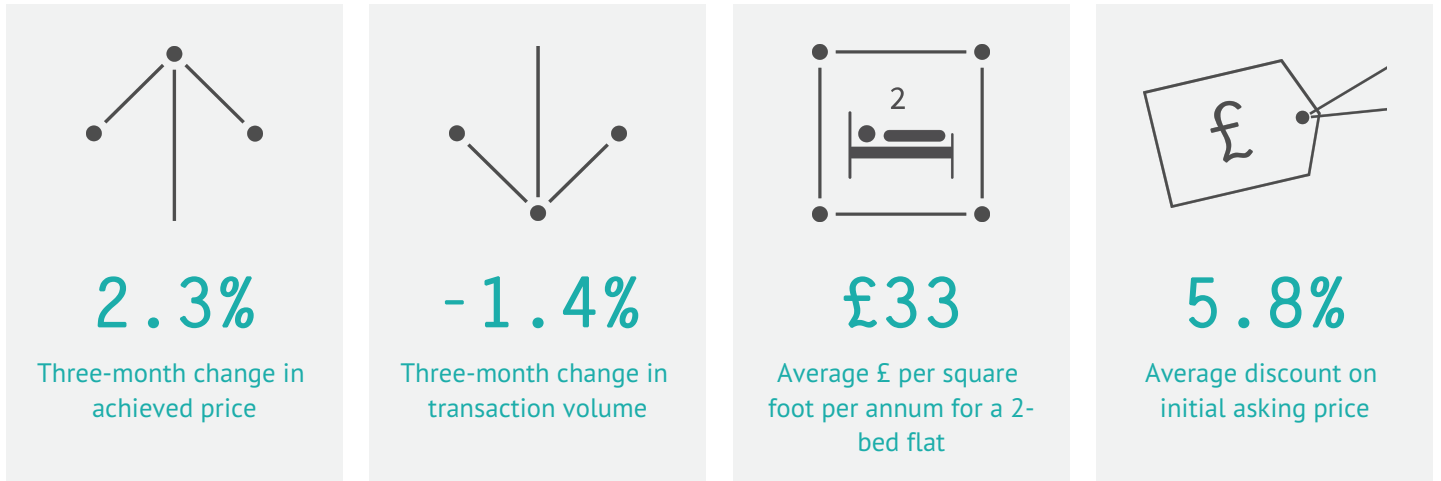


# AREA OVERVIEW

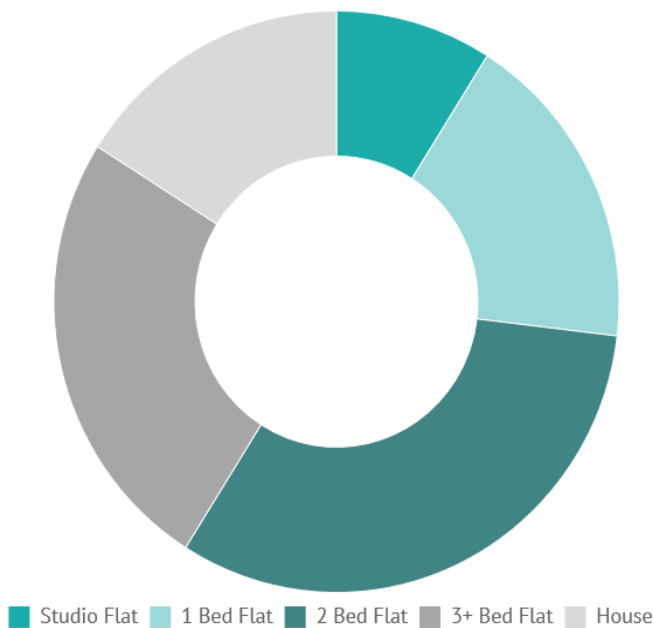
## HAMPSTEAD Q2 2018 LETTINGS REPORT

### LET: APR-JUN 2018



Source: LonRes - Apr-Jun 2018

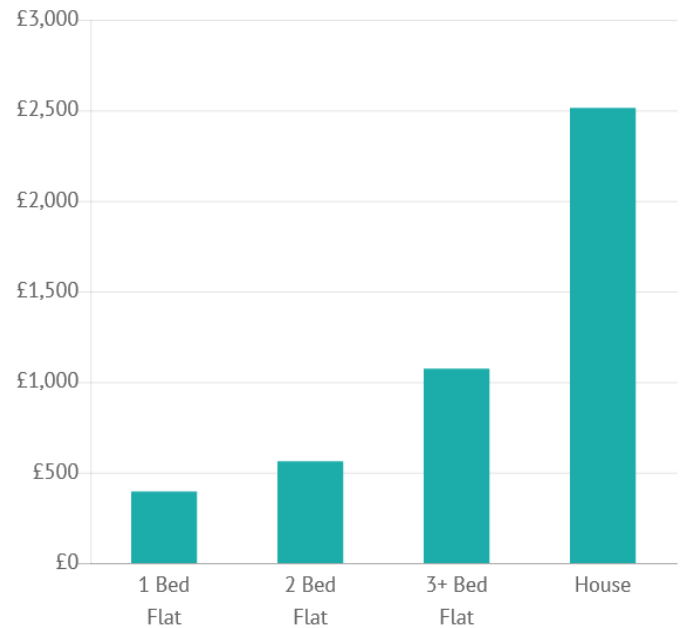
#### Let Properties by Type



Source: LonRes - Apr-Jun 2018

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

(Price per week)

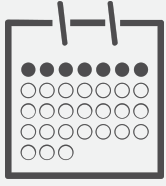


Source: LonRes - Apr-Jun 2018

#### Key Findings

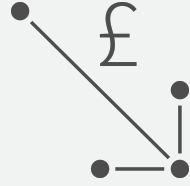
- Rental values averaged £647 per week for flats and £2,514 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £37.09 per square foot per annum in rent, down from £38.03 at the same time last year, and up from £36.27 6 months ago.
- The number of properties let over the last 3 months was up 7.0% versus the same period last year, but down 1.4% from 3 months ago.
- Achieved rental values fell by 2.5% compared to the same period last year, and rose by 2.3% versus 3 months ago.
- The CPI was 2.4%, and the RPI was 3.3% last month (ONS).

# CURRENT AVAILABILITY



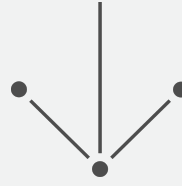
64

Average number of days current inventory has been available



27.2%

of properties available have been reduced in price



-19.1%

Annual change in the number of available properties

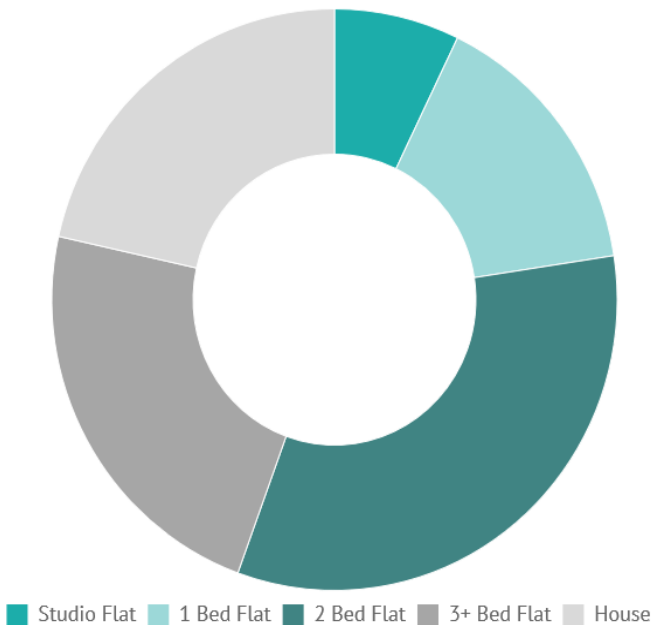


15.8%

Percentage of available properties currently under offer

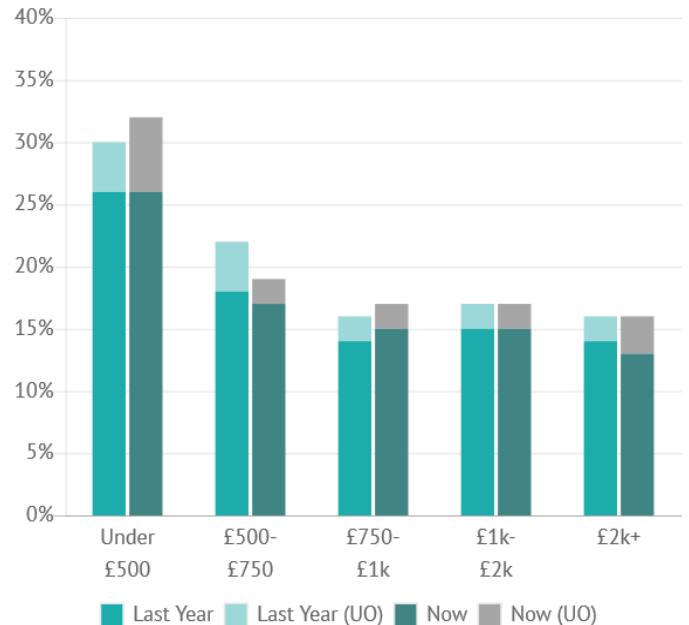
Source: LonRes - As at Jul 5th 2018

## Properties On Market by Type



Source: LonRes - As at Jul 5th 2018

## Properties on the Market by Price Band



Source: LonRes - As at Jul 5th 2018

## Key Findings

- 67.8% of properties have asking prices less than £1,000 per week, up from 65.6% from the previous 3 months and down from 71.0% from the same time last year.
- 15.9% of properties have asking prices of £2,000 or more per week.
- 24.2% of flats and 38.3% of houses currently available have seen a reduction in asking rents since they were first put on the market.

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July 5, 2018, the Hampstead Q2 2018 Lettings Report catchment includes all properties let within the aforementioned area(s).