

Area Overview

Hampstead Q4 2022 Lettings Report



Let: Oct-Dec 2022



-1.1%

Three-month change in achieved price



-38.5%

Three-month change in transaction volume



£43

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



-1.2%

Average discount on initial asking price

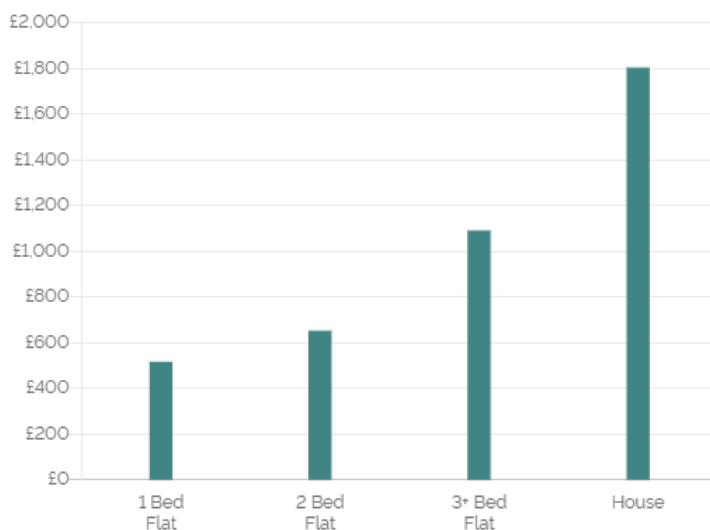
Let Properties by Type



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

Source: LonRes - Oct-Dec 2023

Achieved Rental Price per Week by Property Type



Source: LonRes - Oct-Dec 2023

Key Findings

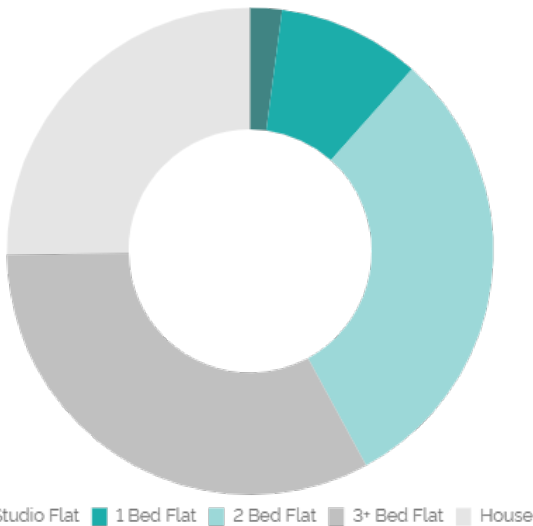
- Rental values averaged £696 per week for flats and £1,803 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £44.31 per square foot per annum in rent, up from £42.69 at the same time last year, and down from £44.80 6 months ago.
- The number of properties let over the last 3 months was down 22.7% versus the same period last year, but down 38.5% from 3 months ago.
- Achieved rental values rose by 3.8% compared to the same period last year, and fell by 1.1% versus 3 months ago.

Current Availability



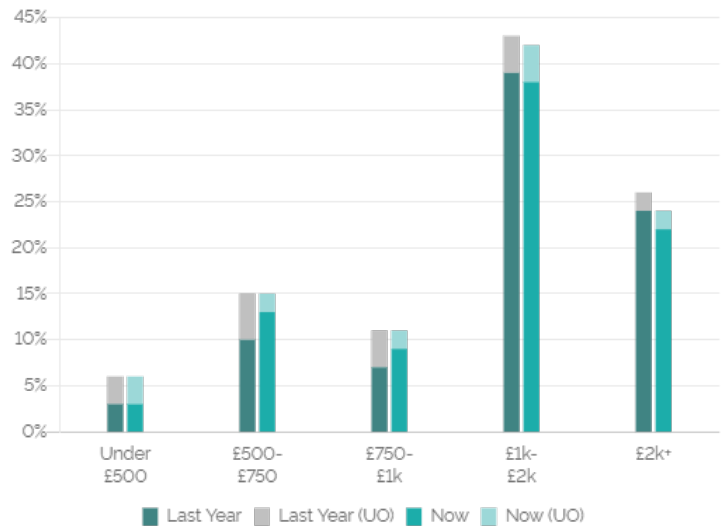
Source: LonRes - As at Jan 9th 2023

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

- 33.3% of properties have asking prices less than £1,000 per week, down from 45.6% from the previous 3 months and down from 60.0% from the same time last year.
- 24.4% of properties have asking prices of £2,000 or more per week.
- 22.5% of flats and 16.7% 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 Hampstead Q4 2022 Lettings Report catchment includes all properties let within the aforementioned area(s).