

Lettings Market

Headington







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 Headington market. Talk to us to learn more.

JONATHAN PINCOTT | GROUP ASSOCIATE DIRECTOR

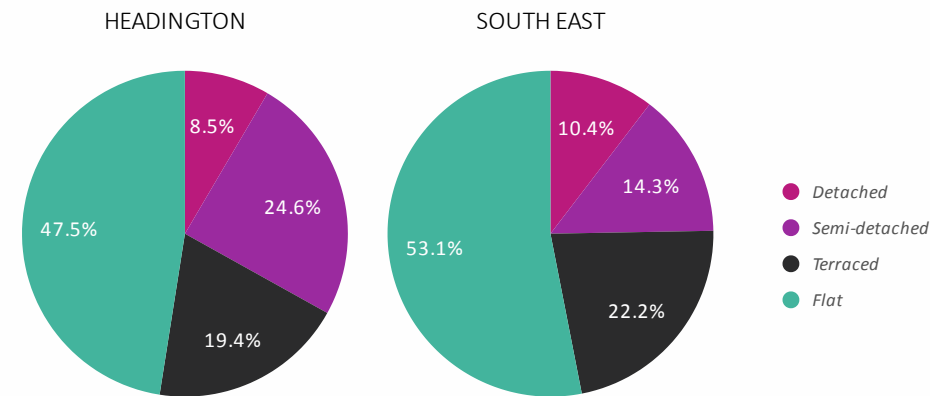
Headington | Lettings Prices

LETS BY PROPERTY TYPE

| | Detached | Semi-detached | Terraced | Flat/Apartment |
|---------------------------------------|---|---|--|---|
| |  |  |  |  |
| Proportion of lets last 12 months | 8.5% | 24.6% | 19.4% | 47.5% |
| Average price achieved last 12 months | £1,890 | £1,751 | £1,598 | £1,357 |
| Average price change per square foot | | | | |
| 1 year | -6.5% | -4.5% | 7.6% | 4.8% |
| 3 years | 28.5% | 19.6% | 33.6% | 20.1% |
| 6 years | 60.2% | 49.2% | 48.9% | 29.4% |

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 Headington was £1,534 per month. This is a 2% change on the previous 12 month period.

48% of homes let in the past 12 months were flats, achieving an average rental value of £1,357 per month. Houses achieved an average rent of £1,714 per month.

— of renters are aged between 40 and 49.

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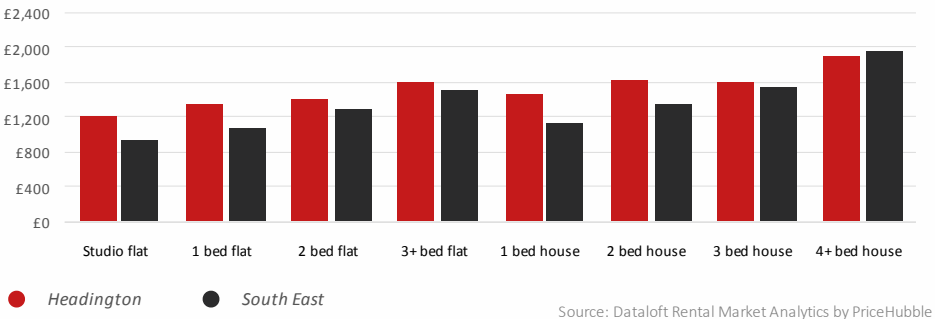
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National Market

AVERAGE MONTHLY RENT BY BEDROOM OVER THE LAST 12 MONTHS



Rental market

Average void periods shortened from 24 days in January to 20 days in February (Goodlord).

Rents are forecast to increase by 3-4% over 2025 as slower growth in large cities is offset by faster growth in more affordable markets (Zoopla).

The average rent in February was £1,275, up 1.0% 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 grown by 0.4% in December 2024, following growth of 0.1% in November (ONS).

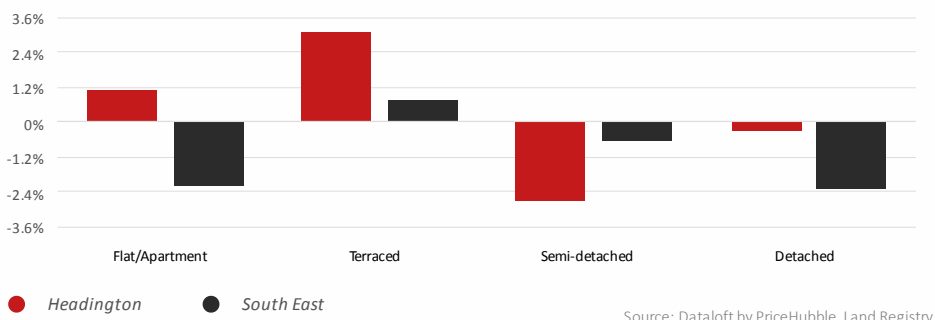
CPI inflation rose by 3.0% in the 12 months to January 2025, up from 2.5% in December (ONS).

HEADINGTON GROSS YIELDS
OVER THE LAST 12 MONTHS AVERAGE

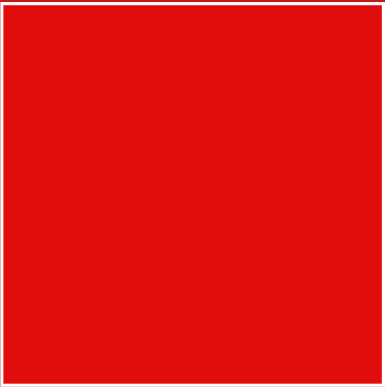


Headington | Sales and Prices

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



Want to Know More?



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

