

# Area Overview

## Hampstead Q1 2020 Lettings Report



### Let: Jan-Mar 2020



-5.1%

Three-month change in achieved price



-28.4%

Three-month change in transaction volume



£35

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



1.6%

Average discount on initial asking price

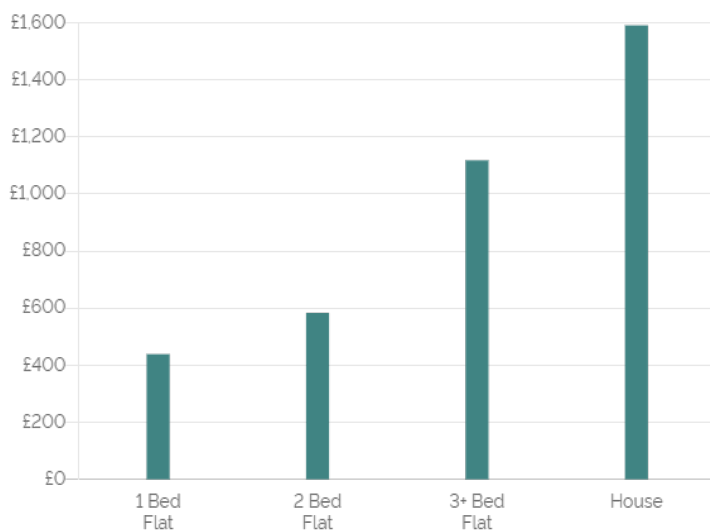
### Let Properties by Type



■ 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

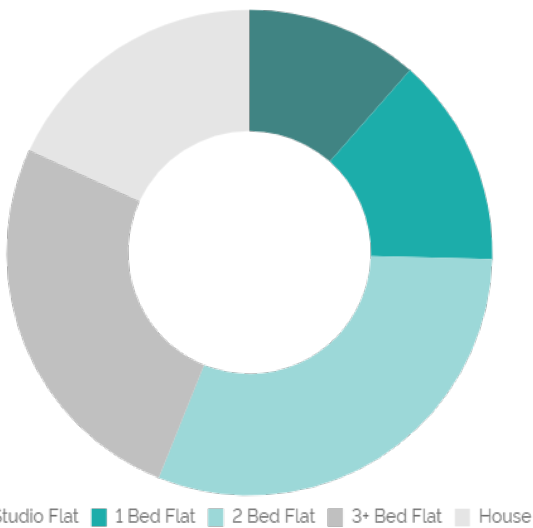
- Rental values averaged £611 per week for flats and £1,590 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £37.73 per square foot per annum in rent, which was the same as the same period last year, but down from £39.75 6 months ago.
- The number of properties let over the last 3 months was down 18.6% versus the same period last year, but down 28.4% from 3 months ago.
- Achieved rental values remain unchanged versus the same period last year, but fell 0.4% from 6 months ago.

# Current Availability



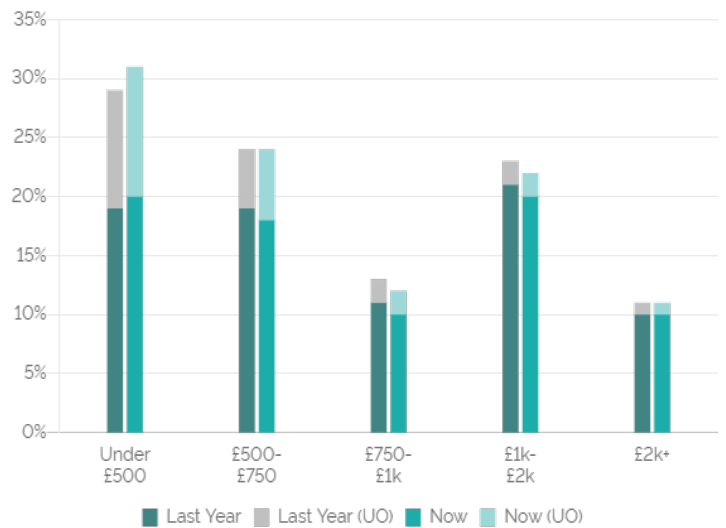
Source: LonRes - As at Apr 6th 2020

## 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

- 67.1% of properties have asking prices less than £1,000 per week, down from 68.0% from the previous 3 months and down from 67.8% from the same time last year.
- 10.4% of properties have asking prices of £2,000 or more per week.
- 35.3% of flats and 42.3% 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 Hampstead Q1 2020 Lettings Report catchment includes all properties let within the aforementioned area(s).