

# Area Overview

## Bayswater & Maida Vale Q4 2021 Lettings Report



### Let: Oct-Dec 2021



9.5%

Three-month change in achieved price



-60.3%

Three-month change in transaction volume



£47

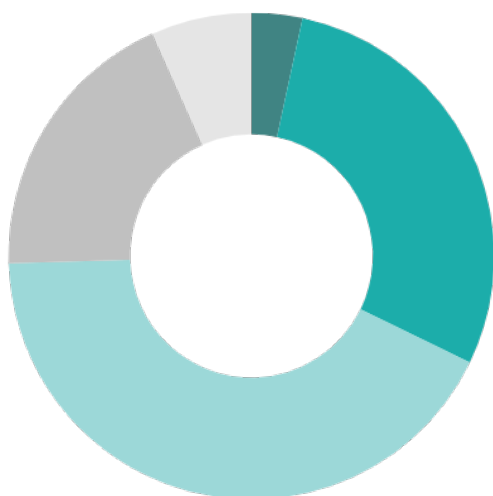
Average £ per square foot per annum for a 2-bed flat



0.1%

Average discount on initial asking price

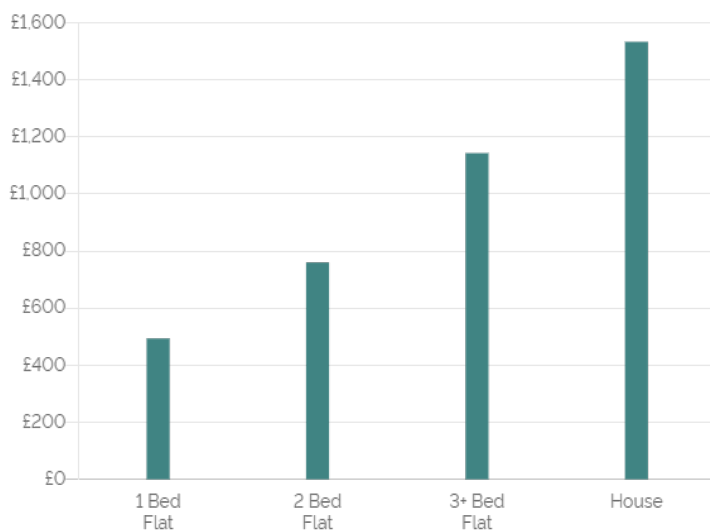
### Let Properties by Type



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

Source: LonRes - Oct-Dec 2022

### Achieved Rental Price per Week by Property Type



Source: LonRes - Oct-Dec 2022

### Key Findings

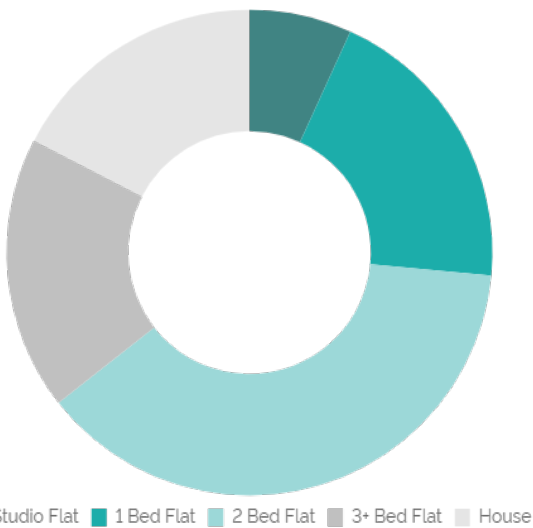
- Rental values averaged £717 per week for flats and £1,533 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £47.13 per square foot per annum in rent, up from £38.63 at the same time last year, and up from £43.05 6 months ago.
- The number of properties let over the last 3 months remains unchanged versus the same period last year, and the same as from 3 months ago.
- Achieved rental values rose by 22.0% compared to the same period last year, and rose by 9.5% versus 3 months ago.

# Current Availability



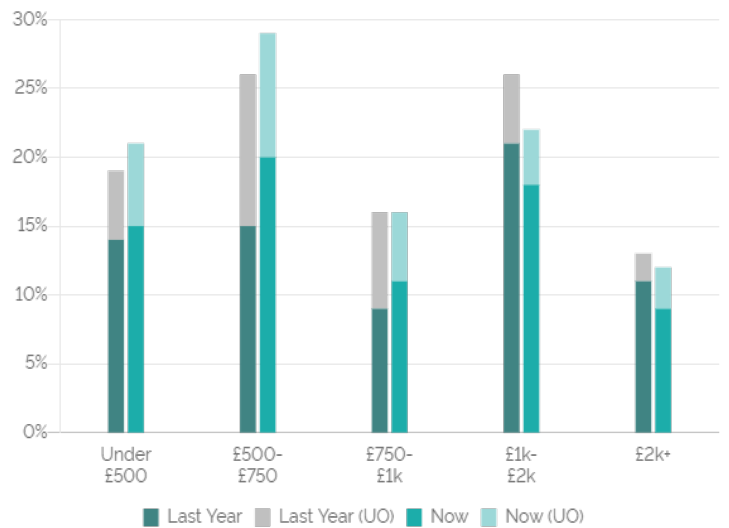
Source: LonRes - As at Jan 6th 2022

## Properties On Market by Type



Source: LonRes - As at Jan 6th 2022

## Properties on the Market by Price Band



Source: LonRes - As at Jan 6th 2022

## Key Findings

- 65.7% of properties have asking prices less than £1,000 per week. This is the same as 3 months ago, but down from 82.6% from the same time last year.
- 12.4% of properties have asking prices of £2,000 or more per week.
- 16.5% of flats and 13.0% of houses currently available have seen a reduction in asking rents since they were first put on the market.

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January 6, 2022, the Bayswater & Maida Vale Q4 2021 Lettings Report catchment includes all properties let within the aforementioned area(s).