

Area Overview

Battersea, Clapham & Wandsworth Q3 2021 Lettings Report



Let: Jul-Sep 2021



4.4%

Three-month change in achieved price



5.5%

Three-month change in transaction volume



£33

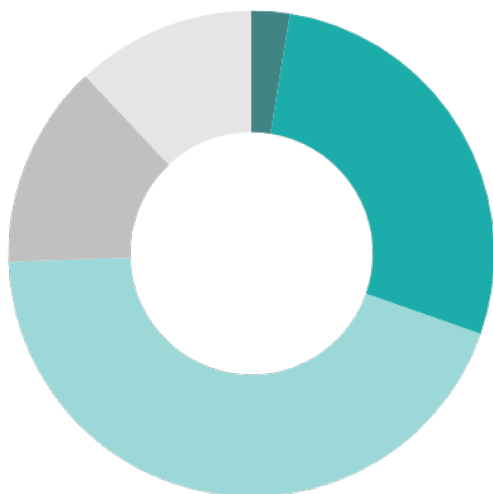
Average £ per square foot per annum for a 2-bed flat



0.1%

Average discount on initial asking price

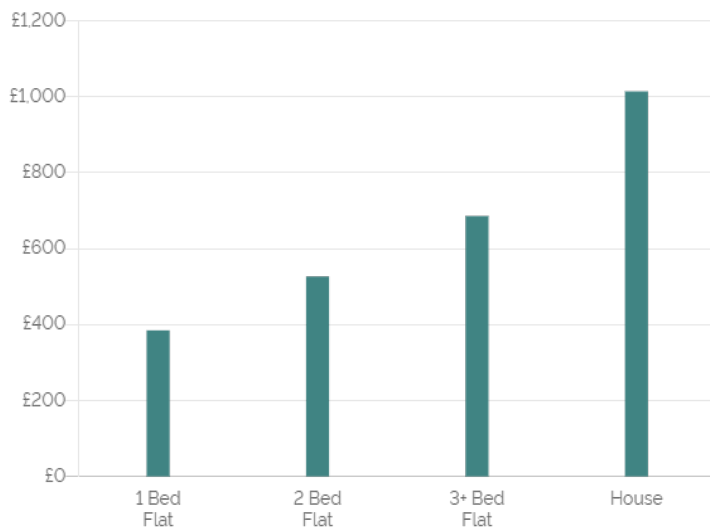
Let Properties by Type



Legend: Studio Flat, 1 Bed Flat, 2 Bed Flat, 3+ Bed Flat, House

Source: LonRes - Jul-Sep 2021

Achieved Rental Price per Week by Property Type



Source: LonRes - Jul-Sep 2021

Key Findings

- Rental values averaged £496 per week for flats and £1,008 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £34.27 per square foot per annum in rent, up from £32.46 at the same time last year, and up from £32.84 6 months ago.
- The number of properties let over the last 3 months was down 32.5% versus the same period last year, but up 5.5% from 3 months ago.
- Achieved rental values rose by 5.6% compared to the same period last year, and rose by 4.4% versus 3 months ago.

Current Availability



60

Average number of days current inventory has been available



9.6%

of properties on the market have been reduced in price



-66.6%

Annual change in the number of available properties

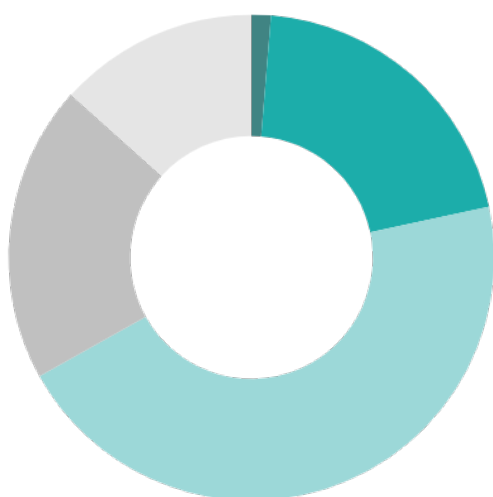


21%

Percentage of available properties currently under offer

Source: LonRes - As at Oct 6th 2021

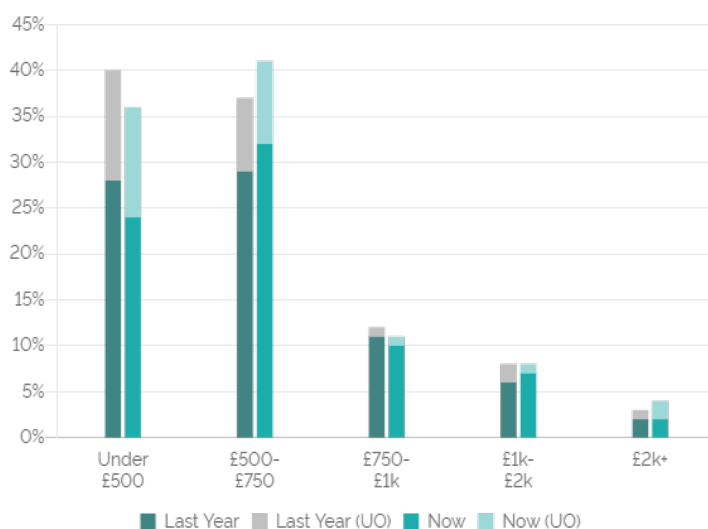
Properties On Market by Type



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

Source: LonRes - As at Oct 6th 2021

Properties on the Market by Price Band



Source: LonRes - As at Oct 6th 2021

Key Findings

- 35.8% of properties have asking prices less than £500 per week, down from 41.6% from the previous 3 months and down from 43.2% from the same time last year.
- 12.1% of properties have asking prices of £1,000 or more per week.
- 10.3% of flats and 4.8% of houses currently available have seen a reduction in asking rents since they were first put on the market.

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October 6, 2021, the Battersea, Clapham & Wandsworth Q3 2021 Lettings Report catchment includes all properties let within the aforementioned areas(s).