

# Area Overview

## Hampstead Q1 2022 Lettings Report



### Let: Jan-Mar 2022



3%

Three-month change in achieved price



-34.7%

Three-month change in transaction volume



£38

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



2.2%

Average discount on initial asking price

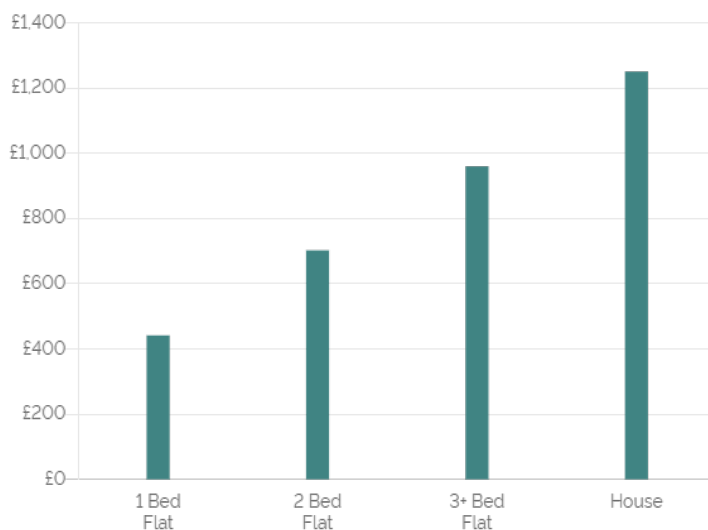
### Let Properties by Type



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

Source: LonRes - Jan-Mar 2022

### Achieved Rental Price per Week by Property Type



Source: LonRes - Jan-Mar 2022

### Key Findings

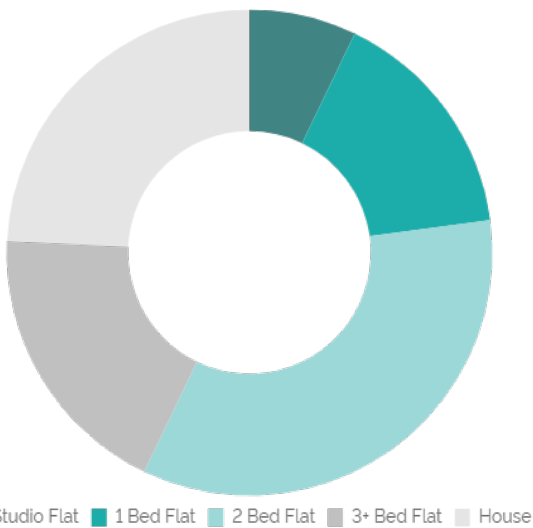
- Rental values averaged £597 per week for flats and £1,250 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £43.99 per square foot per annum in rent, up from £36.69 at the same time last year, and up from £42.69 6 months ago.
- The number of properties let over the last 3 months was down 71.6% versus the same period last year, but down 34.7% from 3 months ago.
- Achieved rental values rose by 19.9% compared to the same period last year, and rose by 3.0% versus 3 months ago.

# Current Availability



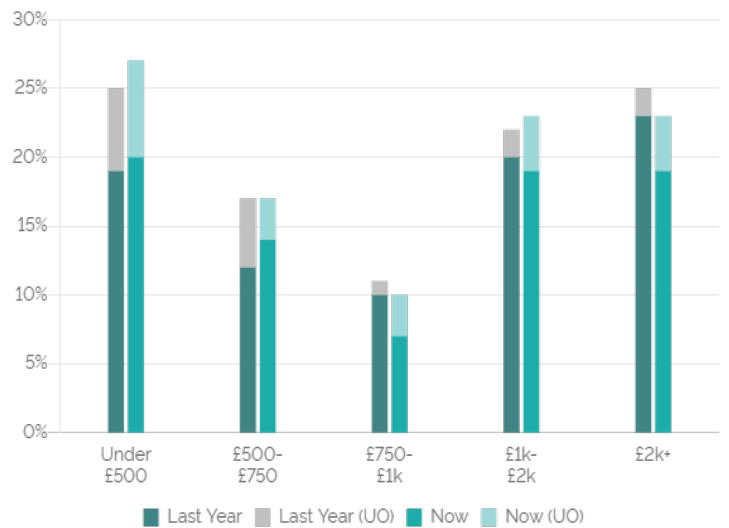
Source: LonRes - As at Apr 6th 2022

## Properties On Market by Type



Source: LonRes - As at Apr 6th 2022


## Properties on the Market by Price Band



Source: LonRes - As at Apr 6th 2022

## Key Findings

- 54.3% of properties have asking prices less than £1,000 per week, down from 59.6% from the previous 3 months and down from 72.4% from the same time last year.
- 22.9% of properties have asking prices of £2,000 or more per week.
- 17.0% of flats and 17.6% 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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April 6, 2022, the Hampstead Q1 2022 Lettings Report catchment includes all properties let within the aforementioned area(s).