

Area Overview

Battersea, Clapham & Wandsworth Q4 2022 Lettings Report



Let: Oct-Dec 2022



7.3%

Three-month change in achieved price



-41.5%

Three-month change in transaction volume



£42

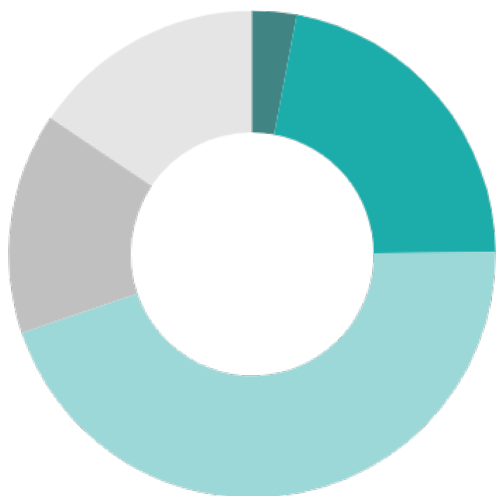
Average £ per square foot per annum for a 2-bed flat



2.3%

Average discount on initial asking price

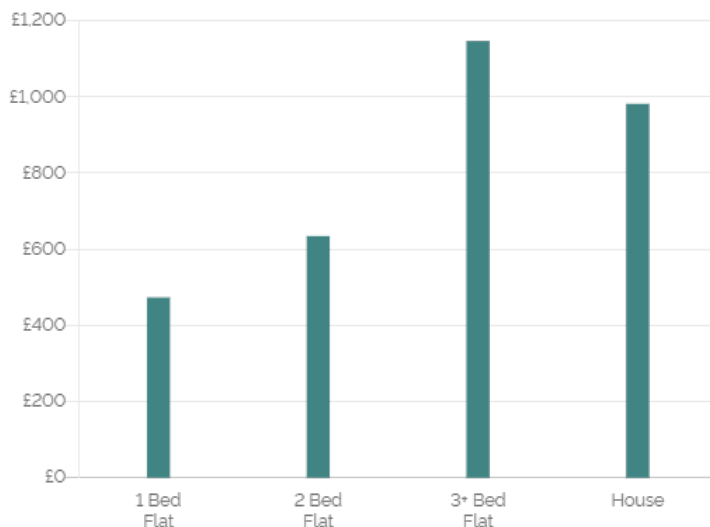
Let Properties by Type



Legend: Studio Flat, 1 Bed Flat, 2 Bed Flat, 3+ Bed Flat, House

Source: LonRes - Oct-Dec 2023

Achieved Rental Price per Week by Property Type



Source: LonRes - Oct-Dec 2023

Key Findings

- Rental values averaged £668 per week for flats and £962 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £42.51 per square foot per annum in rent, up from £35.82 at the same time last year, and up from £39.61 6 months ago.
- The number of properties let over the last 3 months was down 33.9% versus the same period last year, but down 41.5% from 3 months ago.
- Achieved rental values rose by 18.7% compared to the same period last year, and rose by 7.3% versus 3 months ago.

Current Availability



57

Average number of days current inventory has been available



16.3%

of properties on the market have been reduced in price



86.1%

Annual change in the number of available properties



20.4%

Percentage of available properties currently under offer

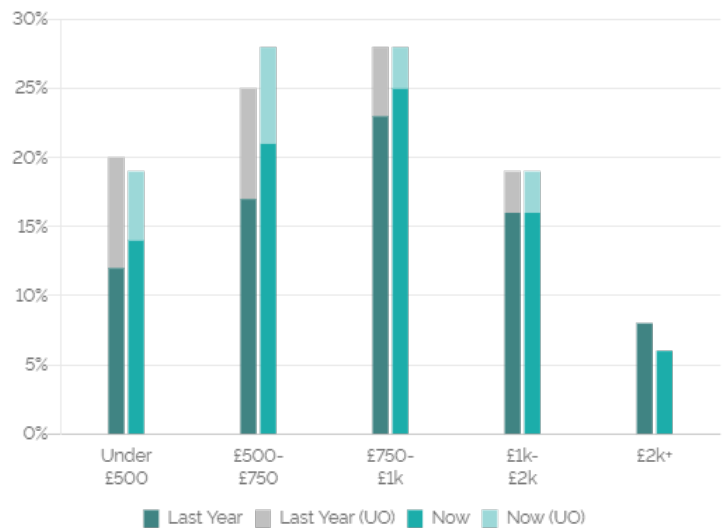
Source: LonRes - As at Jan 9th 2023

Properties On Market by Type



Source: LonRes - As at Jan 9th 2023

Properties on the Market by Price Band



Source: LonRes - As at Jan 9th 2023

Key Findings

- 75.5% of properties have asking prices less than £1,000 per week, up from 75.4% from the previous 3 months and down from 88.6% from the same time last year.
- 6.1% of properties have asking prices of £2,000 or more per week.
- 19.5% of flats and 3.4% of houses currently available have seen a reduction in asking rents since they were first put on the market.

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January 9, 2023, the Battersea, Clapham & Wandsworth Q4 2022 Lettings Report catchment includes all properties let within the aforementioned area(s).