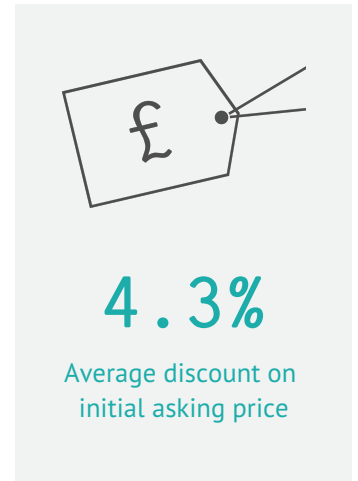
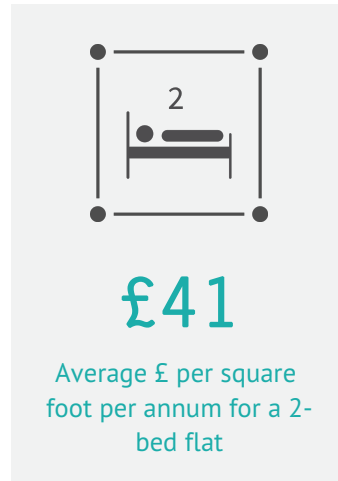
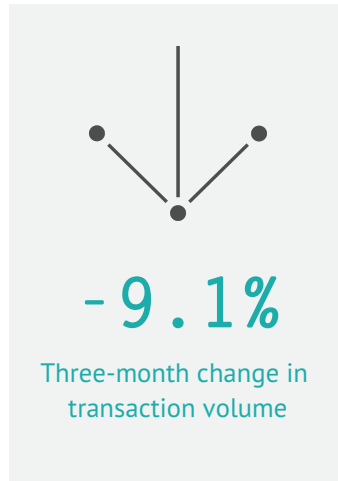
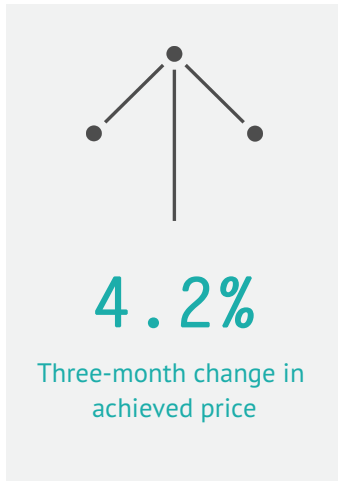


# AREA OVERVIEW

## BAYSWATER & MAIDA VALE Q2 2018 LETTINGS REPORT

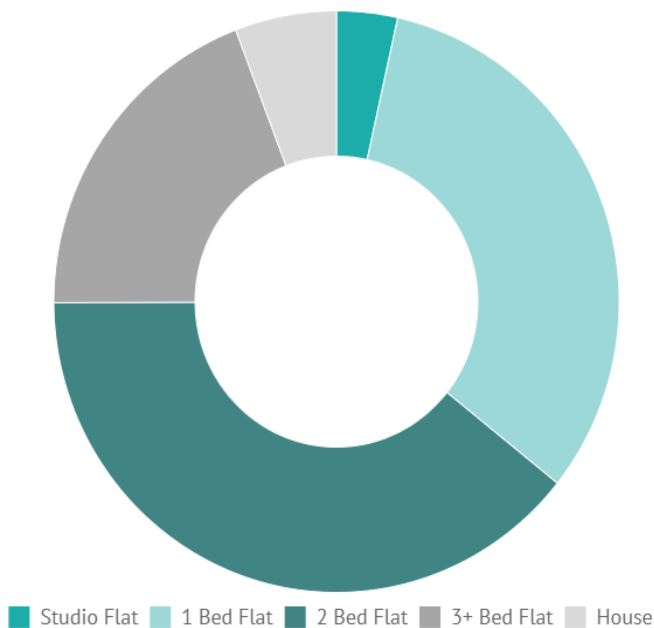


### LET: APR-JUN 2018



Source: LonRes - Apr-Jun 2018

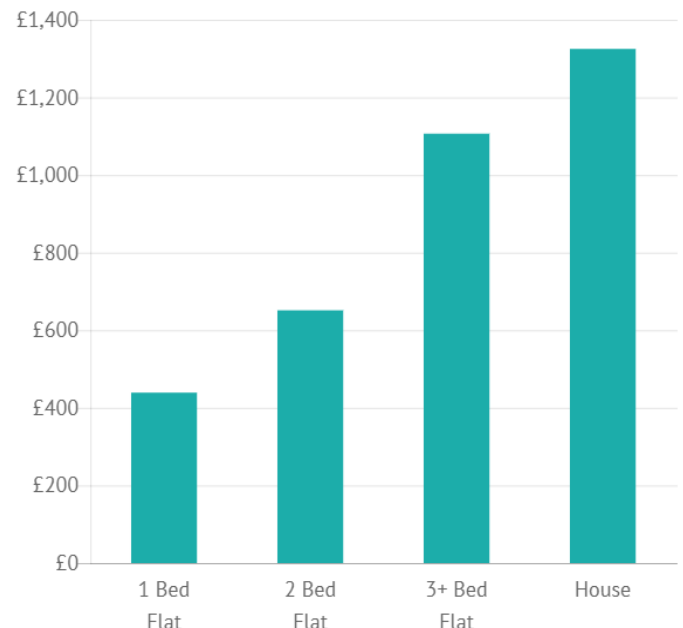
#### Let Properties by Type



Source: LonRes - Apr-Jun 2018

#### Achieved Rental Price per Week by Property Type

(Price per week)

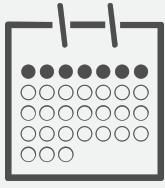


Source: LonRes - Apr-Jun 2018

#### Key Findings

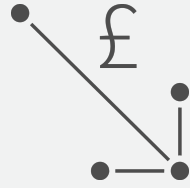
- Rental values averaged £648 per week for flats and £1,325 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £42.23 per square foot per annum in rent, up from £41.13 at the same time last year, and up from £40.51 6 months ago.
- The number of properties let over the last 3 months was down 17.1% versus the same period last year, but down 9.1% from 3 months ago.
- Achieved rental values rose by 2.7% compared to the same period last year, and rose by 4.2% versus 3 months ago.
- The CPI was 2.4%, and the RPI was 3.3% last month (ONS).

# CURRENT AVAILABILITY



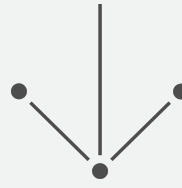
72

Average number of days current inventory has been available



34.9%

of properties available have been reduced in price



-26.0%

Annual change in the number of available properties

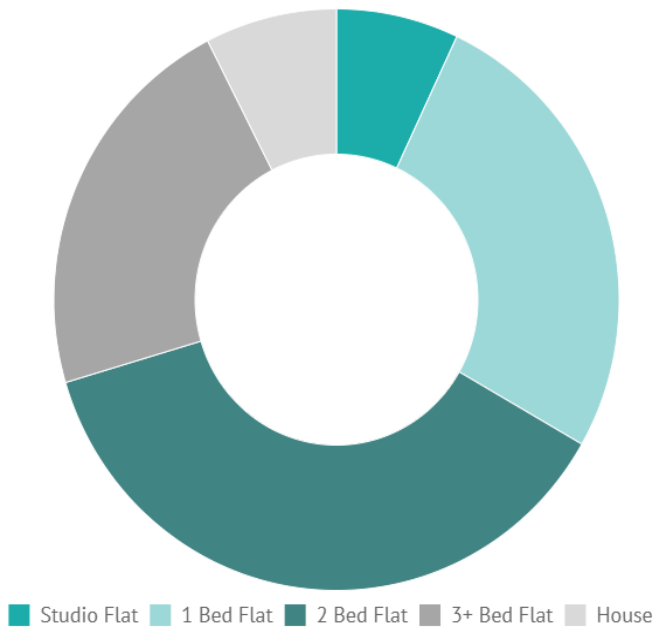


15.9%

Percentage of available properties currently under offer

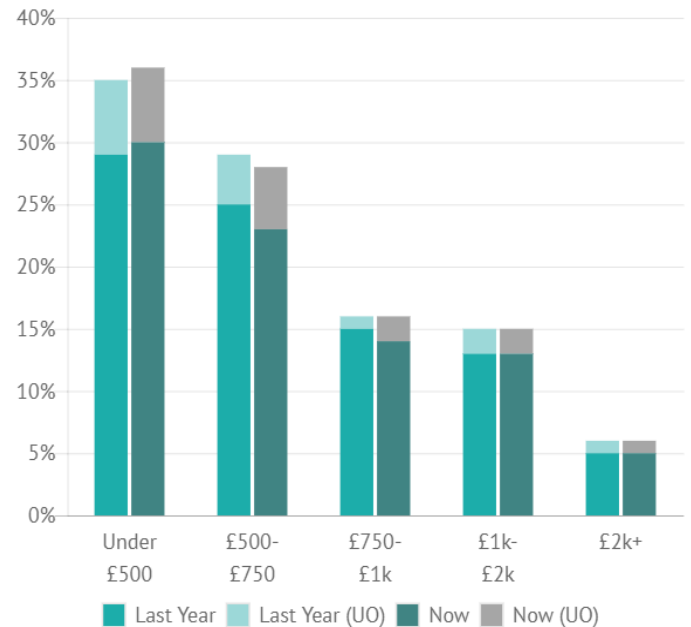
Source: LonRes - As at Jul 5th 2018

## Properties On Market by Type



Source: LonRes - As at Jul 5th 2018

## Properties on the Market by Price Band



Source: LonRes - As at Jul 5th 2018

## Key Findings

- 79.5% of properties have asking prices less than £1,000 per week, up from 77.3% from the previous 3 months and down from 79.9% from the same time last year.
- 5.6% of properties have asking prices of £2,000 or more per week.
- 33.9% of flats and 46.5% of houses currently available have seen a reduction in asking rents since they were first put on the market.

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July 5, 2018, the Bayswater & Maida Vale Q2 2018 Lettings Report catchment includes all properties let within the aforementioned area(s).