

Area Overview

Hampstead Q3 2022 Lettings Report



Let: Jul-Sep 2022



1.1%

Three-month change in achieved price



57.6%

Three-month change in transaction volume



£43

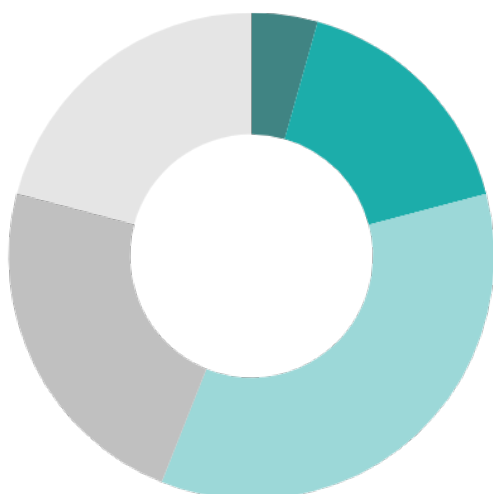
Average £ per square foot per annum for a 2-bed flat



-0.7%

Average discount on initial asking price

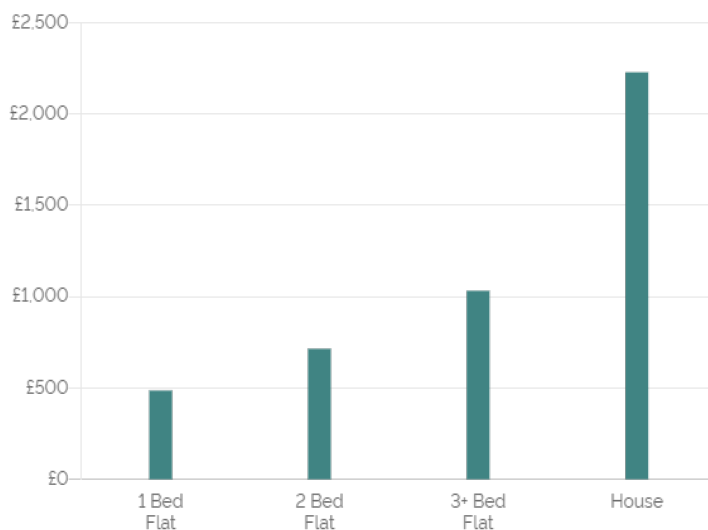
Let Properties by Type



■ 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

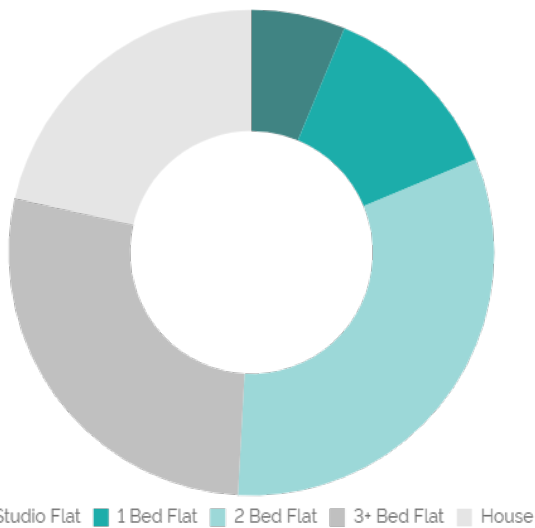
- Rental values averaged £720 per week for flats and £2,276 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £45.04 per square foot per annum in rent, up from £40.20 at the same time last year, but the same as 6 months ago.
- The number of properties let over the last 3 months was down 41.1% versus the same period last year, but up 57.6% from 3 months ago.
- Achieved rental values rose by 12.0% compared to the same period last year, and rose by 1.1% versus 3 months ago.

Current Availability



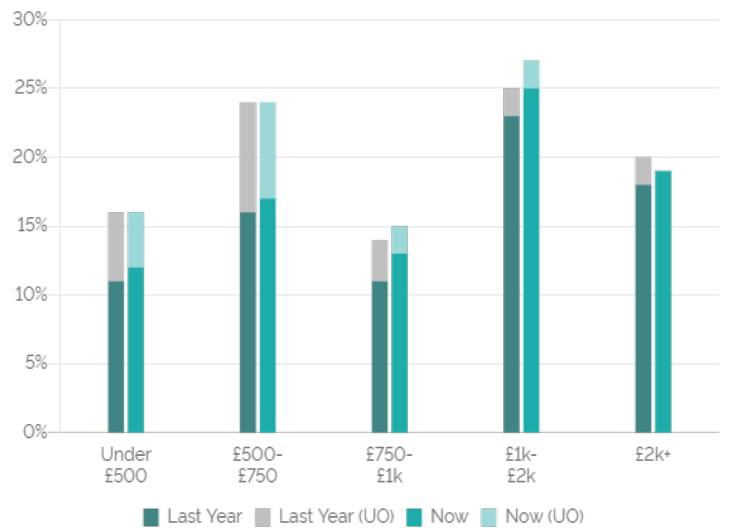
Source: LonRes - As at Oct 6th 2022

Properties On Market by Type



Source: LonRes - As at Oct 6th 2022

Properties on the Market by Price Band



Source: LonRes - As at Oct 6th 2022

Key Findings

- 54.1% of properties have asking prices less than £1,000 per week, up from 49.5% from the previous 3 months and down from 59.8% from the same time last year.
- 18.9% of properties have asking prices of £2,000 or more per week.
- 12.5% of flats and 29.2% 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 Hampstead Q3 2022 Lettings Report catchment includes all properties let within the aforementioned area(s).