

Area Overview

Hampstead Q4 2020 Lettings Report



Let: Oct-Dec 2020



-6.6%

Three-month change in achieved price



-22.4%

Three-month change in transaction volume



£32

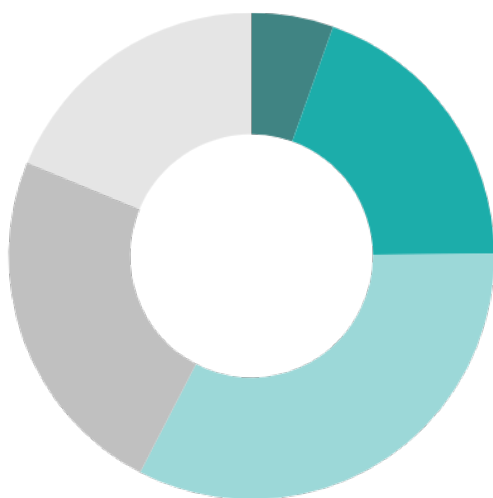
Average £ per square foot per annum for a 2-bed flat



3.5%

Average discount on initial asking price

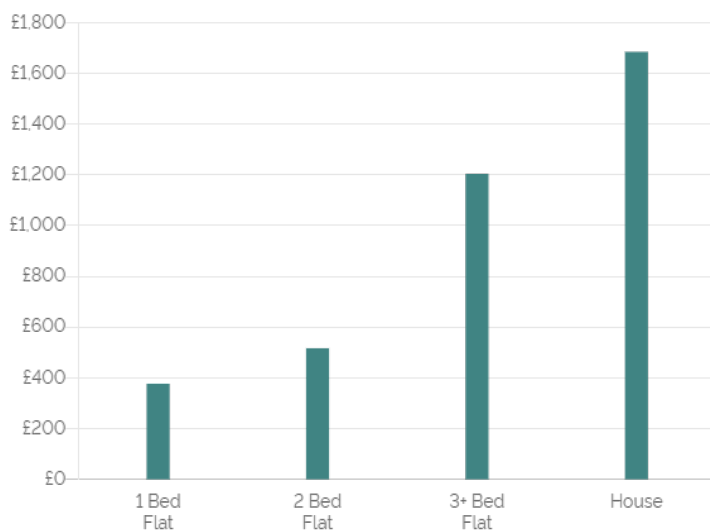
Let Properties by Type



■ 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

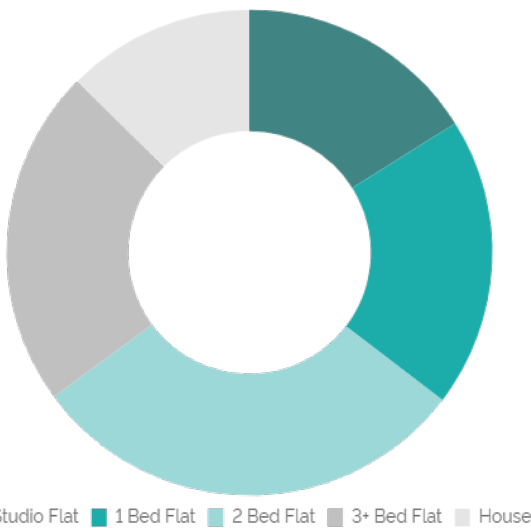
- Rental values averaged £690 per week for flats and £1,685 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £36.10 per square foot per annum in rent, down from £39.75 at the same time last year, and down from £38.66 6 months ago.
- The number of properties let over the last 3 months was down 10.3% versus the same period last year, but down 22.4% from 3 months ago.
- Achieved rental values fell by 9.2% compared to the same period last year, and fell by 6.6% versus 3 months ago.

Current Availability



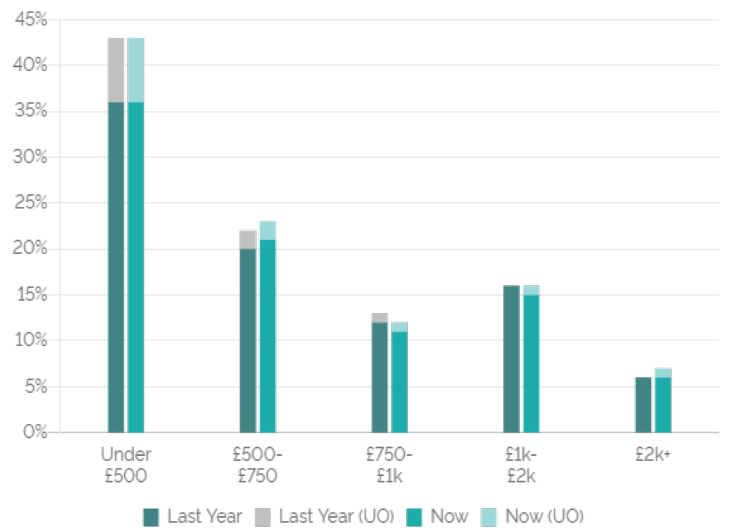
Source: LonRes - As at Jan 6th 2021

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

- 77.8% of properties have asking prices less than £1,000 per week, up from 73.0% from the previous 3 months and up from 65.7% from the same time last year.
- 6.3% of properties have asking prices of £2,000 or more per week.
- 46.6% of flats and 46.8% 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.

The information and data within this report is provided for information purposes only. If you are reproducing or redistributing LonRes content you must include a source accreditation to LonRes. LonRes information and data may not be used for commercial purposes, including using it as a basis for any other data product or service.

While we make every effort to ensure our information and data is as robust as possible we cannot guarantee its accuracy or completeness. Those looking to place reliance on LonRes content do so at their own risk. LonRes shall not be liable for any loss or damage, direct or indirect, arising from inaccuracy or incompleteness of the data or any decision made in reliance upon the data. None of the information or data within this report is intended to constitute investment advice or a recommendation to make (or refrain from making) any kind of investment decision and may not be relied on as such.

January 6, 2021, the Hampstead Q4 2020 Lettings Report catchment includes all properties let within the aforementioned area(s).