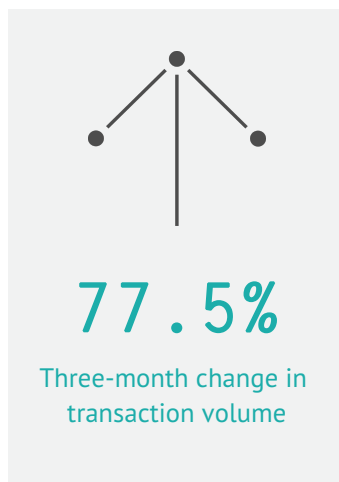
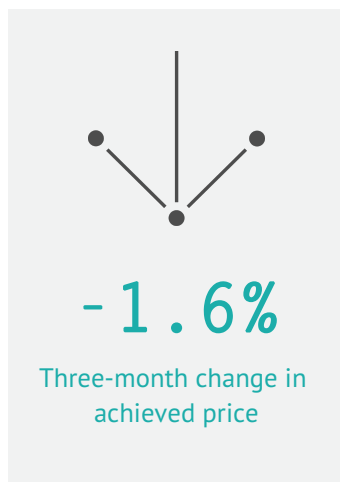


AREA OVERVIEW

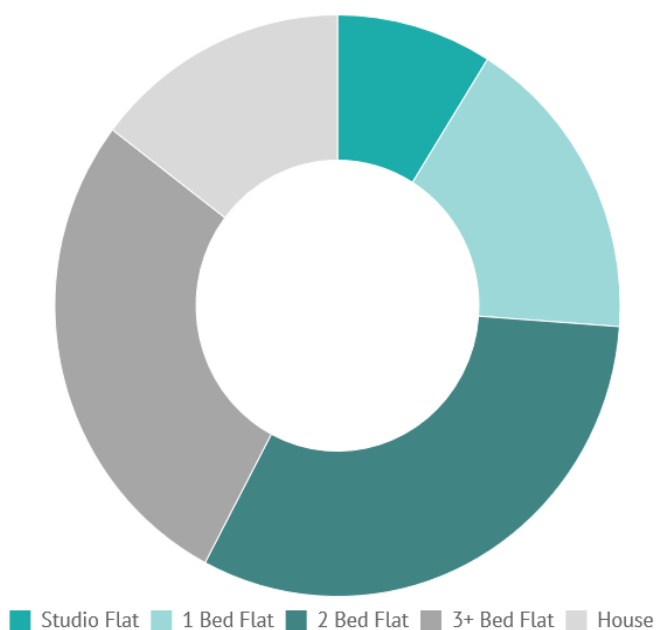
HAMPSTEAD Q3 2017 LETTINGS REPORT

LET: JUL-SEP 2017



Source: LonRes - Jul-Sep 2017

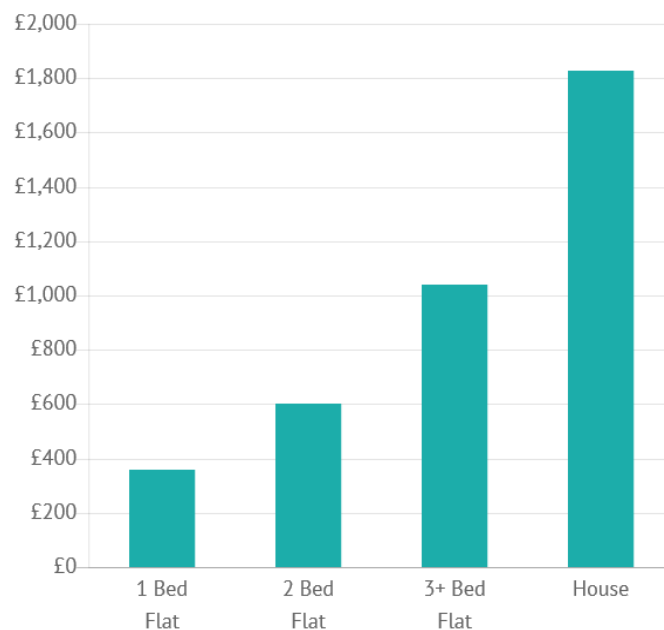
Let Properties by Type



Source: LonRes - Jul-Sep 2017

Achieved Rental Price per Week by Property Type

(Price per week)



Source: LonRes - Jul-Sep 2017

Key Findings

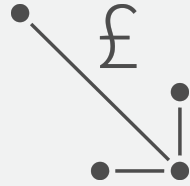
- Rental values averaged £678 per week for flats and £1,649 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £37.44 per square foot per annum in rent, down from £37.95 at the same time last year, and down from £38.03 6 months ago.
- The number of properties let over the last 3 months was up 8.9% versus the same period last year, but up 77.5% from 3 months ago.
- Achieved rental values fell by 1.3% compared to the same period last year, and 1.6% versus 3 months ago.
- The CPI was 2.9%, and the RPI was 3.9% last month (ONS).

CURRENT AVAILABILITY



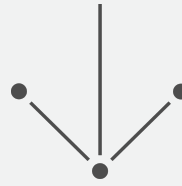
73

Average number of days current inventory has been available



35.4%

of properties available have been reduced in price



-17.9%

Annual change in the number of available properties

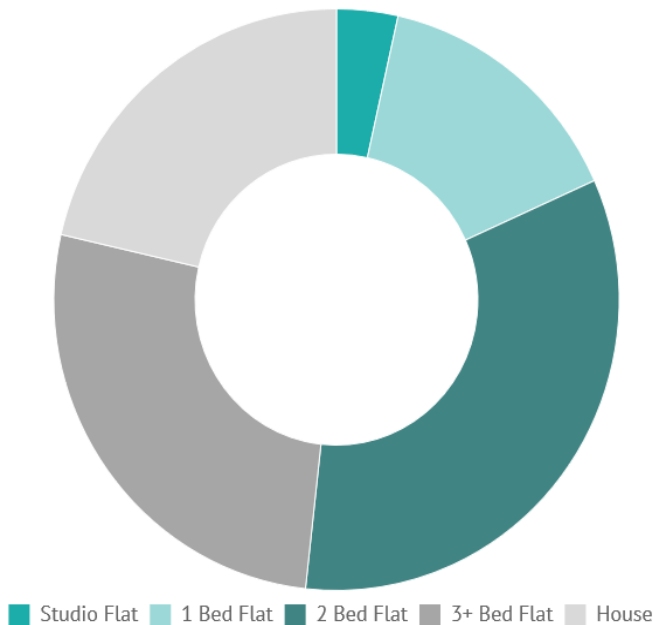


12.5%

Percentage of available properties currently under offer

Source: LonRes - As at Oct 5th 2017

Properties On Market by Type



Source: LonRes - As at Oct 5th 2017

Properties on the Market by Price Band



Source: LonRes - As at Oct 5th 2017

Key Findings

- 69.8% of properties have asking prices less than £1,000 per week, down from 71.0% from the previous 3 months and up from 63.9% from the same time last year.
- 15.8% of properties have asking prices of £2,000 or more per week.
- 32.7% of flats and 45.5% of houses currently available have seen a reduction in asking rents since they were first put on the market.

The information and data within this report is provided for information purposes only. If you are reproducing or redistributing LonRes content you must include a source accreditation to LonRes. LonRes information and data may not be used for commercial purposes, including using it as a basis for any other data product or service.

While we make every effort to ensure our information and data is as robust as possible we cannot guarantee its accuracy or completeness. Those looking to place reliance on LonRes content do so at their own risk. LonRes shall not be liable for any loss or damage, direct or indirect, arising from inaccuracy or incompleteness of the data or any decision made in reliance upon the data. None of the information or data within this report is intended to constitute investment advice or a recommendation to make (or refrain from making) any kind of investment decision and may not be relied on as such.

October 5, 2017, the Hampstead Q3 2017 Lettings Report catchment includes all properties let within the aforementioned area(s).