

Area Overview

Fulham & Earls Court Q4 2020 Lettings Report



Let: Oct-Dec 2020



-1.6%

Three-month change in achieved price



-36.3%

Three-month change in transaction volume



£33

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



3.0%

Average discount on initial asking price

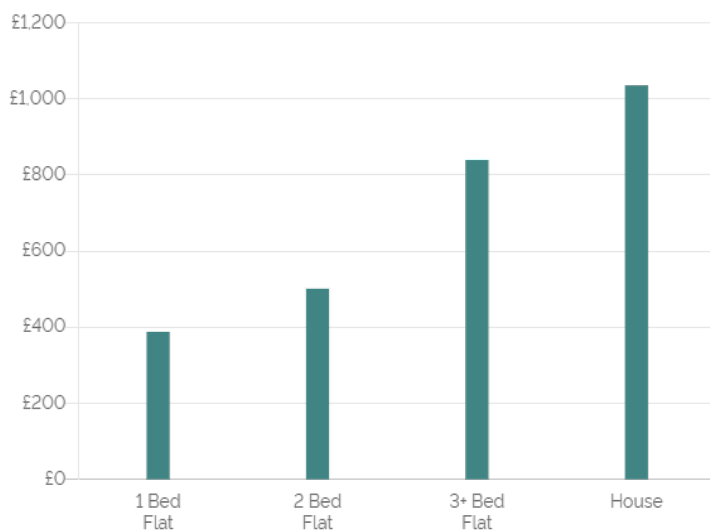
Let Properties by Type



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

Source: LonRes - Oct-Dec 2021

Achieved Rental Price per Week by Property Type



Source: LonRes - Oct-Dec 2021

Key Findings

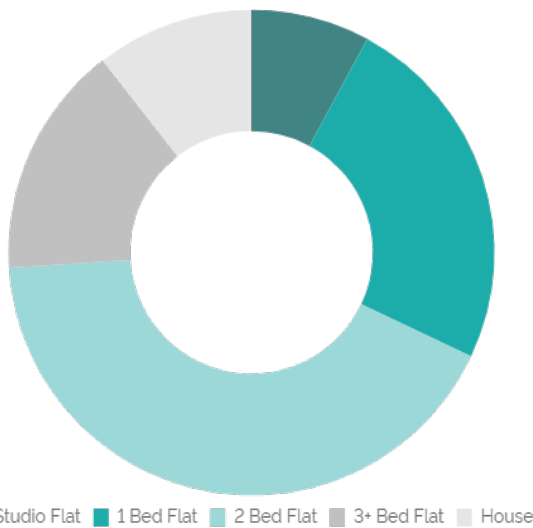
- Rental values averaged £504 per week for flats and £1,035 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £34.67 per square foot per annum in rent, down from £36.97 at the same time last year, but the same as 6 months ago.
- The number of properties let over the last 3 months was down 2.0% versus the same period last year, but down 36.3% from 3 months ago.
- Achieved rental values fell by 6.2% compared to the same period last year, and fell by 1.6% versus 3 months ago.

Current Availability



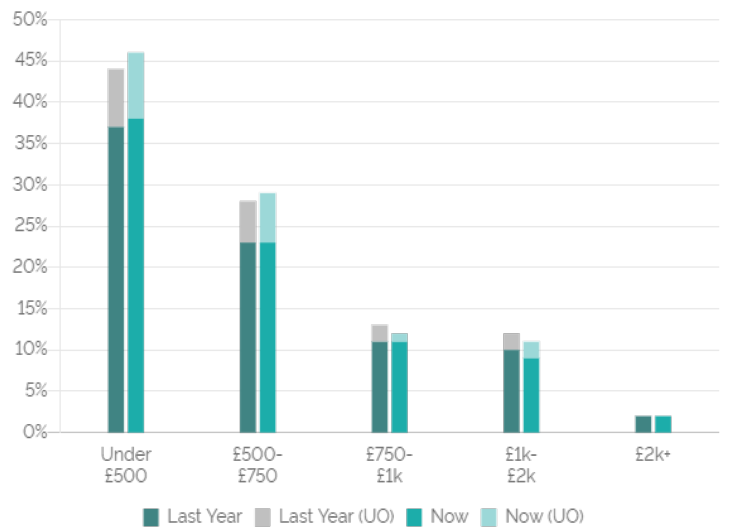
Source: LonRes - As at Jan 6th 2021

Properties On Market by Type



Source: LonRes - As at Jan 6th 2021

Properties on the Market by Price Band



Source: LonRes - As at Jan 6th 2021

Key Findings

- 45.9% of properties have asking prices less than £500 per week, up from 42.3% from the previous 3 months and up from 30.3% from the same time last year.
- 13.1% of properties have asking prices of £1,000 or more per week.
- 44.4% of flats and 28.6% of houses currently available have seen a reduction in asking rents since they were first put on the market.

⚠ Proceed with caution! – Partial closure of the housing market in Q2 2020 and the ongoing impact of COVID restrictions and stamp duty incentives continue to impact the data this quarter.

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January 6, 2021, the Fulham & Earls Court Q4 2020 Lettings Report catchment includes all properties let within the aforementioned areas(s).