

Area Overview

Kings Cross & Islington Q2 2022 Lettings Report



Let: Apr-Jun 2022



19.6%

Three-month change in achieved price



40.4%

Three-month change in transaction volume



£45

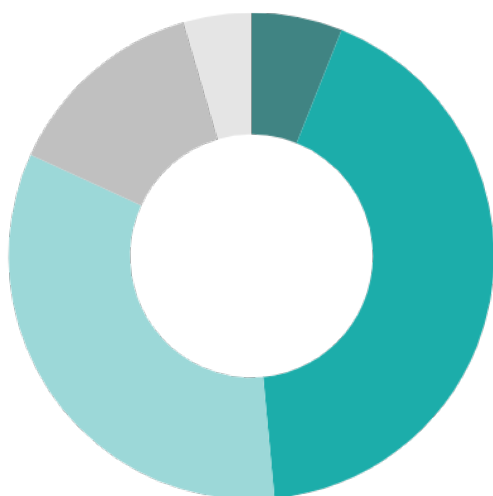
Average £ per square foot per annum for a 2-bed flat



0.1%

Average discount on initial asking price

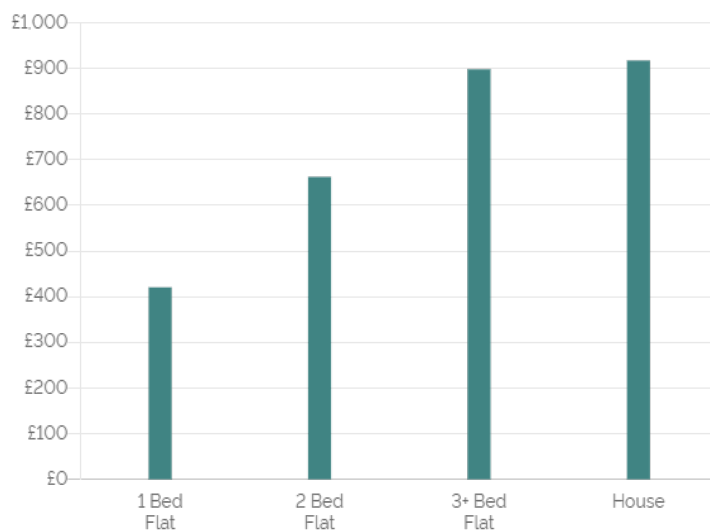
Let Properties by Type



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

Source: LonRes - Apr-Jun 2022

Achieved Rental Price per Week by Property Type



Source: LonRes - Apr-Jun 2022

Key Findings

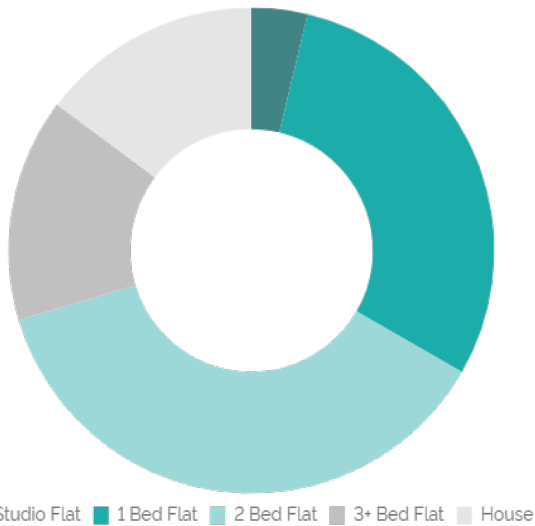
- Rental values averaged £588 per week for flats and £917 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £46.54 per square foot per annum in rent, up from £36.68 at the same time last year, and up from £38.92 6 months ago.
- The number of properties let over the last 3 months was down 55.1% versus the same period last year, but up 40.4% from 3 months ago.
- Achieved rental values rose by 26.9% compared to the same period last year, and rose by 19.6% versus 3 months ago.

Current Availability



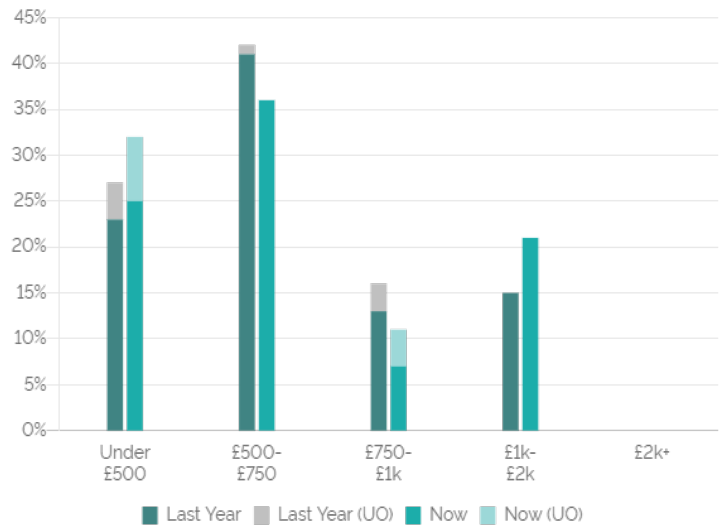
Source: LonRes - As at Jul 6th 2022

Properties On Market by Type



Source: LonRes - As at Jul 6th 2022

Properties on the Market by Price Band



Source: LonRes - As at Jul 6th 2022

Key Findings

- 32.1% of properties have asking prices less than £500 per week, up from 30.0% from the previous 3 months and down from 42.0% from the same time last year.
- 21.4% of properties have asking prices of £1,000 or more per week.
- 17.4% of flats and 0.0% 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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July 6, 2022, the Kings Cross & Islington Q2 2022 Lettings Report catchment includes all properties let within the aforementioned area(s).