

# Area Overview

## Fulham & Earls Court Q3 2020 Lettings Report



### Let: Jul-Sep 2020



-0.3%

Three-month change in achieved price



195.1%

Three-month change in transaction volume



£33

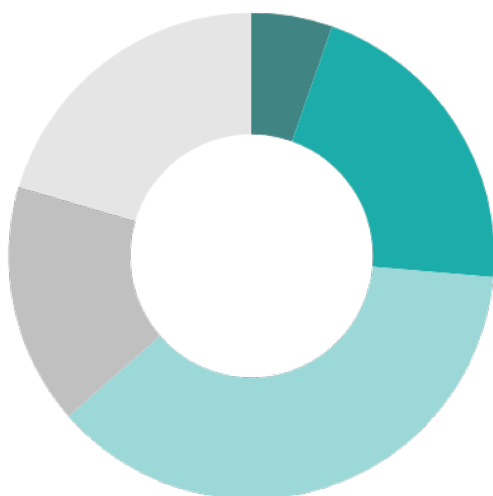
Average £ per square foot per annum for a 2-bed flat



3.2%

Average discount on initial asking price

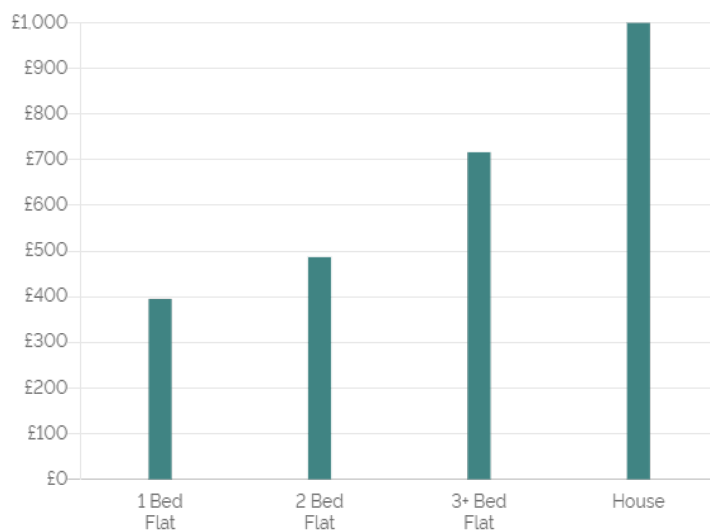
### Let Properties by Type



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

Source: LonRes - Jul-Sep 2020

### Achieved Rental Price per Week by Property Type



Source: LonRes - Jul-Sep 2020

### Key Findings

- Rental values averaged £493 per week for flats and £999 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £34.87 per square foot per annum in rent, down from £36.99 at the same time last year, but the same as 6 months ago.
- The number of properties let over the last 3 months was down 15.1% versus the same period last year, but up 195.1% from 3 months ago.
- Achieved rental values fell 0.3% versus the same period last year, but are the same as 6 months ago.

# Current Availability



109

Average number of days current inventory has been available



45.4%

of properties on the market have been reduced in price



54.9%

Annual change in the number of available properties



21.4%

Percentage of available properties currently under offer

Source: LonRes - As at Oct 6th 2020

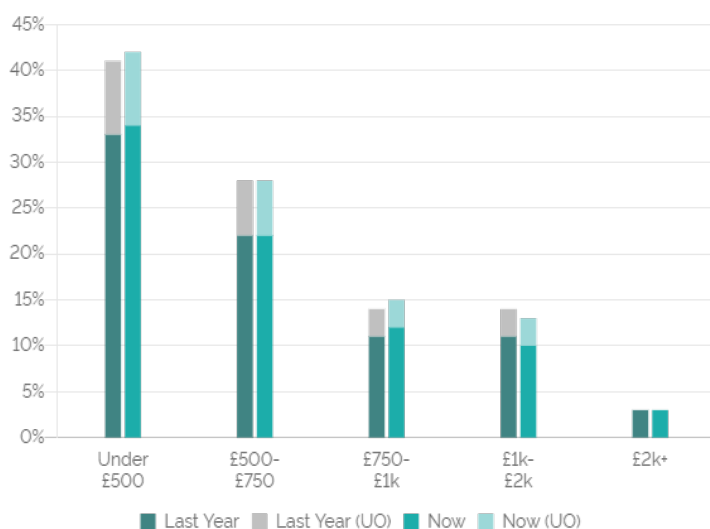
## Properties On Market by Type



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

Source: LonRes - As at Oct 6th 2020

## Properties on the Market by Price Band



■ Last Year ■ Last Year (UO) ■ Now ■ Now (UO)

Source: LonRes - As at Oct 6th 2020

## Key Findings

- 42.4% of properties have asking prices less than £500 per week, up from 37.4% from the previous 3 months and up from 30.3% from the same time last year.
- 15.7% of properties have asking prices of £1,000 or more per week.
- 46.1% of flats and 41.0% of houses currently available have seen a reduction in asking rents since they were first put on the market.

**⚠** Proceed with caution! Less activity during lockdown and the ongoing impact of COVID restrictions are affecting the data this quarter.

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October 6, 2020, the Fulham & Earls Court Q3 2020 Lettings Report catchment includes all properties let within the aforementioned area(s).