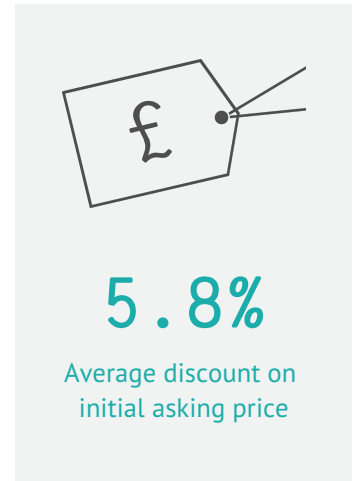
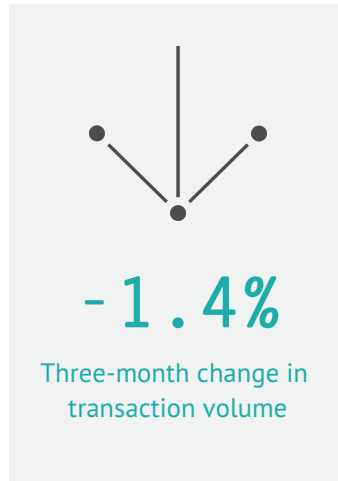
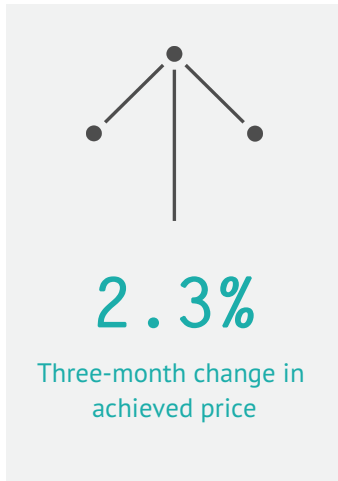


AREA OVERVIEW

HAMPSTEAD Q2 2018 LETTINGS REPORT

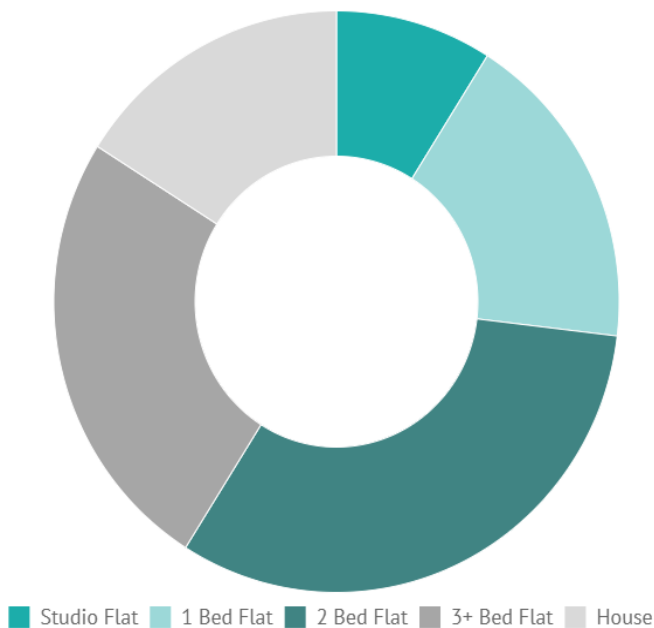


LET: APR-JUN 2018



Source: LonRes - Apr-Jun 2018

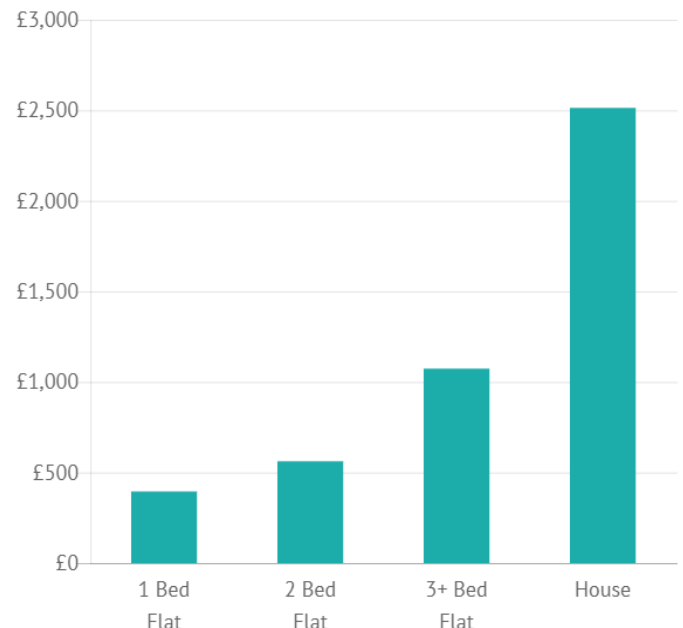
Let Properties by Type



Source: LonRes - Apr-Jun 2018

Achieved Rental Price per Week by Property Type

(Price per week)



Source: LonRes - Apr-Jun 2018

Key Findings

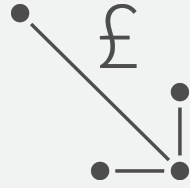
- Rental values averaged £647 per week for flats and £2,514 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £37.09 per square foot per annum in rent, down from £38.03 at the same time last year, and up from £36.27 6 months ago.
- The number of properties let over the last 3 months was up 7.0% versus the same period last year, but down 1.4% from 3 months ago.
- Achieved rental values fell by 2.5% compared to the same period last year, and rose by 2.3% versus 3 months ago.
- The CPI was 2.4%, and the RPI was 3.3% last month (ONS).

CURRENT AVAILABILITY



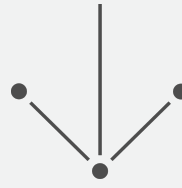
64

Average number of days current inventory has been available



27.2%

of properties available have been reduced in price



-19.1%

Annual change in the number of available properties

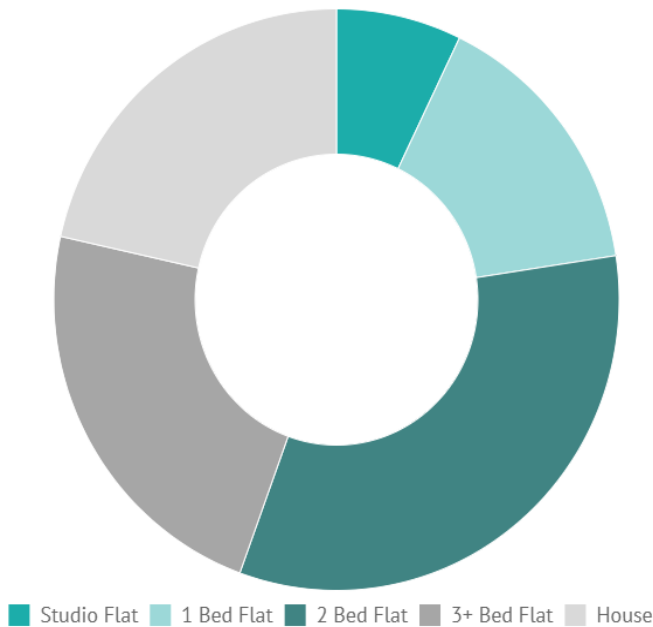


15.8%

Percentage of available properties currently under offer

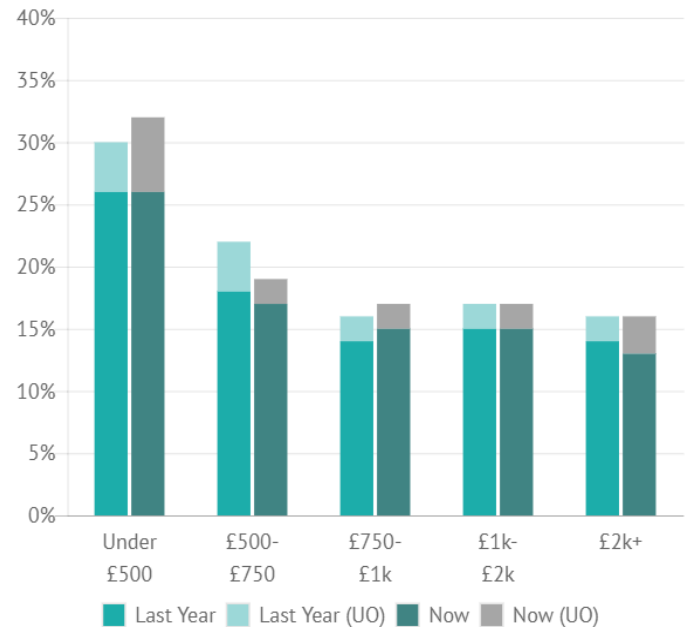
Source: LonRes - As at Jul 5th 2018

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

- 67.8% of properties have asking prices less than £1,000 per week, up from 65.6% from the previous 3 months and down from 71.0% from the same time last year.
- 15.9% of properties have asking prices of £2,000 or more per week.
- 24.2% of flats and 38.3% of houses currently available have seen a reduction in asking rents since they were first put on the market.

The information and data within this report is provided for information purposes only. If you are reproducing or redistributing LonRes content you must include a source accreditation to LonRes. LonRes information and data may not be used for commercial purposes, including using it as a basis for any other data product or service.

While we make every effort to ensure our information and data is as robust as possible we cannot guarantee its accuracy or completeness. Those looking to place reliance on LonRes content do so at their own risk. LonRes shall not be liable for any loss or damage, direct or indirect, arising from inaccuracy or incompleteness of the data or any decision made in reliance upon the data. None of the information or data within this report is intended to constitute investment advice or a recommendation to make (or refrain from making) any kind of investment decision and may not be relied on as such.

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