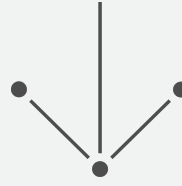
73

Average number of days current inventory has been available



34.9%

of properties available have been reduced in price



-28.9%

Annual change in the number of available properties

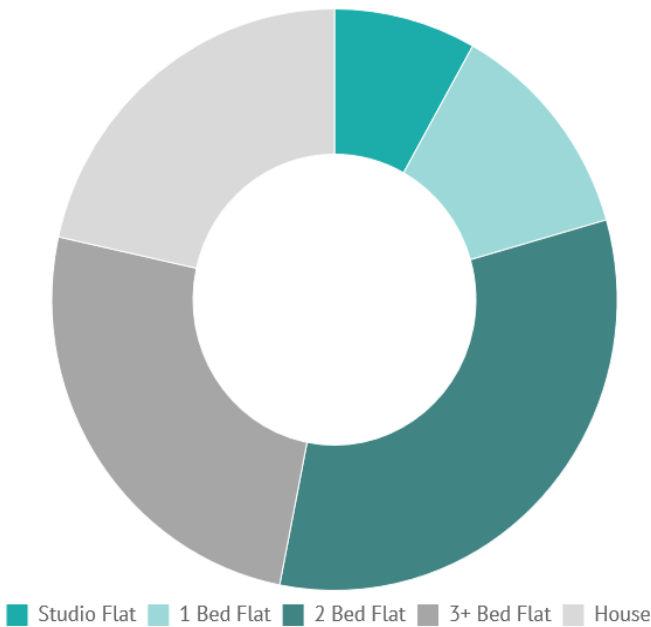


15.8%

Percentage of available properties currently under offer

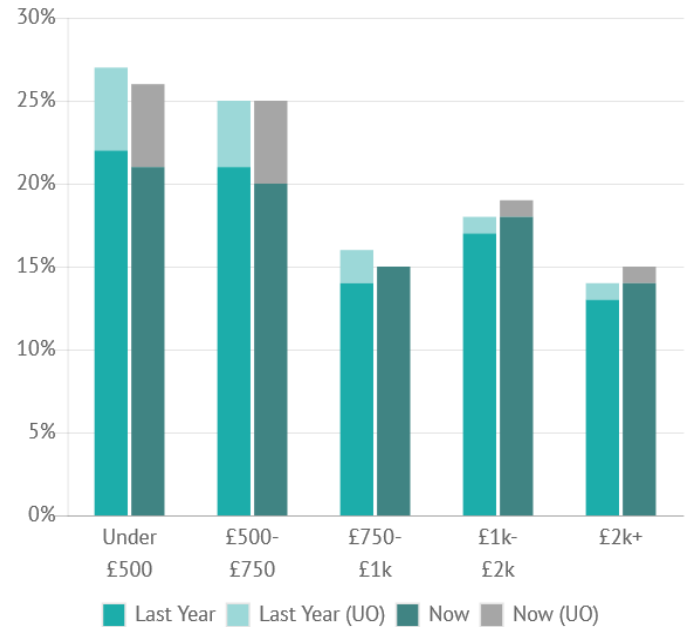
Source: LonRes - As at Apr 5th 2018

## Properties On Market by Type



Source: LonRes - As at Apr 5th 2018

## Properties on the Market by Price Band



Source: LonRes - As at Apr 5th 2018

## Key Findings

- 66.2% of properties have asking prices less than £1,000 per week, up from 64.9% from the previous 3 months and down from 70.4% from the same time last year.
- 15.6% of properties have asking prices of £2,000 or more per week.
- 34.8% of flats and 35.6% of houses currently available have seen a reduction in asking rents since they were first put on the market.

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April 5, 2018, the Hampstead Q1 2018 Lettings Report catchment includes all properties let within the aforementioned area(s).