

Area Overview

Kings Cross & Islington Q2 2020 Lettings Report



Let: Apr-Jun 2020



-15.6%

Three-month change in achieved price



-38%

Three-month change in transaction volume



£33

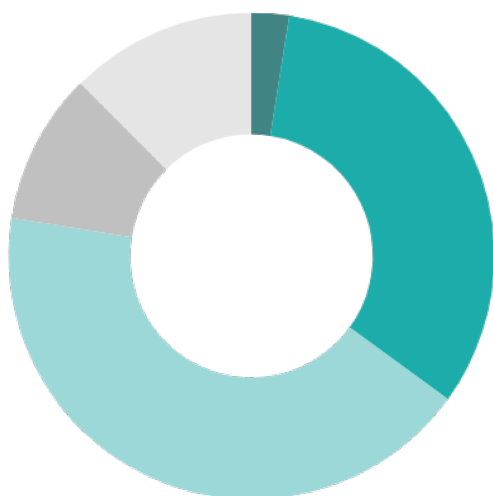
Average £ per square foot per annum for a 2-bed flat



2.8%

Average discount on initial asking price

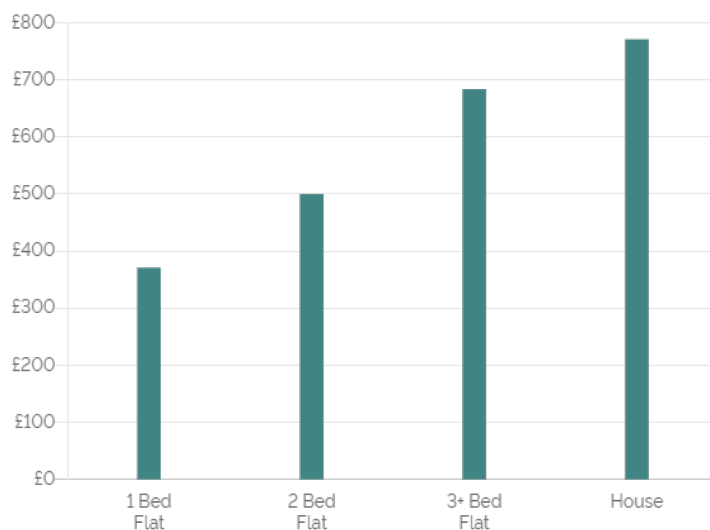
Let Properties by Type



■ Studio Flat ■ 1 Bed Flat ■ 2 Bed Flat ■ 3+ Bed Flat ■ House

Source: LonRes - Apr-Jun 2020

Achieved Rental Price per Week by Property Type



Source: LonRes - Apr-Jun 2020

Key Findings

- Rental values averaged £463 per week for flats and £771 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £34.86 per square foot per annum in rent, down from £40.56 at the same time last year, and down from £41.33 6 months ago.
- The number of properties let over the last 3 months was down 64.8% versus the same period last year, but down 38.0% from 3 months ago.
- Achieved rental values fell by 14.0% compared to the same period last year, and fell by 15.6% versus 3 months ago.

Current Availability



128

Average number of days current inventory has been available



32.7%

of properties on the market have been reduced in price



51.8%

Annual change in the number of available properties

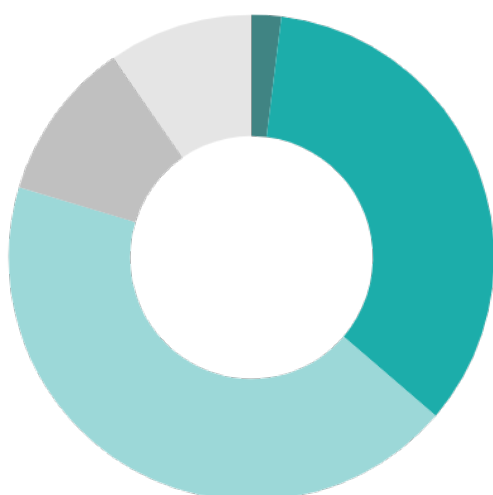


13.4%

Percentage of available properties currently under offer

Source: LonRes - As at Jul 6th 2020

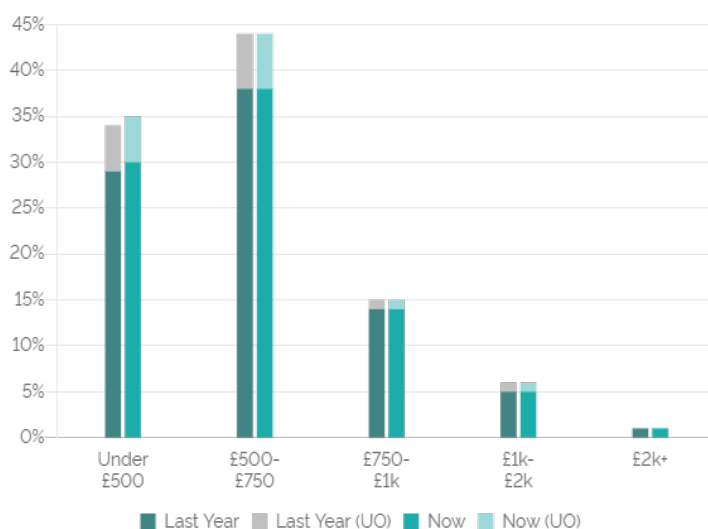
Properties On Market by Type



■ Studio Flat ■ 1 Bed Flat ■ 2 Bed Flat ■ 3+ Bed Flat ■ House

Source: LonRes - As at Jul 6th 2020

Properties on the Market by Price Band



■ Last Year ■ Last Year (UO) ■ Now ■ Now (UO)

Source: LonRes - As at Jul 6th 2020

Key Findings

- 34.3% of properties have asking prices less than £500 per week, down from 35.9% from the previous 3 months, but the same as at the same time last year.
- 6.8% of properties have asking prices of £1,000 or more per week.
- 32.8% of flats and 32.7% of houses currently available have seen a reduction in asking rents since they were first put on the market.

⚠ Proceed with caution! Lockdown restrictions were in place this quarter and as a result we saw a significant reduction in sales and lettings activity.

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July 6, 2020, the Kings Cross & Islington Q2 2020 Lettings Report catchment includes all properties let within the aforementioned area(s).