

# Area Overview

Putney, Barnes & Wimbledon Q4 2020 Lettings Report



Let: Oct-Dec 2020



**-10.8%**

Three-month change in achieved price



**-40%**

Three-month change in transaction volume



**£27**

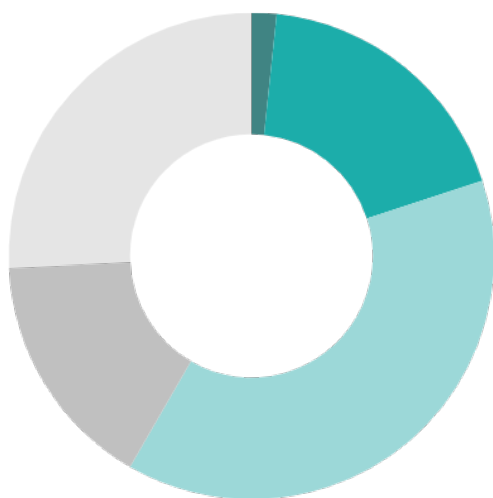
Average £ per square foot per annum for a 2-bed flat



**1.9%**

Average discount on initial asking price

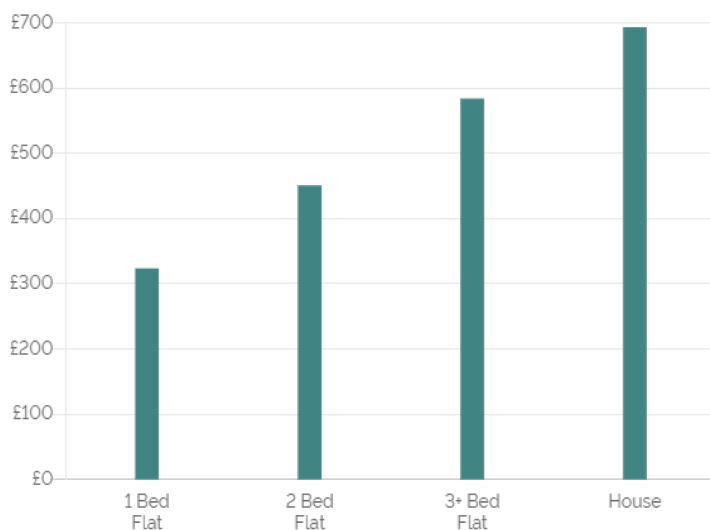
## Let Properties by Type



■ 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

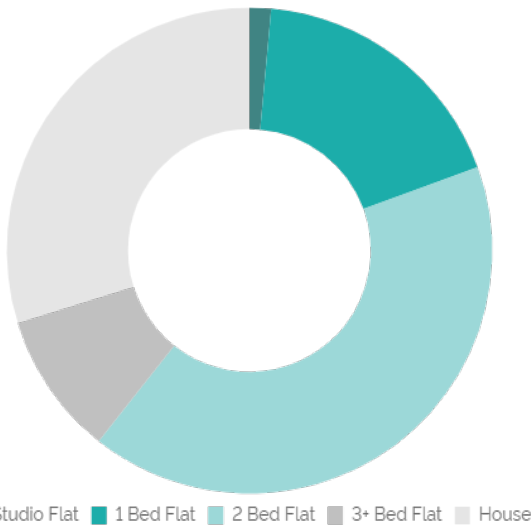
- Rental values averaged £434 per week for flats and £693 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £26.89 per square foot per annum in rent, down from £31.28 at the same time last year, and down from £30.15 6 months ago.
- The number of properties let over the last 3 months was down 34.2% versus the same period last year, but down 40.0% from 3 months ago.
- Achieved rental values fell by 14.0% compared to the same period last year, and fell by 10.8% versus 3 months ago.

# Current Availability



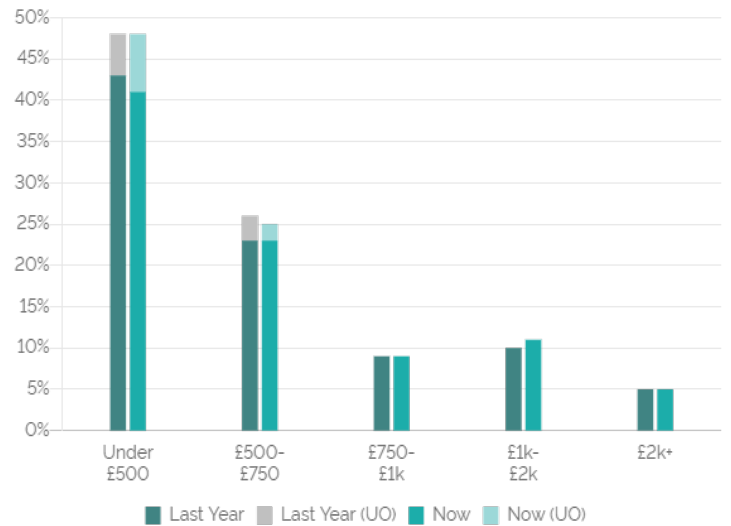
Source: LonRes - As at Jan 6th 2021

## 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

- 82.4% of properties have asking prices less than £1,000 per week, up from 81.5% from the previous 3 months, but the same as at the same time last year.
- 5.7% of properties have asking prices of £2,000 or more per week.
- 38.5% of flats and 30.2% 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.

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