

LonRes Lettings Index

Prime London Q1 2023



0.7%

Quarterly change



9.5%

Annual change



126.7

Index Value Houses



155.9

Index Value Flats

- The Prime London Rental Index rose in Q1 2023, with values up 0.7% on the last quarter of 2022 and 9.5% higher than Q1 2022.
- Rents in both Prime Central London (+7.7%) and Prime London Fringe (+12.6%) were higher than Q1 2022.

LonRes Prime London Lettings Index (2007 whole year = 100) – All property



Annual change in LonRes Prime London Lettings Index – All property



LonRes Lettings Index

Prime London Q1 2023

LonRes Prime London Lettings Table

Date	All Property			Flats			Houses		
	Index	Q-Q %	Y-Y %	Index	Q-Q %	Y-Y %	Index	Q-Q %	Y-Y %
2023 Q1	155.5	0.7%	9.5%	155.9	-0.7%	8.7%	126.7	3.3%	21.8%
2022 Q4	154.5	4.6%	16.2%	156.9	6.0%	16.5%	122.6	2.5%	23.4%
2022 Q3	147.7	1.4%	24.2%	148.0	2.0%	25.3%	119.5	7.0%	19.2%
2022 Q2	145.6	2.5%	34.4%	145.1	1.2%	34.8%	111.8	7.5%	12.3%
2022 Q1	142.0	6.8%	33.4%	143.4	6.5%	35.4%	104.0	4.7%	2.5%
2021 Q4	132.9	11.8%	20.7%	134.6	14.0%	24.7%	99.3	-1.0%	-5.4%
2021 Q3	118.9	9.8%	8.1%	118.1	9.8%	8.8%	100.3	0.8%	-4.0%
2021 Q2	108.3	1.8%	-6.2%	107.6	1.6%	-5.4%	99.5	-1.9%	-3.5%
2021 Q1	106.4	-3.4%	-12.4%	105.9	-1.9%	-12.5%	101.4	-3.4%	-1.0%
2020 Q4	110.2	0.2%	-10.9%	108.0	-0.5%	-12.9%	105.0	0.5%	3.0%
2020 Q3	110.0	-4.8%	-11.0%	108.6	-4.5%	-12.8%	104.5	1.3%	1.6%
2020 Q2	115.5	-5.0%	-4.1%	113.7	-6.0%	-5.7%	103.1	0.7%	-0.9%
2020 Q1	121.6	-1.7%	-0.3%	121.0	-2.4%	-0.7%	102.5	0.5%	-1.9%
2019 Q4	123.6	0.1%	2.6%	123.9	-0.5%	3.7%	101.9	-0.9%	-1.8%
2019 Q3	123.5	2.5%	6.6%	124.5	3.3%	8.3%	102.8	-1.2%	2.1%
2019 Q2	120.5	-1.2%	0.2%	120.6	-1.0%	0.4%	104.1	-0.3%	4.4%
2019 Q1	122.0	1.2%	5.2%	121.8	1.9%	5.4%	104.4	0.6%	7.6%
2018 Q4	120.6	4.1%	3.9%	119.5	3.9%	2.3%	103.8	3.1%	7.9%
2018 Q3	115.8	-3.7%	0.5%	115.0	-4.2%	0.2%	100.7	1.0%	3.5%
2018 Q2	120.3	3.7%	5.7%	120.1	3.9%	4.9%	99.7	2.8%	1.2%
2018 Q1	116.0	0.0%	0.5%	115.6	-1.0%	0.0%	97.0	0.9%	-4.4%
2017 Q4	116.0	0.7%	1.0%	116.9	1.8%	1.8%	96.2	-1.1%	-5.9%
2017 Q3	115.2	1.2%	-2.1%	114.8	0.3%	-2.1%	97.3	-1.3%	-3.8%
2017 Q2	113.8	-1.3%	-4.2%	114.5	-1.0%	-3.1%	98.6	-2.9%	-1.1%
2017 Q1	115.4	0.5%	-4.1%	115.7	0.8%	-3.9%	101.5	-0.7%	3.8%
2016 Q4	114.8	-2.5%	2.0%	114.8	-2.1%	1.4%	102.2	1.1%	7.0%
2016 Q3	117.8	-0.9%	2.2%	117.3	-0.7%	2.0%	101.1	1.4%	5.8%
2016 Q2	118.8	-1.3%	1.5%	118.1	-1.9%	0.7%	99.7	2.0%	7.6%
2016 Q1	120.3	6.8%	8.4%	120.4	6.4%	7.8%	97.8	2.4%	7.3%
2015 Q4	112.6	-2.3%	2.8%	113.2	-1.5%	2.8%	95.5	-0.1%	5.2%
2015 Q3	115.2	-1.5%	5.3%	115.0	-2.0%	4.6%	95.6	3.2%	5.9%
2015 Q2	117.0	5.5%	7.5%	117.3	5.0%	7.5%	92.7	1.7%	2.0%
2015 Q1	111.0	1.3%	4.2%	111.7	1.4%	4.1%	91.1	0.4%	0.1%
2014 Q4	109.6	0.1%	4.2%	110.2	0.2%	4.9%	90.8	0.6%	-0.6%
2014 Q3	109.5	0.5%	4.1%	109.9	0.7%	4.9%	90.2	-0.7%	-3.1%
2014 Q2	108.9	2.2%	3.6%	109.1	1.7%	4.1%	90.9	-0.2%	-3.7%
2014 Q1	106.5	1.3%	-0.4%	107.3	2.1%	0.1%	91.0	-0.3%	-5.9%

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LonRes Prime London Lettings Table (continued...)

Date	All Property			Flats			Houses		
	Index	Q-Q %	Y-Y %	Index	Q-Q %	Y-Y %	Index	Q-Q %	Y-Y %
2013 Q4	105.2	0.0%	-3.5%	105.1	0.3%	-2.6%	91.3	-2.0%	-6.1%
2013 Q3	105.2	0.0%	-3.0%	104.8	-0.1%	-2.8%	93.1	-1.3%	-2.9%
2013 Q2	105.2	-1.7%	-6.1%	104.9	-2.1%	-5.5%	94.3	-2.5%	-2.6%
2013 Q1	107.0	-1.8%	-2.7%	107.2	-0.7%	-3.2%	96.8	-0.5%	1.9%
2012 Q4	108.9	0.4%	-1.4%	107.9	0.1%	-2.6%	97.2	1.4%	1.4%
2012 Q3	108.5	-3.2%	-4.4%	107.8	-2.9%	-4.5%	95.9	-1.0%	0.2%
2012 Q2	112.0	1.9%	0.5%	111.0	0.3%	-0.3%	96.9	2.1%	3.4%
2012 Q1	110.0	-0.5%	2.7%	110.7	0.0%	4.4%	94.9	-1.0%	3.0%
2011 Q4	110.5	-2.6%	3.1%	110.8	-1.9%	3.3%	95.9	0.1%	8.5%
2011 Q3	113.4	1.8%	9.5%	113.0	1.4%	9.9%	95.7	2.2%	9.5%
2011 Q2	111.5	4.1%	9.2%	111.4	5.0%	8.6%	93.7	1.7%	15.7%
2011 Q1	107.0	-0.1%	6.3%	106.1	-1.1%	4.5%	92.1	4.3%	15.4%
2010 Q4	107.1	3.4%	13.6%	107.2	4.3%	14.9%	88.3	1.1%	11.9%
2010 Q3	103.6	1.5%	15.0%	102.8	0.2%	13.1%	87.4	8.0%	9.0%
2010 Q2	102.1	1.4%	6.4%	102.6	1.0%	7.0%	80.9	1.4%	-7.2%
2010 Q1	100.7	6.7%	6.0%	101.5	8.8%	6.4%	79.9	1.2%	-10.1%
2009 Q4	94.3	4.7%	-4.9%	93.3	2.6%	-4.9%	78.9	-1.6%	-12.7%
2009 Q3	90.1	-6.1%	-12.7%	90.9	-5.1%	-10.4%	80.2	-8.0%	-10.8%
2009 Q2	95.9	1.1%	-6.5%	95.8	0.4%	-6.9%	87.2	-1.9%	0.8%
2009 Q1	94.9	-4.3%	-8.6%	95.4	-2.7%	-8.6%	88.8	-1.8%	1.8%
2008 Q4	99.2	-3.8%	-4.1%	98.1	-3.4%	-5.5%	90.4	0.6%	
2008 Q3	103.2	0.5%	3.2%	101.5	-1.4%	2.2%	89.9	4.0%	
2008 Q2	102.6	-1.1%	2.4%	102.9	-1.4%	3.5%	86.5	-0.9%	
2008 Q1	103.8	0.3%	8.6%	104.4	0.6%	7.7%	87.3		
2007 Q4	103.5	3.6%	12.5%	103.8	4.5%	13.3%			
2007 Q3	99.9	-0.3%	12.6%	99.3	-0.1%	11.9%			
2007 Q2	100.3	4.9%	17.9%	99.4	2.5%	17.8%			
2007 Q1	95.6	3.9%	12.5%	97.0	5.9%	14.6%			
2006 Q4	92.0	3.7%	8.3%	91.6	3.2%	7.7%			
2006 Q3	88.8	4.4%	13.9%	88.8	5.1%	12.4%			
2006 Q2	85.0	0.1%	5.7%	84.4	-0.2%	4.7%			
2006 Q1	84.9	-0.1%	2.5%	84.6	-0.4%	2.0%			
2005 Q4	85.0	9.0%		85.0	7.6%				
2005 Q3	78.0	-3.1%		79.0	-2.1%				
2005 Q2	80.4	-2.9%		80.7	-2.8%				
2005 Q1	82.9			83.0					

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Prime London Q1 2023

Methodology

The index utilises the extensive LonRes database of over 600,000 private residential properties let across central, prime and the prime fringe areas of London.

LonRes has produced three separate indices, for houses, flats and 'all properties', all based on the mix-adjusted methodology. This method controls for the variation in the mix of properties let each quarter. It can therefore report changes in rental prices that are attributed to market movements rather than being influenced by the change in characteristics of properties let.

The LonRes lettings index is based on new tenancies being agreed and included on the LonRes database. It therefore does not include renewals. Exceptions are also made for properties at the very top and bottom of the price thresholds so that outliers do not have an unrepresentative skew on the results of the index.

There is no seasonal adjustment to the index.

Please note that in order to have a stable index we have used the whole of 2007 as the base period in this index. Previous publications used only 2007 Q1 as the base, giving them index values 100.0, whereas here the index start compares the 2007 average to each quarter starting in 2005.

Flats and all property

The prime London flats and 'all property' indexes are based on properties let over the previous quarter. The data series is weighted by granularity of properties let at a local level within each market area. For instance, if flats in Chelsea represent 10% of the total flats for the base period, a 10% weighting for the entire series has been maintained.

Houses

The private rental market of central London is dominated by apartments. House make up just 10% of lets across our entire catchment area. So, to produce a comprehensive house index requires a slightly different methodology. In this case, lets agreed over the previous 12 month period have been used (rather than the last three months). Therefore, the change reported in the most recent quarter compares the period in the year to the end of the stated quarter with the year to the end of the previous quarter/ same 12 months a year earlier.

The catchment areas have been carefully compiled to consider the different markets within prime London.

Prime Central London: SW1X, SW1W, SW3, SW10, SW7, W1K, W1J, W8, SW1A

Prime London: NW1, NW3, NW8, SW1P, SW1V, W1T, W1W, W2, W11, W14, W1H, W1U, W1G

Prime London Fringe: SE1, SE11, SW4, SW5, SW6, SW11, W4, W6, W9, W10

The LonRes Prime Index is transactions based therefore there may be changes to historic data with each quarterly release.

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