

Area Overview

Fitzrovia, Bloomsbury & Soho Q4 2022 Lettings Report



Let: Oct-Dec 2022



2.1%

Three-month change in achieved price



-63.5%

Three-month change in transaction volume



£58

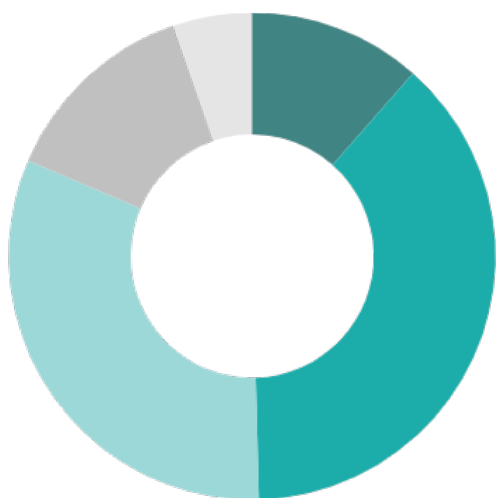
Average £ per square foot per annum for a 2-bed flat



1.8%

Average discount on initial asking price

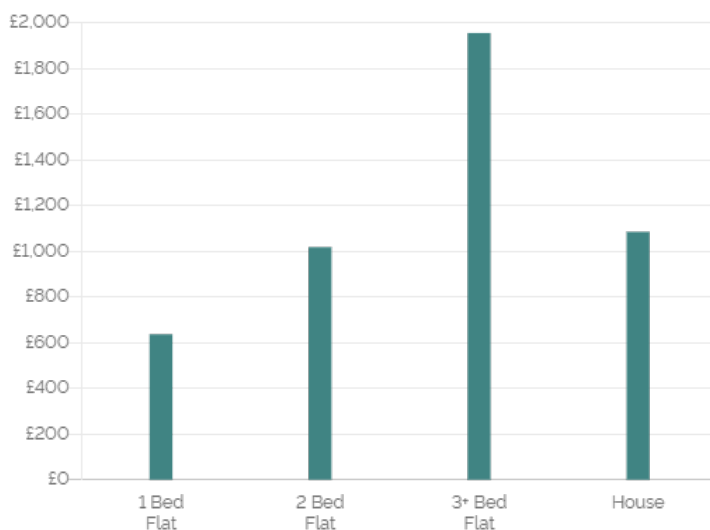
Let Properties by Type



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

Source: LonRes - Oct-Dec 2023

Achieved Rental Price per Week by Property Type



Source: LonRes - Oct-Dec 2023

Key Findings

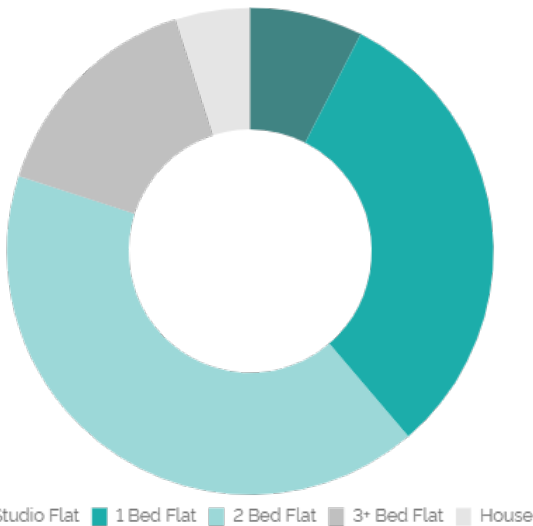
- Rental values averaged £864 per week for flats and £1,085 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £62.12 per square foot per annum in rent, up from £54.81 at the same time last year, and up from £60.85 6 months ago.
- The number of properties let over the last 3 months was down 20.7% versus the same period last year, but down 63.5% from 3 months ago.
- Achieved rental values rose by 13.3% compared to the same period last year, and rose by 2.1% versus 3 months ago.

Current Availability



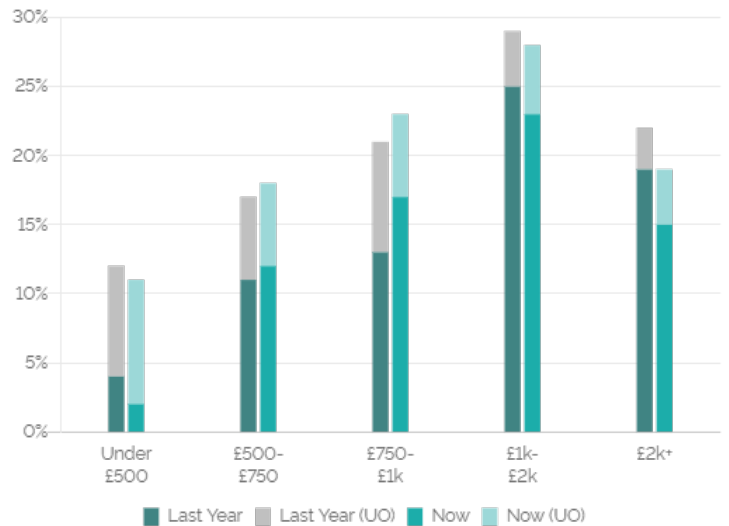
Source: LonRes - As at Jan 9th 2023

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

- 53.1% of properties have asking prices less than £1,000 per week, down from 54.4% from the previous 3 months and down from 61.5% from the same time last year.
- 18.5% of properties have asking prices of £2,000 or more per week.
- 14.5% of flats and 50.0% of houses currently available have seen a reduction in asking rents since they were first put on the market.

Proceed with caution! Data relating to houses may be volatile due to low transaction volumes.

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January 9, 2023, the Fitzrovia, Bloomsbury & Soho Q4 2022 Lettings Report catchment includes all properties let within the aforementioned area(s).