

Area Overview

Hammersmith & Brook Green, Chiswick, North Kensington
Q3 2021 Lettings Report



Let: Jul-Sep 2021



0.1%

Three-month change
in achieved price



-4.2%

Three-month change
in transaction volume



£32

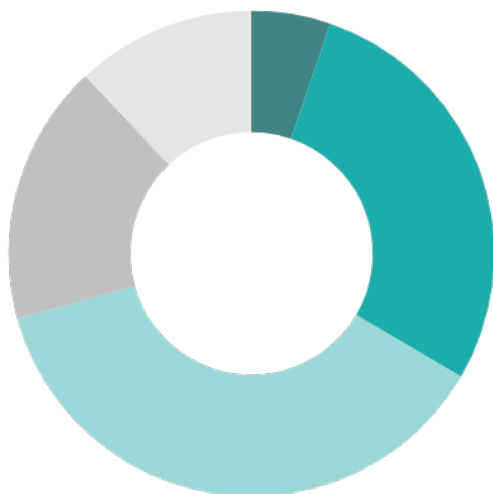
Average £ per square
foot per annum for a
2-bed flat



0.8%

Average discount on
initial asking price

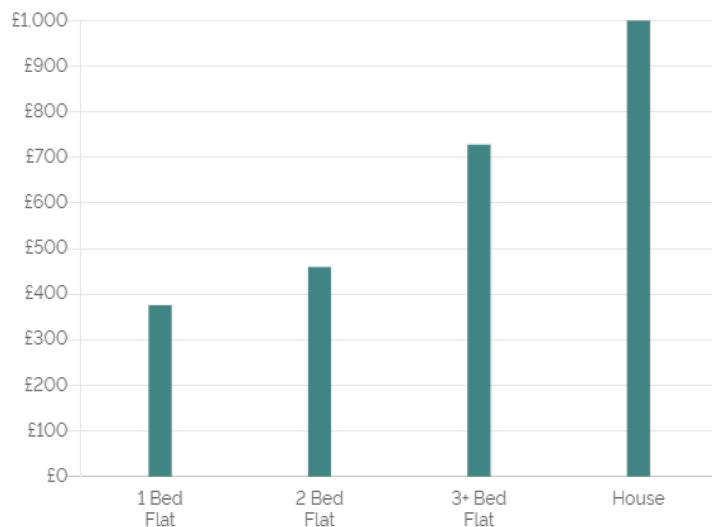
Let Properties by Type



■ 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 £469 per week for flats and £1,000 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £33.61 per square foot per annum in rent, up from £32.79 at the same time last year, but the same as 6 months ago.
- The number of properties let over the last 3 months was down 16.5% versus the same period last year, but down 4.2% from 3 months ago.
- Achieved rental values rose 0.1% versus the same period last year, but are the same as 6 months ago.

Current Availability



62

Average number of days current inventory has been available



23.3%

of properties on the market have been reduced in price



-65.3%

Annual change in the number of available properties

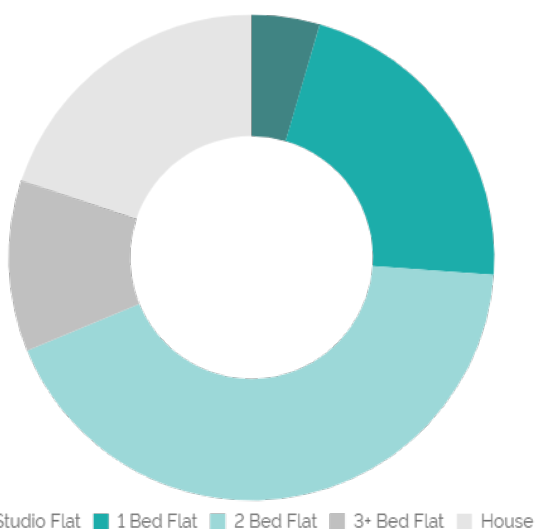


35.2%

Percentage of available properties currently under offer

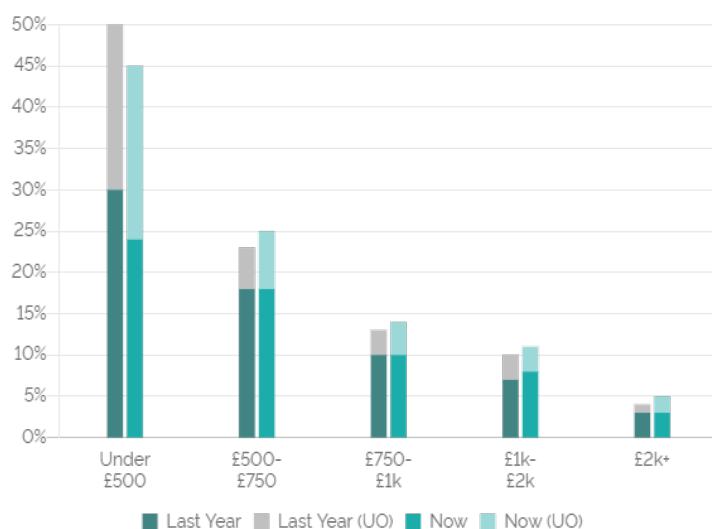
Source: LonRes - As at Oct 6th 2021

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

- 45.1% of properties have asking prices less than £500 per week, down from 49.8% from the previous 3 months and down from 57.6% from the same time last year.
- 15.9% of properties have asking prices of £1,000 or more per week.
- 21.3% of flats and 31.4% 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 Hammersmith & Brook Green, Chiswick, North Kensington Q3 2021 Lettings Report catchment includes all properties let within the aforementioned area(s).