

# Area Overview

## Fulham & Earls Court Q1 2020 Lettings Report



### Let: Jan-Mar 2020



1%

Three-month change in achieved price



-21.7%

Three-month change in transaction volume



£36

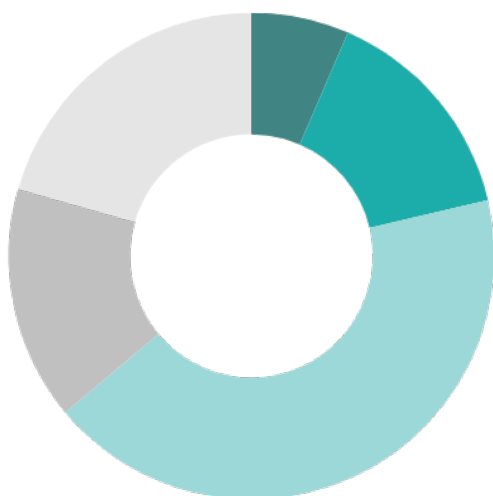
Average £ per square foot per annum for a 2-bed flat



2.3%

Average discount on initial asking price

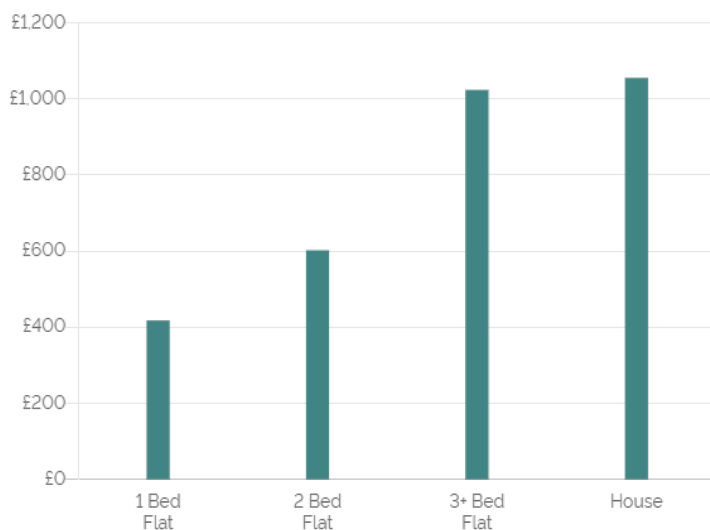
### Let Properties by Type



■ Studio Flat ■ 1 Bed Flat ■ 2 Bed Flat ■ 3+ Bed Flat ■ House

Source: LonRes - Jan-Mar 2020

### Achieved Rental Price per Week by Property Type



Source: LonRes - Jan-Mar 2020

### Key Findings

- Rental values averaged £630 per week for flats and £1,054 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £37.56 per square foot per annum in rent, up from £36.21 at the same time last year, and up from £37.18 6 months ago.
- The number of properties let over the last 3 months was down 34.7% versus the same period last year, but down 21.7% from 3 months ago.
- Achieved rental values rose by 3.7% compared to the same period last year, and rose by 1.0% versus 3 months ago.

# Current Availability



138

Average number of days current inventory has been available



22.1%

of properties on the market have been reduced in price



69.9%

Annual change in the number of available properties

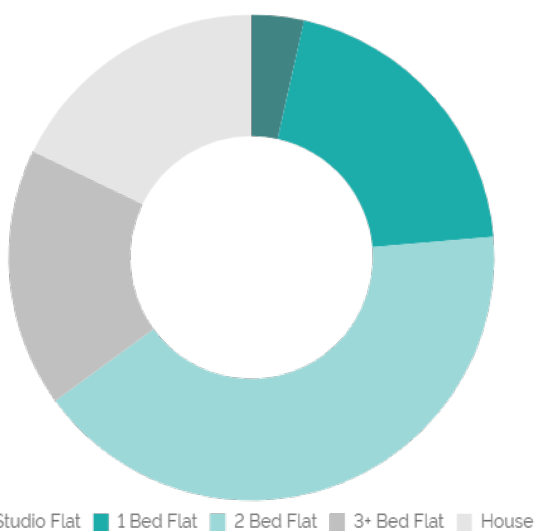


42.8%

Percentage of available properties currently under offer

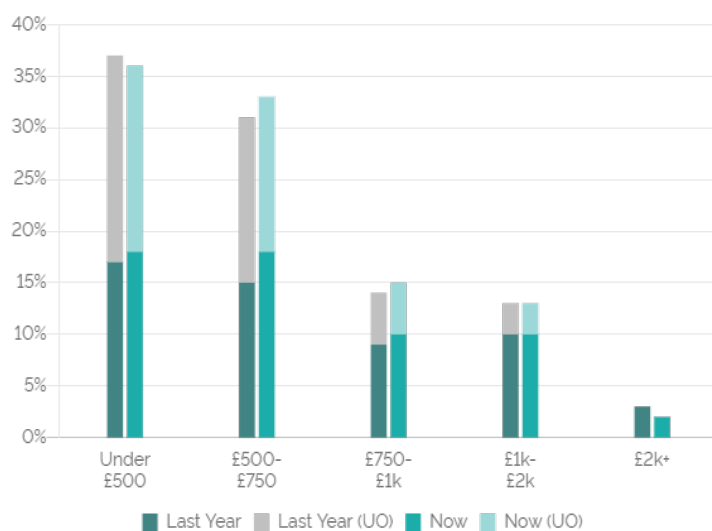
Source: LonRes - As at Apr 6th 2020

## Properties On Market by Type



Source: LonRes - As at Apr 6th 2020

## Properties on the Market by Price Band



Source: LonRes - As at Apr 6th 2020

## Key Findings

- 84.1% of properties have asking prices less than £1,000 per week, up from 78.5% from the previous 3 months and up from 77.5% from the same time last year.
- 3.0% of properties have asking prices of £2,000 or more per week.
- 20.3% of flats and 30.6% of houses currently available have seen a reduction in asking rents since they were first put on the market.

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April 6, 2020, the Fulham & Earls Court Q1 2020 Lettings Report catchment includes all properties let within the aforementioned area(s).