

Area Overview

Hampstead Q1 2021 Lettings Report



Let: Jan-Mar 2021



1.7%

Three-month change in achieved price



-23.9%

Three-month change in transaction volume



£37

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



2.4%

Average discount on initial asking price

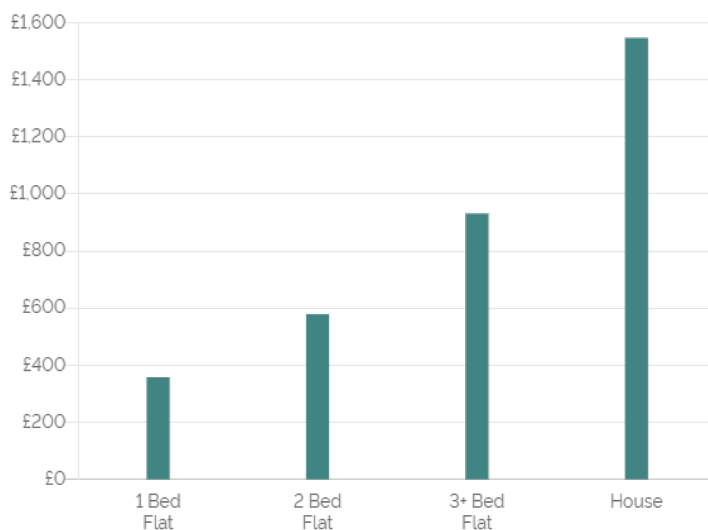
Let Properties by Type



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

Source: LonRes - Jan-Mar 2021

Achieved Rental Price per Week by Property Type



Source: LonRes - Jan-Mar 2021

Key Findings

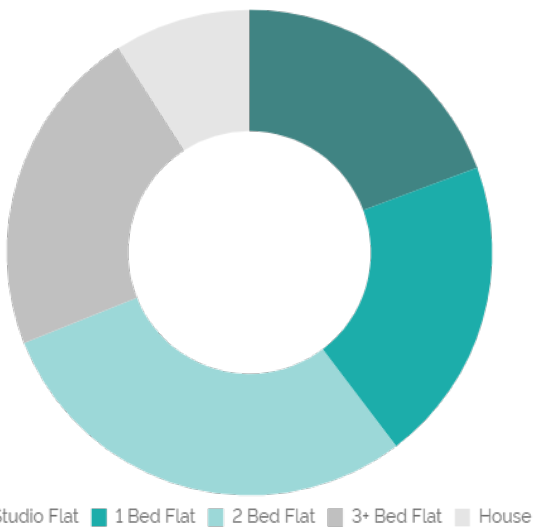
- Rental values averaged £614 per week for flats and £1,547 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £36.83 per square foot per annum in rent, down from £37.57 at the same time last year, and up from £36.22 6 months ago.
- The number of properties let over the last 3 months was down 8.5% versus the same period last year, but down 23.9% from 3 months ago.
- Achieved rental values fell by 2.0% compared to the same period last year, and rose by 1.7% versus 3 months ago.

Current Availability



Source: LonRes - As at Apr 6th 2021

Properties On Market by Type



Source: LonRes - As at Apr 6th 2021

Properties on the Market by Price Band



Source: LonRes - As at Apr 6th 2021

Key Findings

- 80.6% of properties have asking prices less than £1,000 per week, up from 76.8% from the previous 3 months and up from 64.0% from the same time last year.
- 6.1% of properties have asking prices of £2,000 or more per week.
- 48.0% of flats and 34.3% of houses currently available have seen a reduction in asking rents since they were first put on the market.

⚠ Proceed with caution! – Partial closure of the housing market in Q2 2020 and the ongoing impact of COVID restrictions and stamp duty incentives continue to impact the data this quarter.

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April 6, 2021, the Hampstead Q1 2021 Lettings Report catchment includes all properties let within the aforementioned area(s).