

Area Overview

Kings Cross & Islington Q1 2022 Lettings Report



Let: Jan-Mar 2022



-5%

Three-month change in achieved price



-14.8%

Three-month change in transaction volume



£39

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



0.9%

Average discount on initial asking price

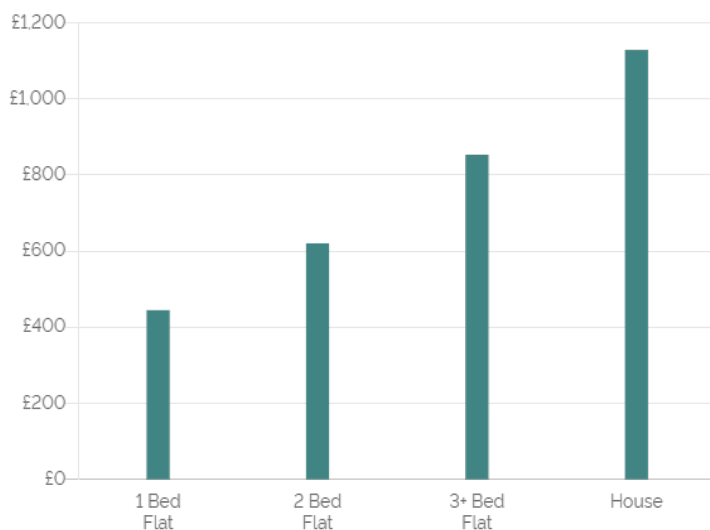
Let Properties by Type



■ 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

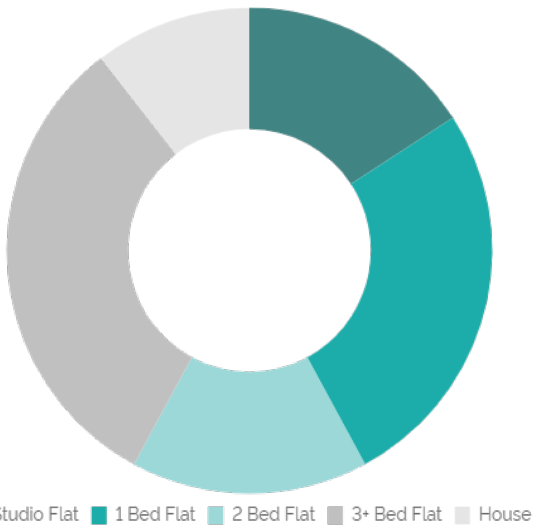
- Rental values averaged £570 per week for flats and £1,128 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £38.92 per square foot per annum in rent, up from £33.55 at the same time last year, and down from £40.97 6 months ago.
- The number of properties let over the last 3 months was down 69.7% versus the same period last year, but down 14.8% from 3 months ago.
- Achieved rental values rose by 16.0% compared to the same period last year, and fell by 5.0% versus 3 months ago.

Current Availability



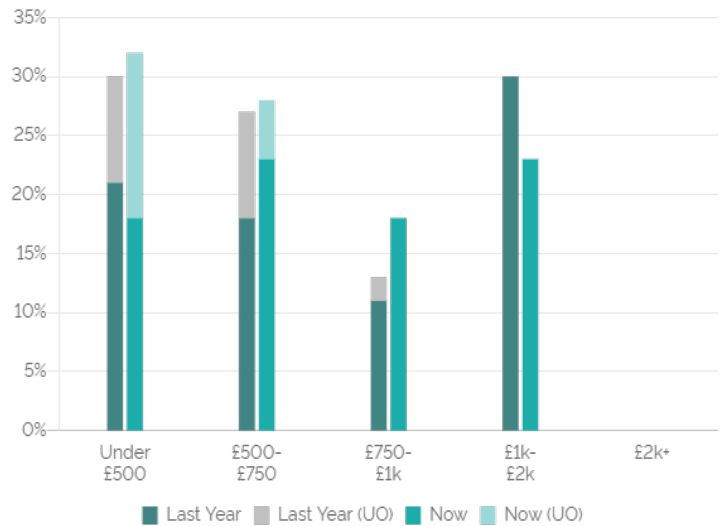
Source: LonRes - As at Apr 6th 2022

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

- 31.8% of properties have asking prices less than £500 per week, down from 38.5% from the previous 3 months and down from 40.8% from the same time last year.
- 22.7% of properties have asking prices of £1,000 or more per week.
- 5.9% 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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April 6, 2022, the Kings Cross & Islington Q1 2022 Lettings Report catchment includes all properties let within the aforementioned areas(s).