

# Lettings Market

Richmond upon Thames

Chancellors

As part of our customer service promise, we invest time and energy into helping our clients make informed decisions. Our market reports take an analytical approach in presenting latest insight on the UK property market, with a more detailed focus on the Richmond upon Thames market. Talk to us to learn more.



**ANDREW JOURDAIN** | GROUP ASSOCIATE DIRECTOR

## Richmond upon Thames | Lettings Prices

### LETS BY PROPERTY TYPE

	Detached	Semi-detached	Terraced	Flat/Apartment
<b>Proportion of lets last 12 months</b>	2.9%	8.4%	15.5%	73.1%
<b>Average price achieved last 12 months</b>	£3,176	£2,699	£2,449	£1,801
<b>Average price change per square foot</b>	1 year	-5.5%	1.6%	4.9%
	3 years	20.4%	17.6%	21.9%
	6 years	55.2%	34.8%	35.5%

Source: Dataloft Rental Market Analytics by PriceHubble

### PROFILE OF HOMES LET OVER THE LAST 12 MONTHS



Source: Dataloft Rental Market Analytics by PriceHubble

### Local Summary

**Over the last 12 months** the average rent achieved for homes let in Richmond upon Thames was £1,983 per month. This is a 0% change on the previous 12 month period.

73% of homes let in the past 12 months were flats, achieving an average rental value of £1,801 per month. Houses achieved an average rent of £2,597 per month.

— of renters are aged between 40 and 49.

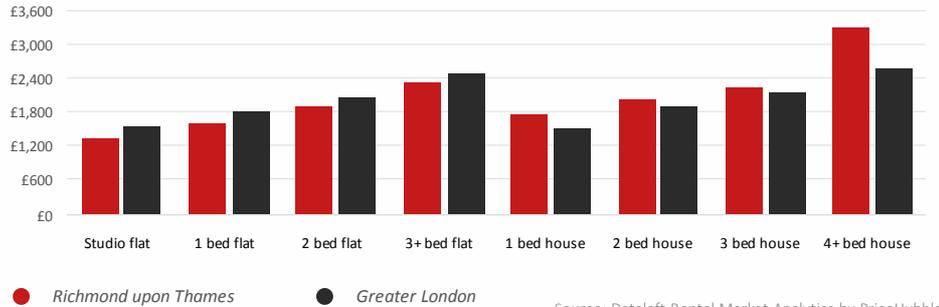
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## Richmond upon Thames | Lettings Prices

### AVERAGE MONTHLY RENT BY BEDROOM OVER THE LAST 12 MONTHS



## National Market

### Rental market

Average void periods remained at 21 days in December (Goodlord).

Rents for new lets are forecast to increase by 4% over 2025 (Hometrack).

The average rent in January was £1,271, 1.0% lower than December and 0.9% higher year on year (HomeLet).

### Economy

The Bank of England has cut interest rates from 4.75% to 4.5% - the lowest base rate since June 2023.

Monthly GDP is estimated to have fallen by 0.1% in October, following a fall of 0.1% in September (ONS).

CPI inflation rose by 2.5% in the 12 months to December 2024, down from 2.6% in November. (ONS).

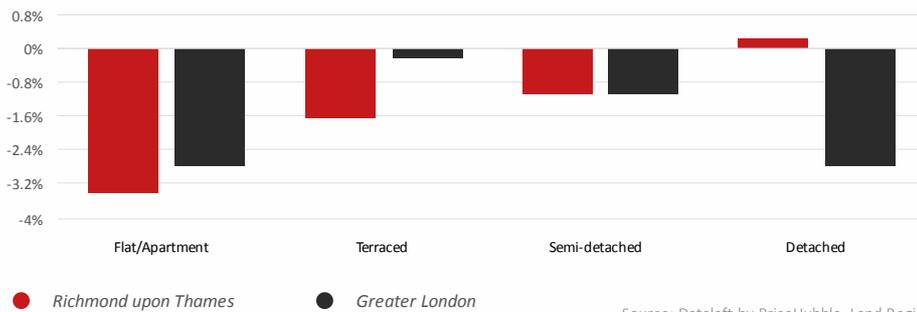
### RICHMOND UPON THAMES GROSS YIELDS OVER THE LAST 12 MONTHS AVERAGE

All properties **4.9%** Flats **5.5%** Houses **4.2%**

## Richmond upon Thames | Sales and Prices

### ANNUAL CHANGE IN AVERAGE PRICE BY PROPERTY TYPE OVER THE LAST 12 MONTHS

Price per square foot



## Want to Know More?



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We'd love to hear from you at our branch. Get in touch!

