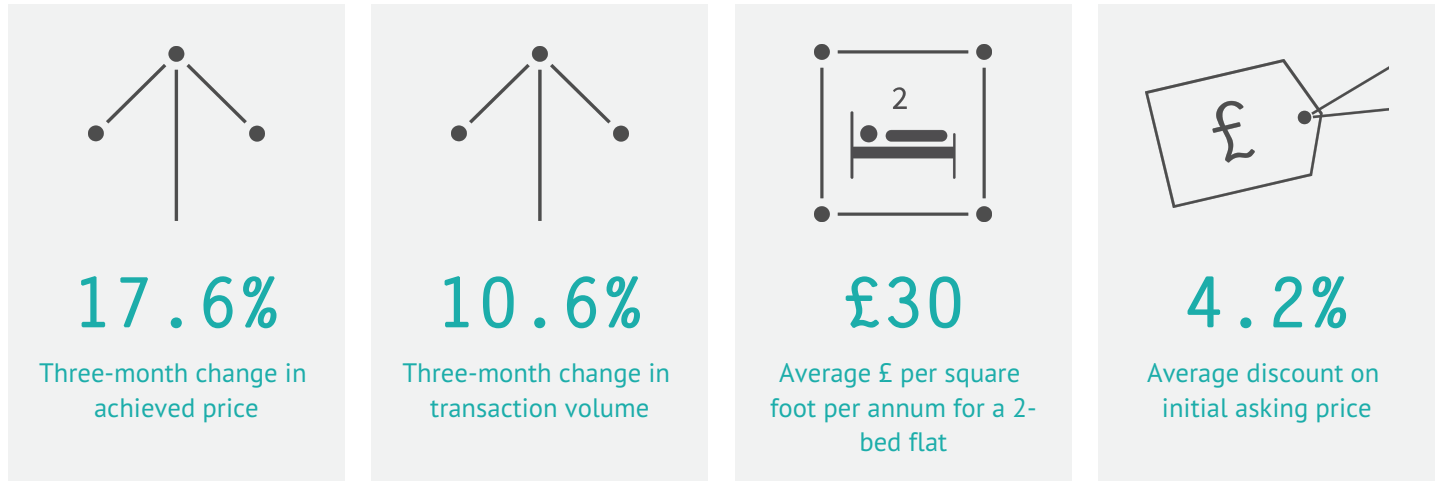


AREA OVERVIEW

RICHMOND, KEW & SHEEN Q2 2018 LETTINGS REPORT

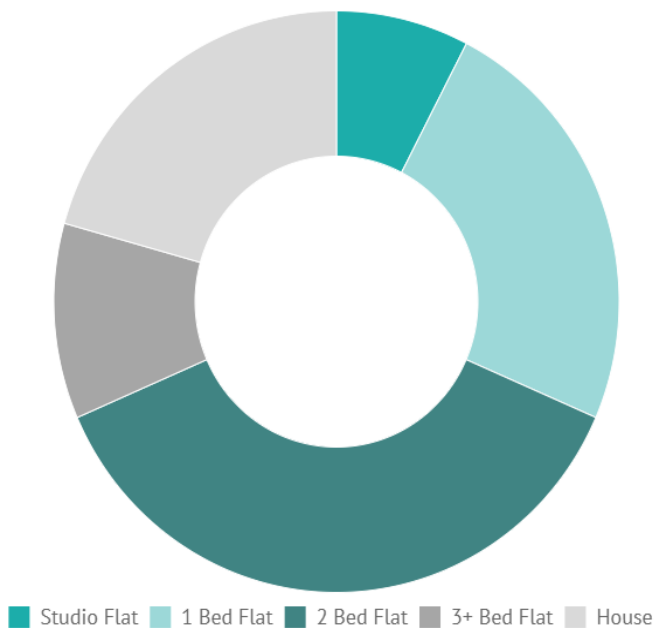


LET: APR-JUN 2018



Source: LonRes - Apr-Jun 2018

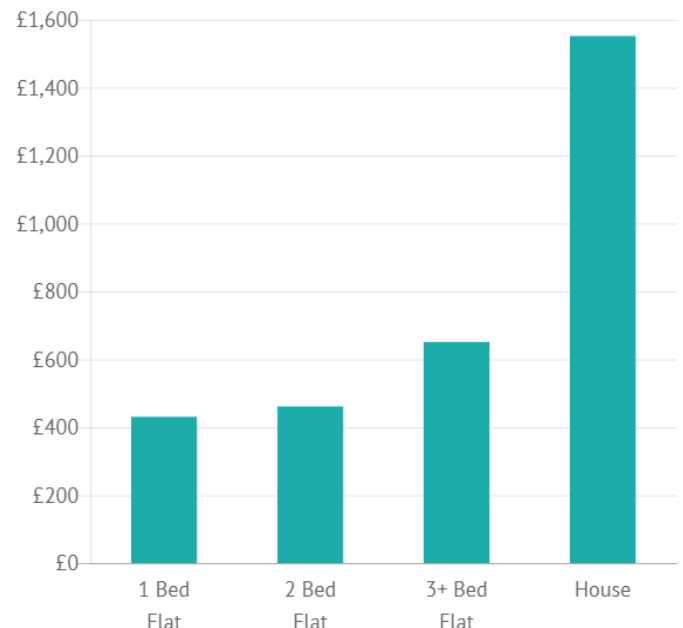
Let Properties by Type



Source: LonRes - Apr-Jun 2018

Achieved Rental Price per Week by Property Type

(Price per week)

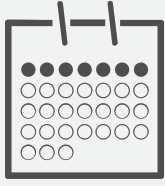


Source: LonRes - Apr-Jun 2018

Key Findings

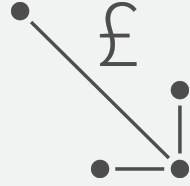
- Rental values averaged £457 per week for flats and £942 per week for houses over the last 3 months.
- Properties let over the last 3 months achieved an average of £33.55 per square foot per annum in rent, down from £35.48 at the same time last year, and up from £28.53 6 months ago.
- The number of properties let over the last 3 months was up 113.6% versus the same period last year, but up 10.6% from 3 months ago.
- Achieved rental values fell by 5.4% compared to the same period last year, and rose by 17.6% versus 3 months ago.
- The CPI was 2.4%, and the RPI was 3.3% last month (ONS).

CURRENT AVAILABILITY



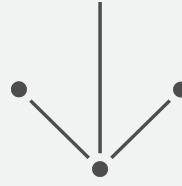
41

Average number of days current inventory has been available



17.8%

of properties available have been reduced in price



-37.1%

Annual change in the number of available properties

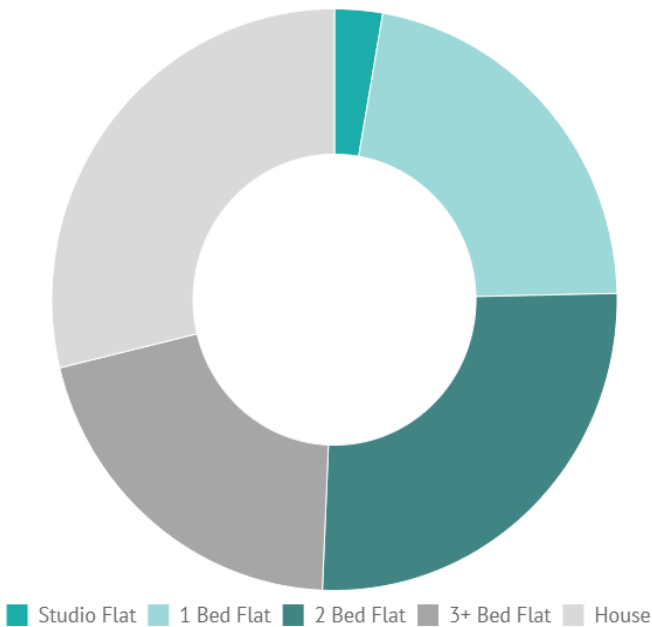


24.7%

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

- 82.4% of properties have asking prices less than £1,000 per week, down from 85.7% from the previous 3 months and down from 85.3% from the same time last year.
- 4.1% of properties have asking prices of £2,000 or more per week.
- 19.2% of flats and 14.3% of houses currently available have seen a reduction in asking rents since they were first put on the market.

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