

Area Overview

Vauxhall, Nine Elms, Borough & Kennington Q2 2020
Lettings Report



Let: Apr-Jun 2020



-22.1%

Three-month change
in achieved price



-20.4%

Three-month change
in transaction volume



£32

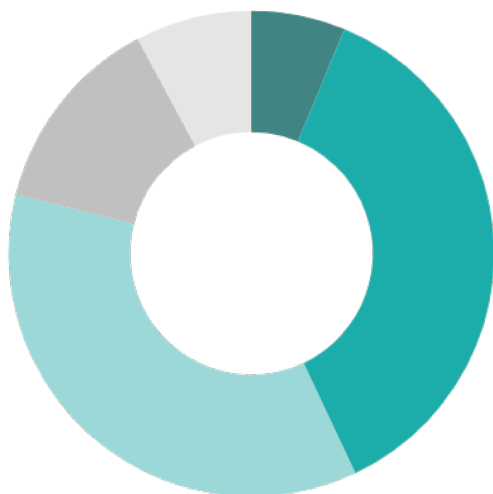
Average £ per square
foot per annum for a
2-bed flat



3.9%

Average discount on
initial asking price

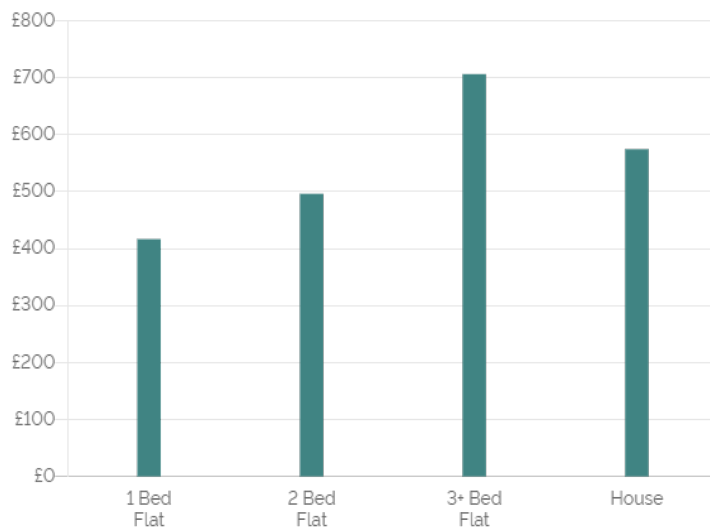
Let Properties by Type



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

Source: LonRes - Apr-Jun 2020

Achieved Rental Price per Week by Property Type



Source: LonRes - Apr-Jun 2020

Key Findings

- Rental values averaged £480 per week for flats and £574 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £34.82 per square foot per annum in rent, down from £40.94 at the same time last year, and down from £44.67 6 months ago.
- The number of properties let over the last 3 months was down 47.8% versus the same period last year, but down 20.4% from 3 months ago.
- Achieved rental values fell by 15.0% compared to the same period last year, and fell by 22.1% versus 3 months ago.

Current Availability



117

Average number of days current inventory has been available



35.8%

of properties on the market have been reduced in price



100.7%

Annual change in the number of available properties

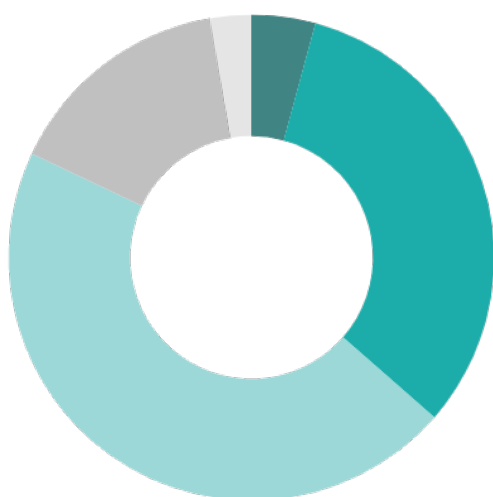


13.7%

Percentage of available properties currently under offer

Source: LonRes - As at Jul 6th 2020

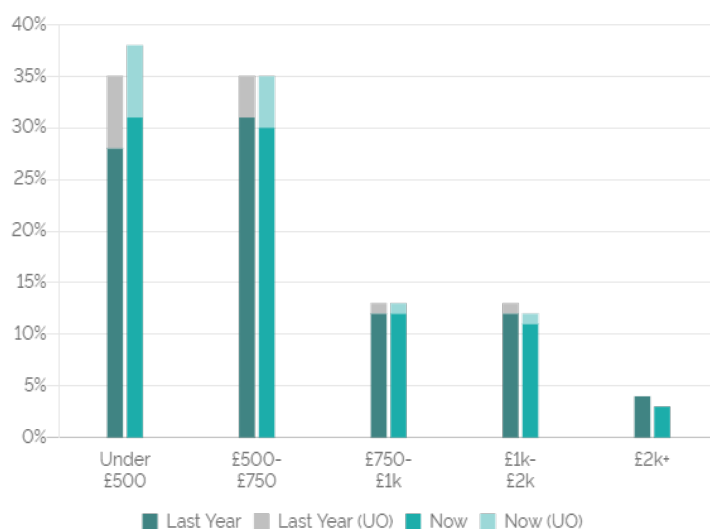
Properties On Market by Type



■ 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

- 37.5% of properties have asking prices less than £500 per week, up from 30.9% from the previous 3 months and up from 32.1% from the same time last year.
- 15.1% of properties have asking prices of £1,000 or more per week.
- 36.0% of flats and 29.4% 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 Vauxhall, Nine Elms, Borough & Kennington Q2 2020 Lettings Report catchment includes all properties let within the aforementioned area(s).