

# Area Overview

## Kensington, Notting Hill & Holland Park Q3 2020 Lettings Report



Let: Jul-Sep 2020



3.2%

Three-month change in achieved price



180.5%

Three-month change in transaction volume



£39

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



3.8%

Average discount on initial asking price

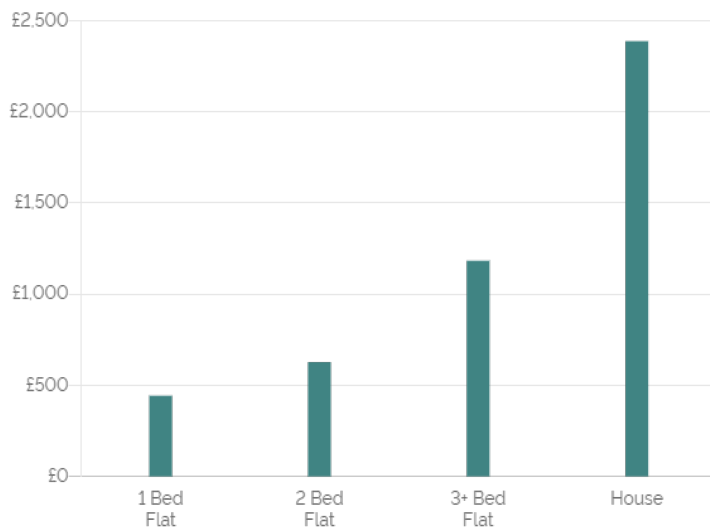
### Let Properties by Type



Legend: 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

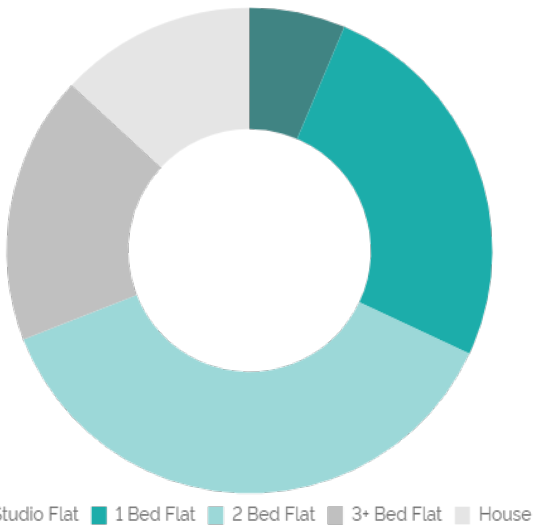
- Rental values averaged £657 per week for flats and £2,387 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £43.11 per square foot per annum in rent, down from £45.71 at the same time last year, and up from £41.77 6 months ago.
- The number of properties let over the last 3 months was down 15.1% versus the same period last year, but up 180.5% from 3 months ago.
- Achieved rental values fell by 5.7% compared to the same period last year, and rose by 3.2% versus 3 months ago.

# Current Availability



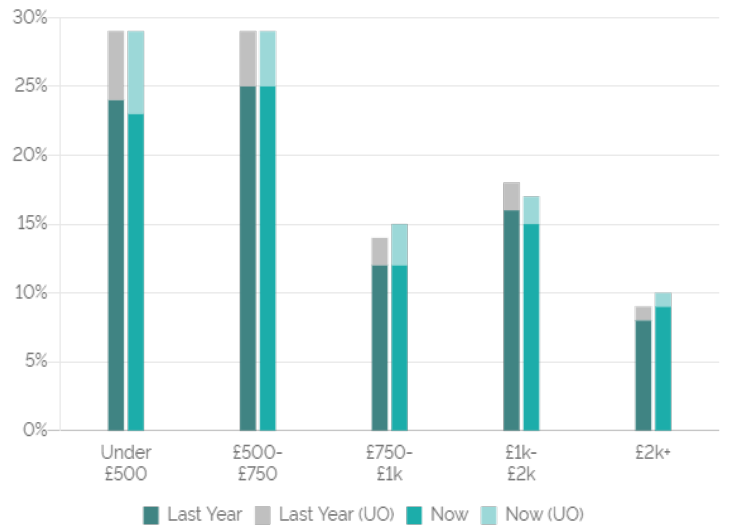
Source: LonRes - As at Oct 6th 2020

## Properties On Market by Type



Source: LonRes - As at Oct 6th 2020


## Properties on the Market by Price Band



Source: LonRes - As at Oct 6th 2020

## Key Findings

- 73.3% of properties have asking prices less than £1,000 per week, up from 71.1% from the previous 3 months and up from 63.0% from the same time last year.
- 10.1% of properties have asking prices of £2,000 or more per week.
- 45.6% of flats and 34.6% 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 Kensington, Notting Hill & Holland Park Q3 2020 Lettings Report catchment includes all properties let within the aforementioned area(s).