

Area Overview

Hammersmith & Brook Green, Chiswick, North Kensington
Q3 2022 Lettings Report



Let: Jul-Sep 2022



4%

Three-month change
in achieved price



15.1%

Three-month change
in transaction volume



£36

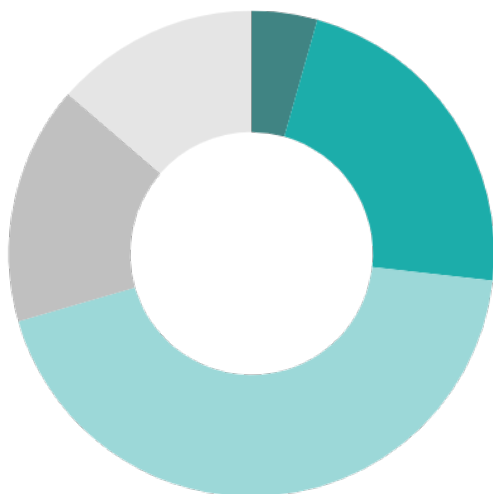
Average £ per square
foot per annum for a
2-bed flat



-0.1%

Average discount on
initial asking price

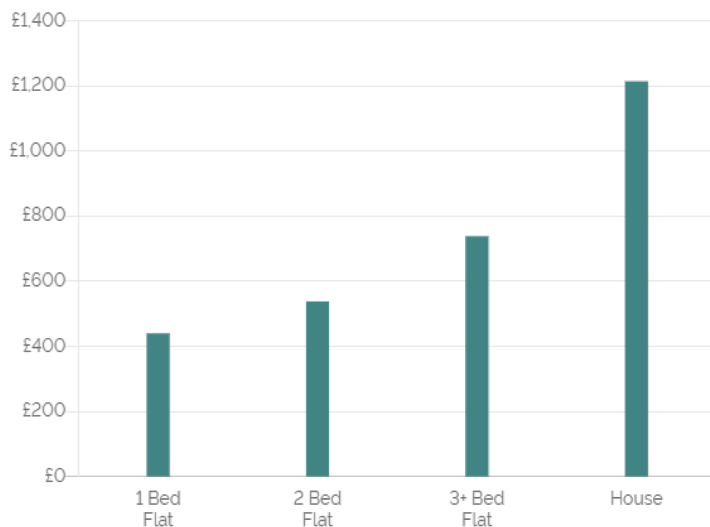
Let Properties by Type



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

Source: LonRes - Jul-Sep 2022

Achieved Rental Price per Week by Property Type



Source: LonRes - Jul-Sep 2022

Key Findings

- Rental values averaged £524 per week for flats and £1,215 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £39.09 per square foot per annum in rent, up from £33.99 at the same time last year, and up from £37.58 6 months ago.
- The number of properties let over the last 3 months was down 39.9% versus the same period last year, but up 15.1% from 3 months ago.
- Achieved rental values rose by 15.0% compared to the same period last year, and rose by 4.0% versus 3 months ago.

Current Availability



64

Average number of days current inventory has been available



14.2%

of properties on the market have been reduced in price



17.4%

Annual change in the number of available properties

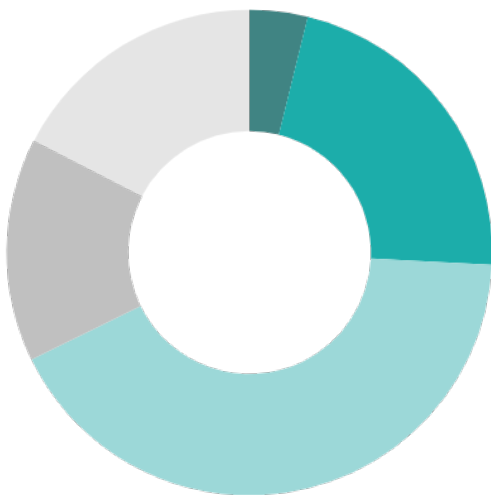


36.1%

Percentage of available properties currently under offer

Source: LonRes - As at Oct 6th 2022

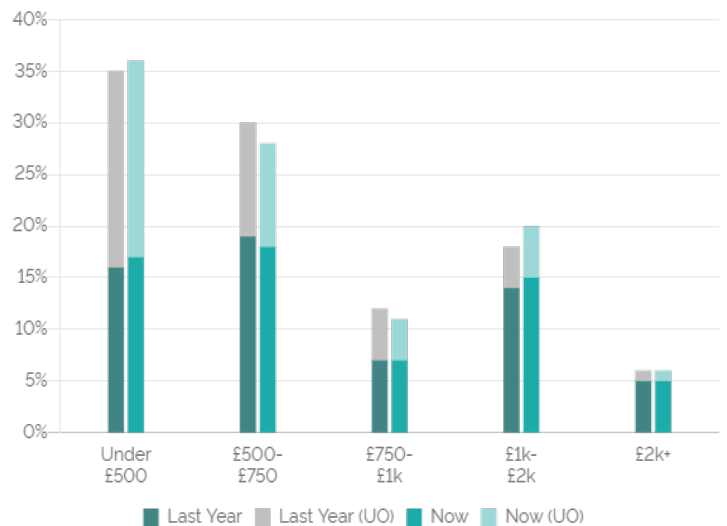
Properties On Market by Type



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

Source: LonRes - As at Oct 6th 2022

Properties on the Market by Price Band



Source: LonRes - As at Oct 6th 2022

Key Findings

- 75.3% of properties have asking prices less than £1,000 per week. This is the same as 3 months ago, but down from 78.8% from the same time last year.
- 5.2% of properties have asking prices of £2,000 or more per week.
- 12.5% of flats and 22.2% 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, 2022, the Hammersmith & Brook Green, Chiswick, North Kensington Q3 2022 Lettings Report catchment includes all properties let within the aforementioned areas(s).