

Area Overview

Hammersmith & Brook Green, Chiswick, North Kensington

Q3 2020 Lettings Report



VICTORSTONE

Let: Jul-Sep 2020



1.8%

Three-month change
in achieved price



47.5%

Three-month change
in transaction volume



£31

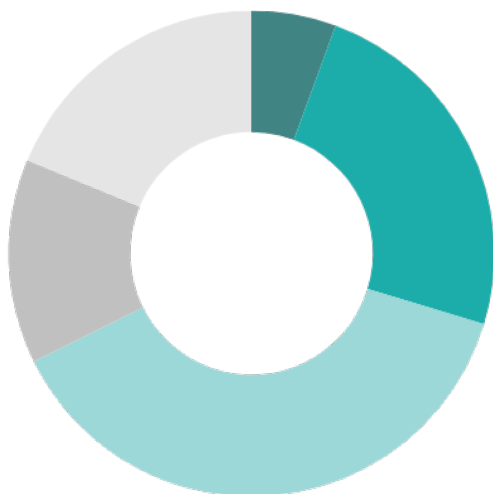
Average £ per square
foot per annum for a
2-bed flat



2.1%

Average discount on
initial asking price

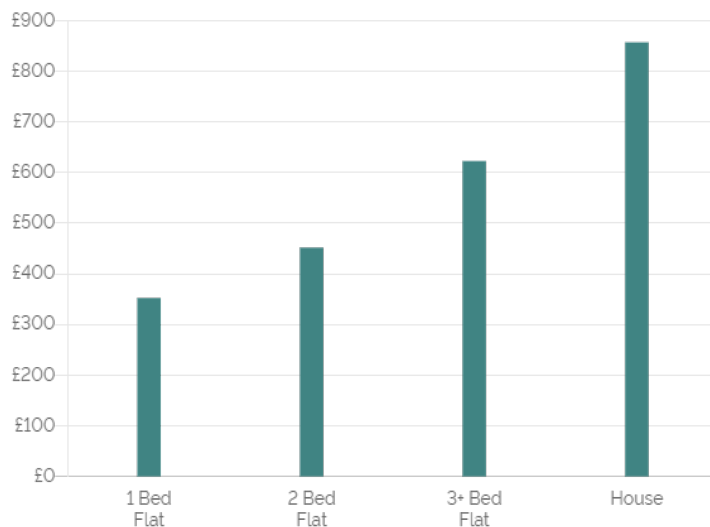
Let Properties by Type



■ 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 £440 per week for flats and £845 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £32.39 per square foot per annum in rent, down from £34.86 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 20.8% versus the same period last year, but up 47.5% from 3 months ago.
- Achieved rental values fell by 7.1% compared to the same period last year, and rose by 1.8% versus 3 months ago.

Current Availability



156

Average number of days current inventory has been available



43.3%

of properties on the market have been reduced in price



45.9%

Annual change in the number of available properties



27.9%

Percentage of available properties currently under offer

Source: LonRes - As at Oct 6th 2020

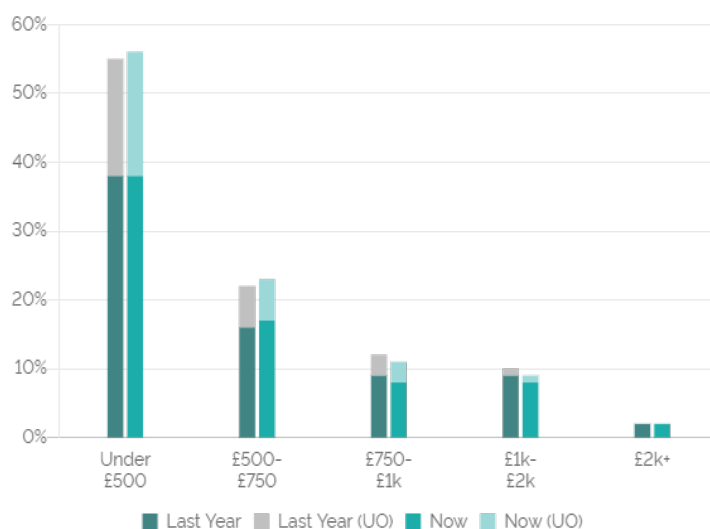
Properties On Market by Type



■ 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



Source: LonRes - As at Oct 6th 2020

Key Findings

- 55.5% of properties have asking prices less than £500 per week, up from 53.6% from the previous 3 months and up from 44.5% from the same time last year.
- 11.0% of properties have asking prices of £1,000 or more per week.
- 44.1% of flats and 40.3% 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 Hammersmith & Brook Green, Chiswick, North Kensington Q3 2020 Lettings Report catchment includes all properties let within the aforementioned area(s).