

# Lettings Market

Surbiton

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 Surbiton market. Talk to us to learn more.

**MARCOS ARELLANO** | LETTINGS MANAGER

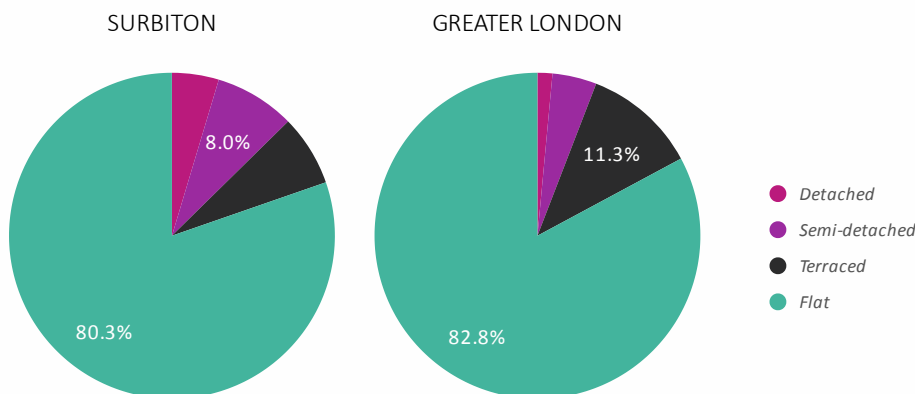
## Surbiton | Lettings Prices

### LETS BY PROPERTY TYPE

|  | Detached | Semi-detached | Terraced | Flat/Apartment |
|--|----------|---------------|----------|----------------|
| <b>Proportion of lets last 12 months</b>     | 4.7%     | 8%            | 7.1%     | 80.3%          |
| <b>Average price achieved last 12 months</b> | £3,267   | £2,344        | £2,260   | £1,525         |
| <b>Average price change per square foot</b>  |          |               |          |                |
| 1 year                                       | 6.1%     | 1.5%          | 0.1%     | -6.2%          |
| 3 years                                      | 18.1%    | 19.3%         | 18.6%    | 15.1%          |
| 6 years                                      | 41.2%    | 28%           | 31.8%    | 24.3%          |

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 Surbiton was £1,674 per month. This is a -4% change on the previous 12 month period.

80% of homes let in the past 12 months were flats, achieving an average rental value of £1,525 per month. Houses achieved an average rent of £2,502 per month.

— of renters are aged between 40 and 49.

# Lettings Market

Surbiton

Chancellors

## Surbiton | Lettings Prices

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



## National Market

### 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

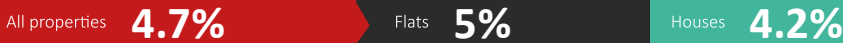
The Bank of England has cut interest rates from 4.75% to 4.5% - the lowest base rate since June 2023.

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).

### SURBITON GROSS YIELDS

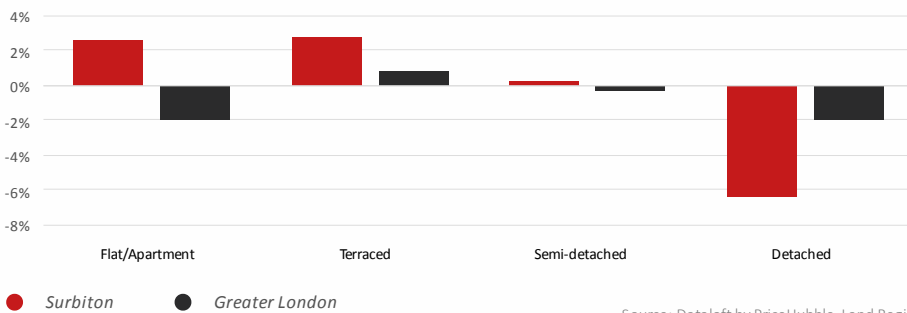
OVER THE LAST 12 MONTHS AVERAGE



## Surbiton | Sales and Prices

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

Price per square foot



## Want to Know More?

MARCOS ARELLANO  
Lettings Manager

02036218371  
surbiton.lettings@chancellors.co.uk  
chancellors.co.uk  
1-5 St Mark's Hill, Surbiton, KT6 4LH

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

