

# Area Overview

Hammersmith & Brook Green, Chiswick, North Kensington  
Q1 2020 Lettings Report



## Let: Jan-Mar 2020



3.1%

Three-month change  
in achieved price



-32.9%

Three-month change  
in transaction volume



£34

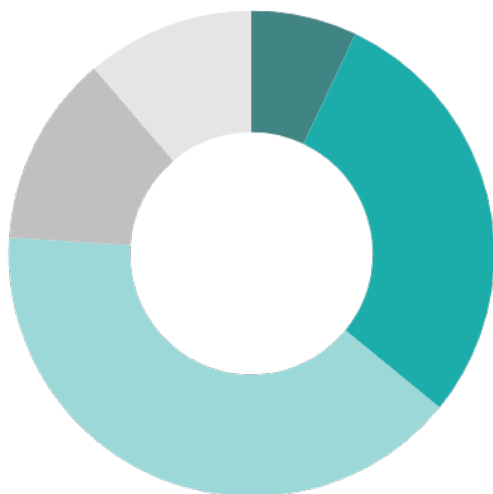
Average £ per square  
foot per annum for a  
2-bed flat



1.6%

Average discount on  
initial asking price

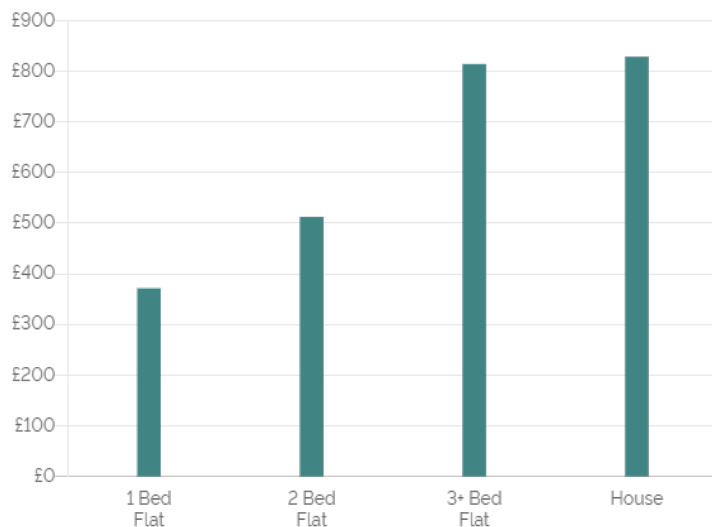
## Let Properties by Type



■ 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 £488 per week for flats and £828 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £36.45 per square foot per annum in rent, up from £33.74 at the same time last year, and up from £35.34 6 months ago.
- The number of properties let over the last 3 months was down 38.0% versus the same period last year, but down 32.9% from 3 months ago.
- Achieved rental values rose by 8.0% compared to the same period last year, and rose by 3.1% versus 3 months ago.

# Current Availability



179

Average number of days current inventory has been available



27.1%

of properties on the market have been reduced in price



91.5%

Annual change in the number of available properties

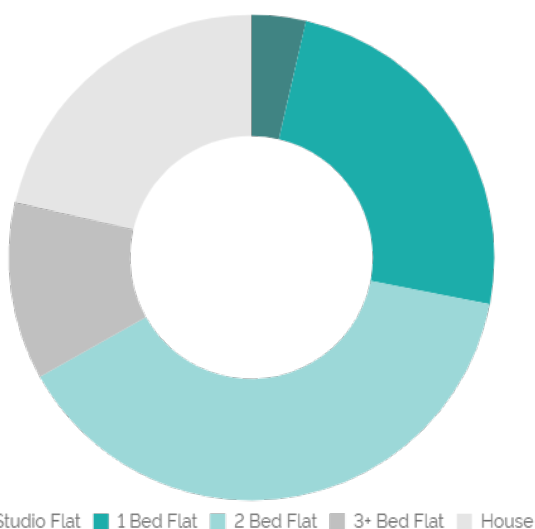


45.8%

Percentage of available properties currently under offer

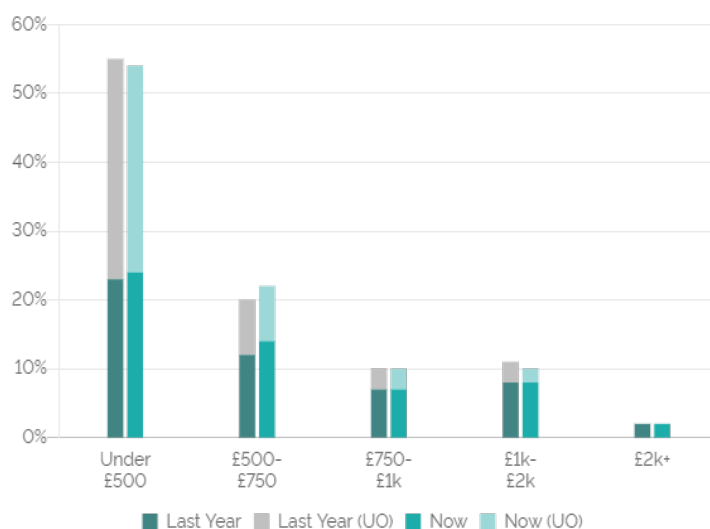
Source: LonRes - As at Apr 6th 2020

## 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

- 54.5% of properties have asking prices less than £500 per week, up from 52.4% from the previous 3 months and up from 48.7% from the same time last year.
- 13.2% of properties have asking prices of £1,000 or more per week.
- 26.7% of flats and 28.5% 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 Hammersmith & Brook Green, Chiswick, North Kensington Q1 2020 Lettings Report catchment includes all properties let within the aforementioned area(s).