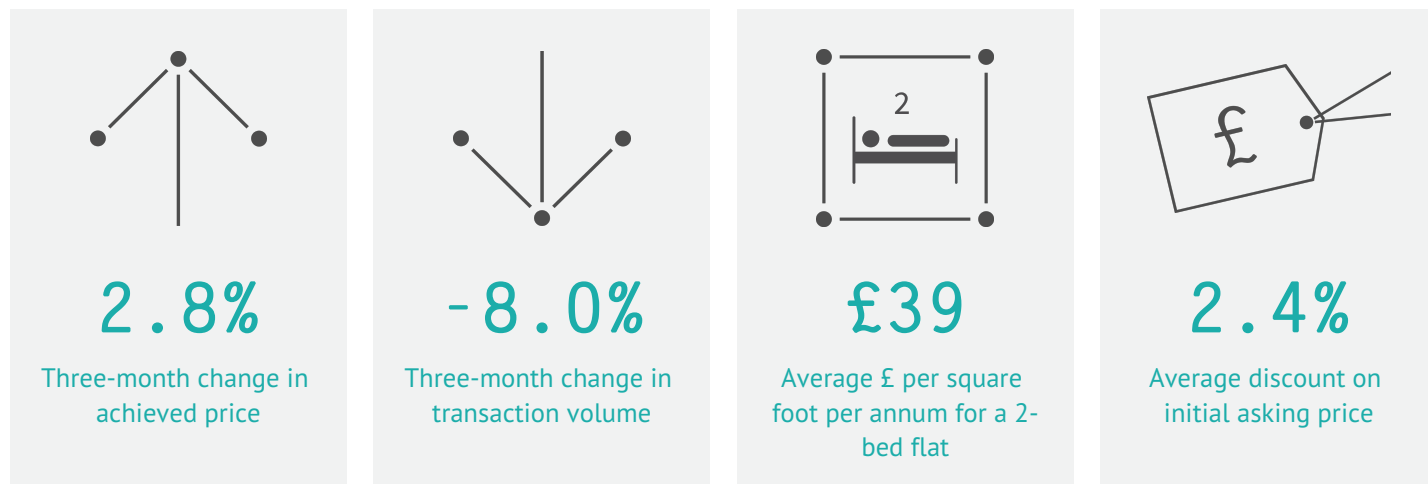


AREA OVERVIEW

KINGS CROSS & ISLINGTON Q2 2018 LETTINGS REPORT

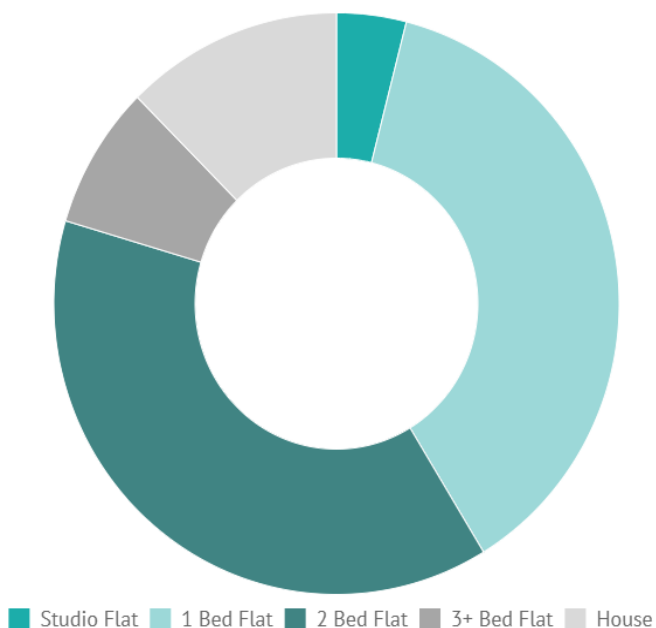


LET: APR-JUN 2018



Source: LonRes - Apr-Jun 2018

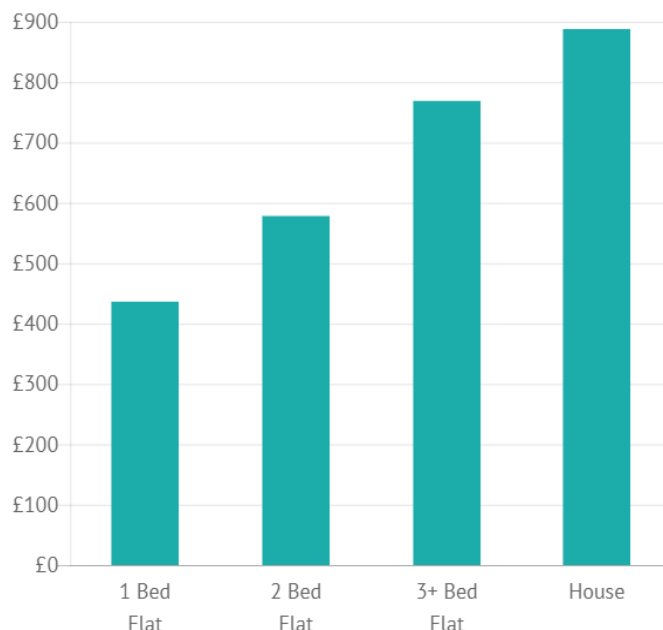
Let Properties by Type



Source: LonRes - Apr-Jun 2018

Achieved Rental Price per Week by Property Type

(Price per week)

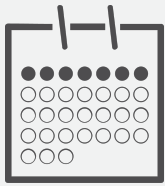


Source: LonRes - Apr-Jun 2018

Key Findings

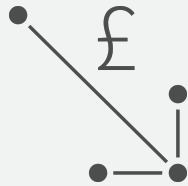
- Rental values averaged £520 per week for flats and £888 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £40.50 per square foot per annum in rent, up from £38.20 at the same time last year, and up from £39.41 6 months ago.
- The number of properties let over the last 3 months was down 15.9% versus the same period last year, but down 8.0% from 3 months ago.
- Achieved rental values rose by 6.0% compared to the same period last year, and rose by 2.8% versus 3 months ago.
- The CPI was 2.4%, and the RPI was 3.3% last month (ONS).

CURRENT AVAILABILITY



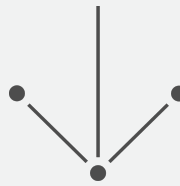
96

Average number of days current inventory has been available



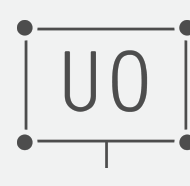
25.5%

of properties available have been reduced in price



-49.1%

Annual change in the number of available properties

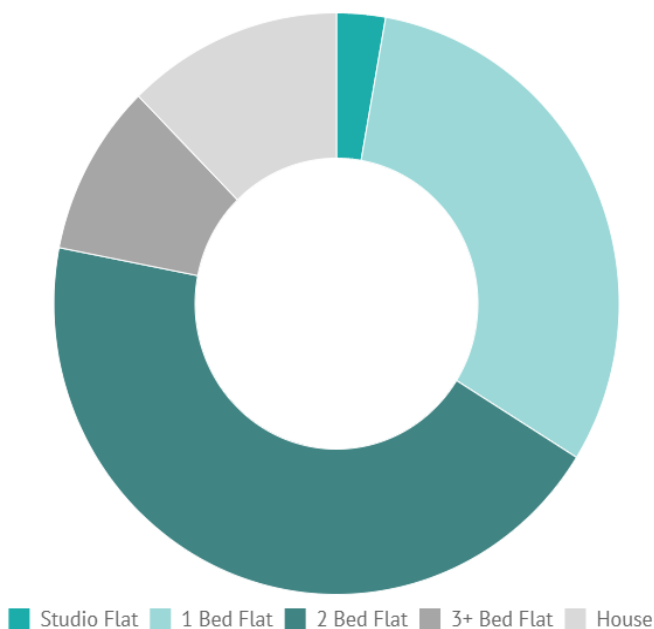


17.5%

Percentage of available properties currently under offer

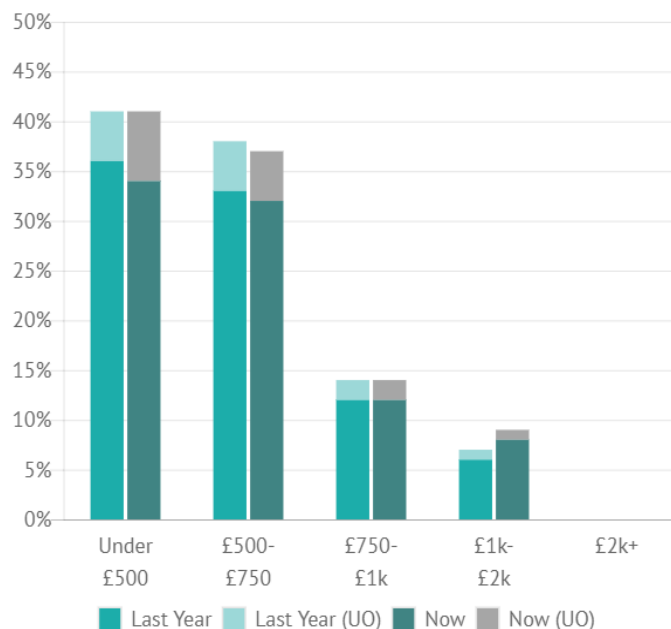
Source: LonRes - As at Jul 5th 2018

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

- 40.5% of properties have asking prices less than £500 per week, down from 42.7% from the previous 3 months and down from 48.9% from the same time last year.
- 8.7% of properties have asking prices of £1,000 or more per week.
- 25.0% of flats and 29.0% 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 Kings Cross & Islington Q2 2018 Lettings Report catchment includes all properties let within the aforementioned area(s).