

# Area Overview

## Hampstead Q4 2021 Lettings Report



### Let: Oct-Dec 2021



4%

Three-month change in achieved price



-43.3%

Three-month change in transaction volume



£39

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



1.4%

Average discount on initial asking price

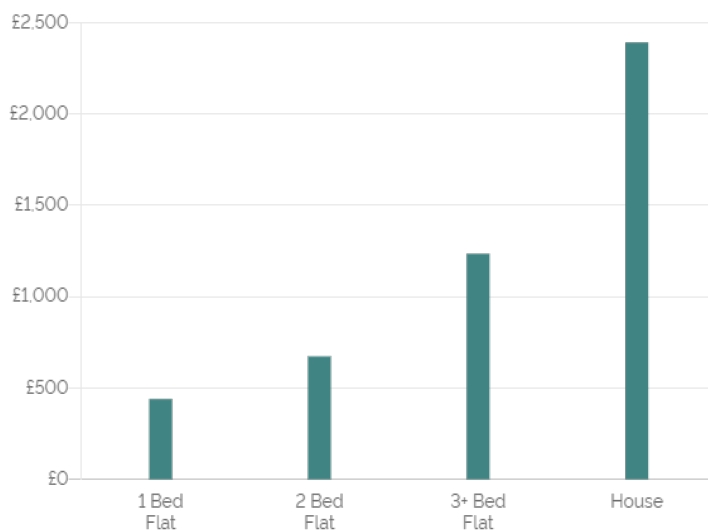
### Let Properties by Type



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

Source: LonRes - Oct-Dec 2022

### Achieved Rental Price per Week by Property Type



Source: LonRes - Oct-Dec 2022

### Key Findings

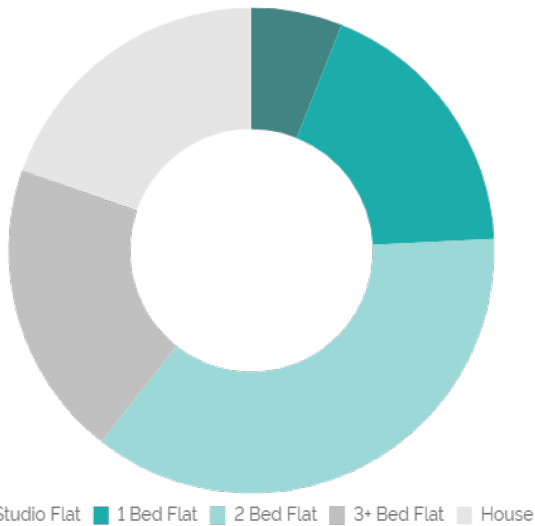
- Rental values averaged £797 per week for flats and £2,340 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £41.86 per square foot per annum in rent, up from £36.18 at the same time last year, and up from £40.26 6 months ago.
- The number of properties let over the last 3 months was down 58.2% versus the same period last year, but down 43.3% from 3 months ago.
- Achieved rental values rose by 15.7% compared to the same period last year, and rose by 4.0% versus 3 months ago.

# Current Availability



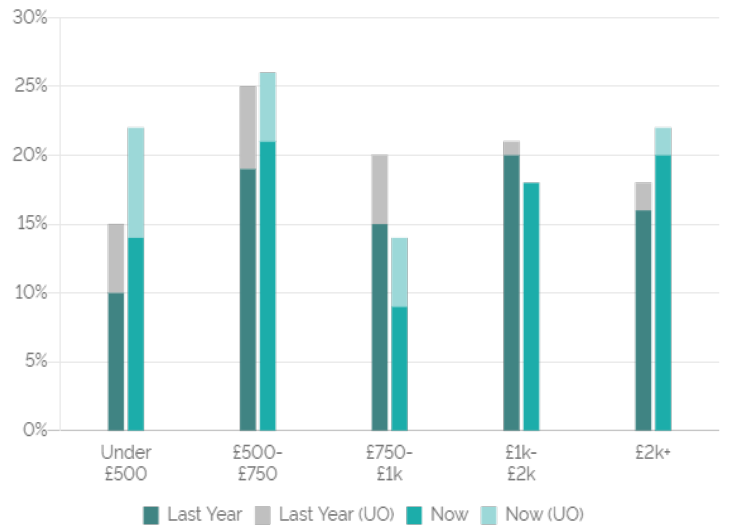
Source: LonRes - As at Jan 6th 2022

## 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

- 60.6% of properties have asking prices less than £1,000 per week, up from 57.3% from the previous 3 months and down from 72.7% from the same time last year.
- 21.2% of properties have asking prices of £2,000 or more per week.
- 22.6% of flats and 30.8% 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 Hampstead Q4 2021 Lettings Report catchment includes all properties let within the aforementioned area(s).