

Area Overview

Hampstead Q3 2021 Lettings Report



Let: Jul-Sep 2021



5.4%

Three-month change in achieved price



-8.3%

Three-month change in transaction volume



£35

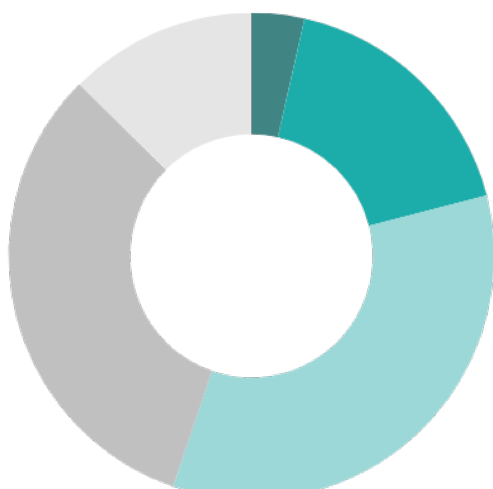
Average £ per square foot per annum for a 2-bed flat



3.4%

Average discount on initial asking price

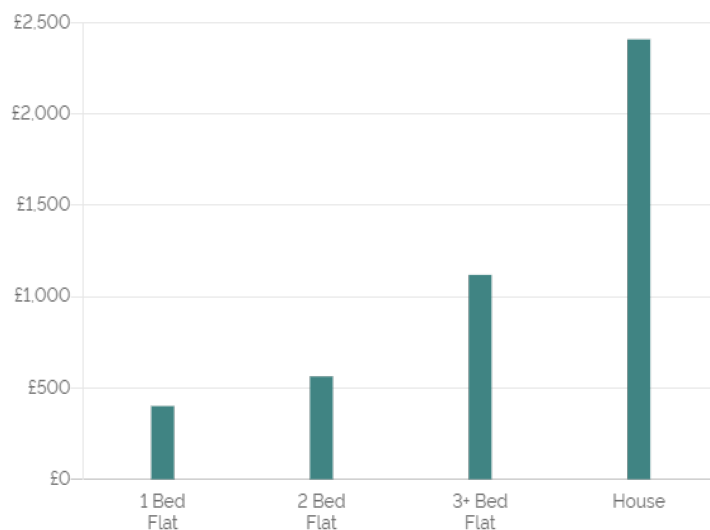
Let Properties by Type



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

Source: LonRes - Jul-Sep 2021

Achieved Rental Price per Week by Property Type



Source: LonRes - Jul-Sep 2021

Key Findings

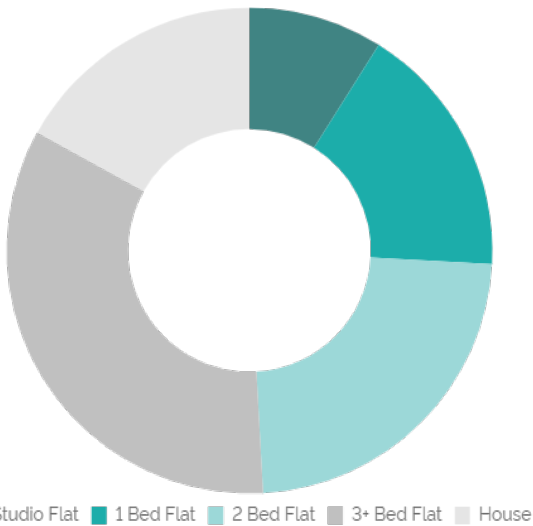
- Rental values averaged £668 per week for flats and £2,408 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £39.92 per square foot per annum in rent, up from £38.66 at the same time last year, and up from £37.87 6 months ago.
- The number of properties let over the last 3 months was down 35.6% versus the same period last year, but down 8.3% from 3 months ago.
- Achieved rental values rose by 3.3% compared to the same period last year, and rose by 5.4% versus 3 months ago.

Current Availability



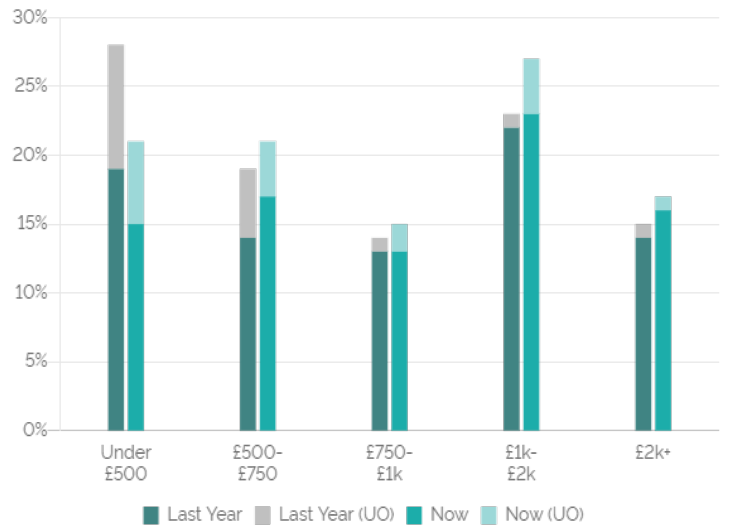
Source: LonRes - As at Oct 6th 2021

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

- 56.6% of properties have asking prices less than £1,000 per week, down from 69.4% from the previous 3 months and down from 69.4% from the same time last year.
- 17.0% of properties have asking prices of £2,000 or more per week.
- 24.7% of flats and 30.0% 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 Hampstead Q3 2021 Lettings Report catchment includes all properties let within the aforementioned area(s).