

# Area Overview

## Bayswater & Maida Vale Q3 2021 Lettings Report



Let: Jul-Sep 2021



14.6%

Three-month change in achieved price



7.9%

Three-month change in transaction volume



£40

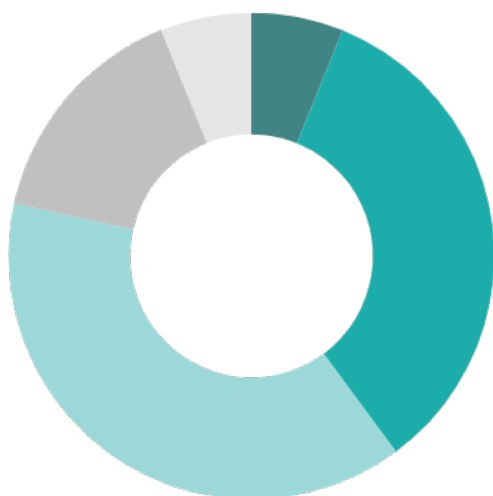
Average £ per square foot per annum for a 2-bed flat



1.7%

Average discount on initial asking price

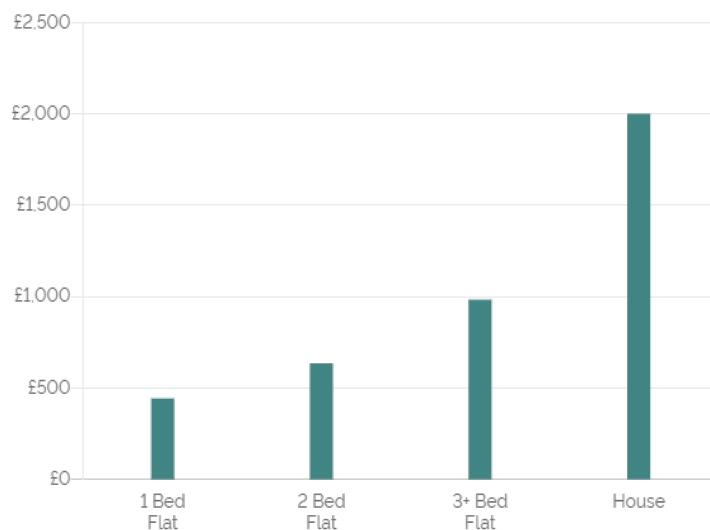
### Let Properties by Type



■ 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

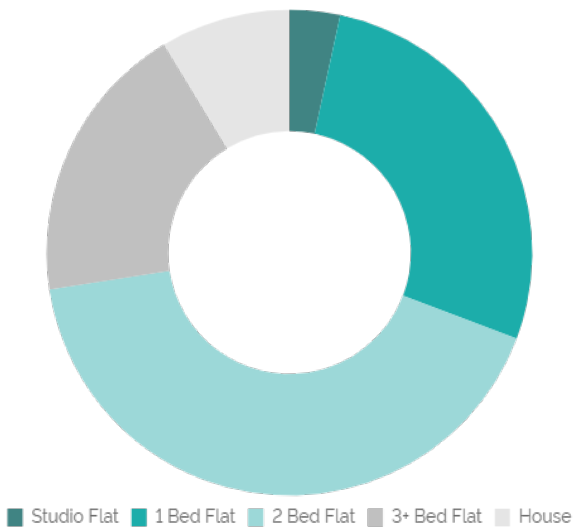
- Rental values averaged £593 per week for flats and £1,817 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £42.71 per square foot per annum in rent, up from £39.12 at the same time last year, and up from £37.26 6 months ago.
- The number of properties let over the last 3 months was down 18.3% versus the same period last year, but up 7.9% from 3 months ago.
- Achieved rental values rose by 9.2% compared to the same period last year, and rose by 14.6% versus 3 months ago.

# Current Availability



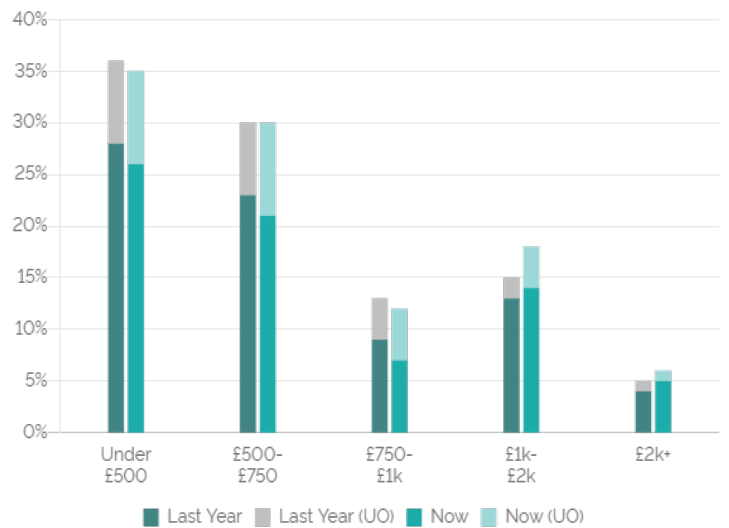
Source: LonRes - As at Oct 6th 2021

## Properties On Market by Type



Source: LonRes - As at Oct 6th 2021

## Properties on the Market by Price Band



Source: LonRes - As at Oct 6th 2021

## Key Findings

- 76.0% of properties have asking prices less than £1,000 per week, down from 83.2% from the previous 3 months and down from 83.0% from the same time last year.
- 6.0% of properties have asking prices of £2,000 or more per week.
- 24.9% of flats and 34.6% 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 Bayswater & Maida Vale Q3 2021 Lettings Report catchment includes all properties let within the aforementioned area(s).