

Area Overview

Battersea, Clapham & Wandsworth Q2 2023 Lettings Report



Let: Apr-Jun 2023



4.7%

Three-month change in achieved price



-9.6%

Three-month change in transaction volume



£42

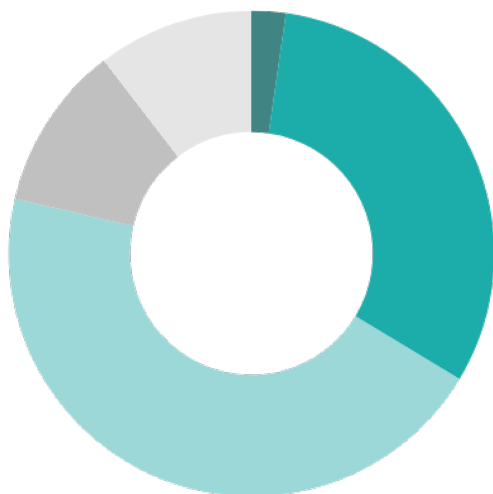
Average £ per square foot per annum for a 2-bed flat



0.9%

Average discount on initial asking price

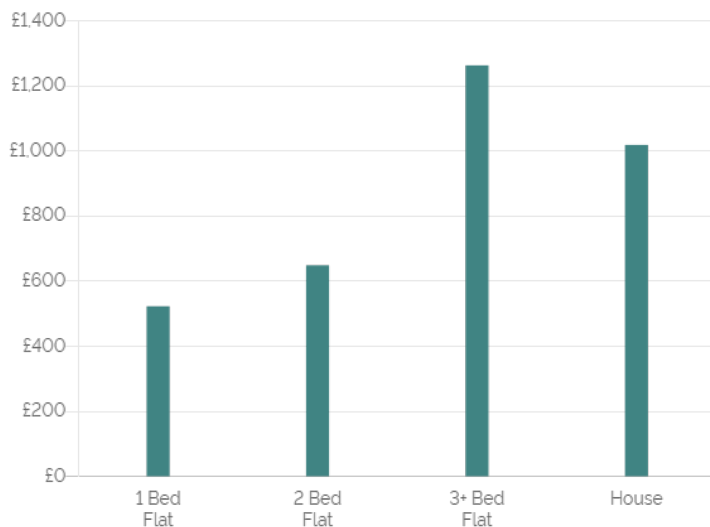
Let Properties by Type



Legend: Studio Flat, 1 Bed Flat, 2 Bed Flat, 3+ Bed Flat, House

Source: LonRes - Apr-Jun 2023

Achieved Rental Price per Week by Property Type



Source: LonRes - Apr-Jun 2023

Key Findings

- Rental values averaged £667 per week for flats and £1,018 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £44.11 per square foot per annum in rent, up from £39.41 at the same time last year, and up from £42.12 6 months ago.
- The number of properties let over the last 3 months was down 25.6% versus the same period last year, but down 9.6% from 3 months ago.
- Achieved rental values rose by 11.9% compared to the same period last year, and rose by 4.7% versus 3 months ago.

Current Availability



56

Average number of days current inventory has been available



16%

of properties on the market have been reduced in price



4.5%

Annual change in the number of available properties

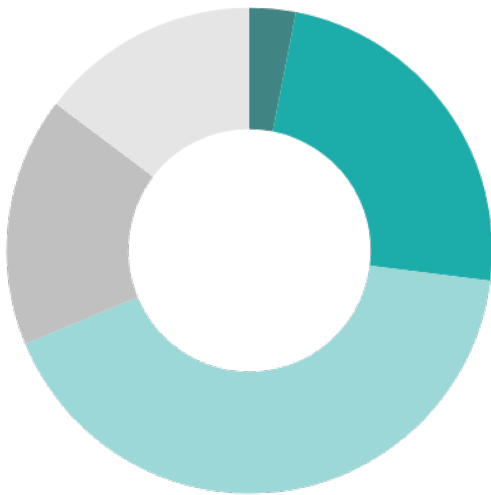


17.8%

Percentage of available properties currently under offer

Source: LonRes - As at Jul 6th 2023

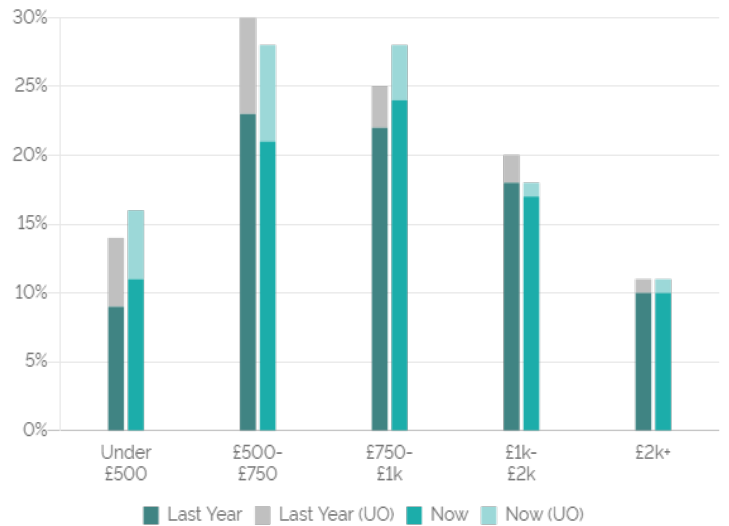
Properties On Market by Type



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

Source: LonRes - As at Jul 6th 2023

Properties on the Market by Price Band



Source: LonRes - As at Jul 6th 2023

Key Findings

- 71.0% of properties have asking prices less than £1,000 per week, up from 68.3% from the previous 3 months and down from 77.6% from the same time last year.
- 11.2% of properties have asking prices of £2,000 or more per week.
- 17.3% of flats and 8.3% of houses currently available have seen a reduction in asking rents since they were first put on the market.

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July 6, 2023, the Battersea, Clapham & Wandsworth Q2 2023 Lettings Report catchment includes all properties let within the aforementioned area(s).