

Area Overview

Richmond, Kew & Sheen Q4 2020 Lettings Report



Let: Oct-Dec 2020



-3.4%

Three-month change in achieved price



-55.3%

Three-month change in transaction volume



£28

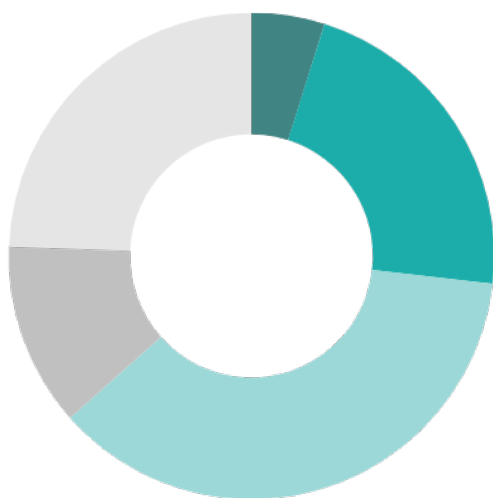
Average £ per square foot per annum for a 2-bed flat



2.6%

Average discount on initial asking price

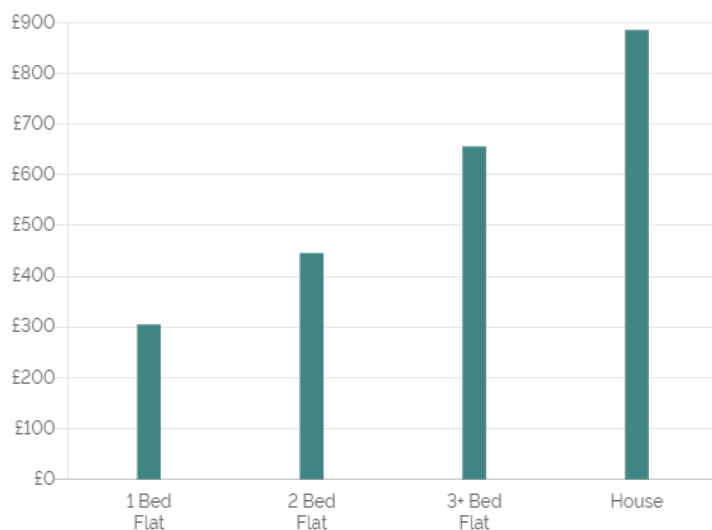
Let Properties by Type



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

Source: LonRes - Oct-Dec 2021

Achieved Rental Price per Week by Property Type



Source: LonRes - Oct-Dec 2021

Key Findings

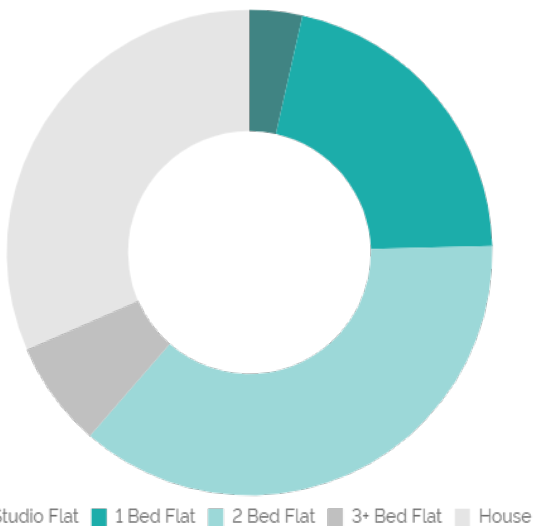
- Rental values averaged £405 per week for flats and £885 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £29.67 per square foot per annum in rent, down from £30.65 at the same time last year, and down from £30.73 6 months ago.
- The number of properties let over the last 3 months was down 14.3% versus the same period last year, but down 55.3% from 3 months ago.
- Achieved rental values remain unchanged versus the same period last year, and are the same as 6 months ago.

Current Availability



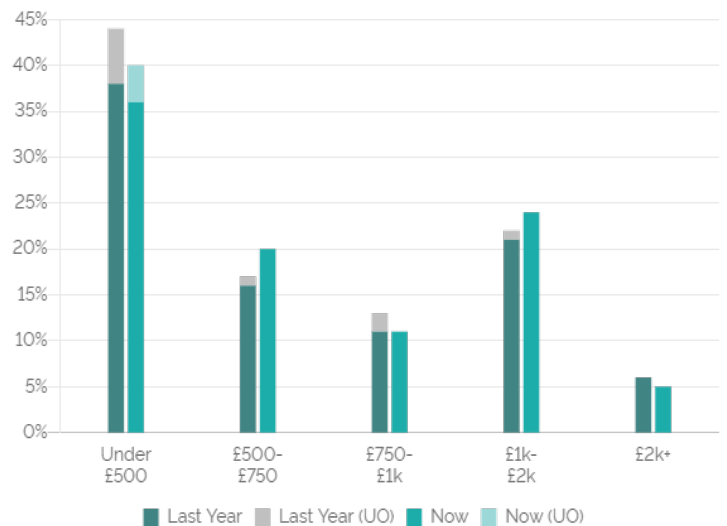
Source: LonRes - As at Jan 6th 2021

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

- 70.9% of properties have asking prices less than £1,000 per week, down from 76.9% from the previous 3 months and down from 74.1% from the same time last year.
- 5.5% of properties have asking prices of £2,000 or more per week.
- 25.6% of flats and 38.9% 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 Richmond, Kew & Sheen Q4 2020 Lettings Report catchment includes all properties let within the aforementioned area(s).