

Lettings Market

Henley on 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 Henley on Thames market. Talk to us to learn more.

SAM HINTON | LETTINGS MANAGER

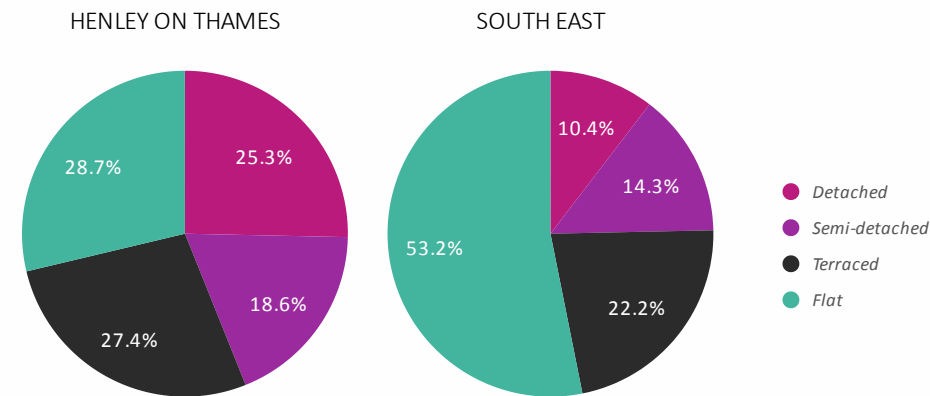
Henley on Thames | Lettings Prices

LETS BY PROPERTY TYPE

	Detached	Semi-detached	Terraced	Flat/Apartment
				
Proportion of lets last 12 months	25.3%	18.6%	27.4%	28.7%
Average price achieved last 12 months	£2,839	£2,155	£1,864	£1,344
Average price change per square foot				
1 year	3.6%	-2.1%	4.9%	12.3%
3 years	25.6%	8.7%	22.3%	21.7%
6 years	45.7%	32.1%	35.9%	36.1%

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 Henley on Thames was £1,925 per month. This is a 6% change on the previous 12 month period.

29% of homes let in the past 12 months were flats, achieving an average rental value of £1,344 per month. Houses achieved an average rent of £2,248 per month.

— of renters are aged between 40 and 49.

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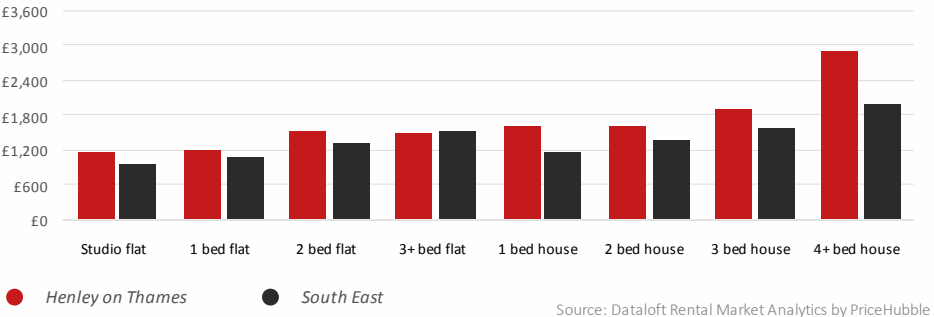
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National Market

AVERAGE MONTHLY RENT BY BEDROOM OVER THE LAST 12 MONTHS



HENLEY ON THAMES GROSS YIELDS OVER THE LAST 12 MONTHS AVERAGE



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

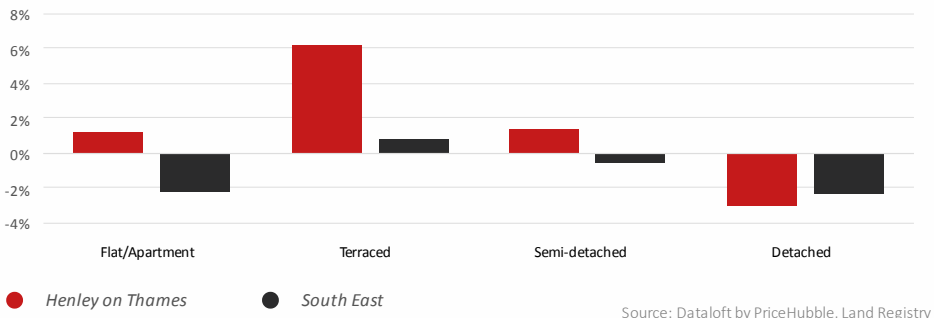
The Bank of England have held interest rates at 4.5% in its second meeting of the year, amid persistent inflation.

Monthly GDP is estimated to have fallen by 0.1% in January 2025, after growth of 0.4% in December (ONS).

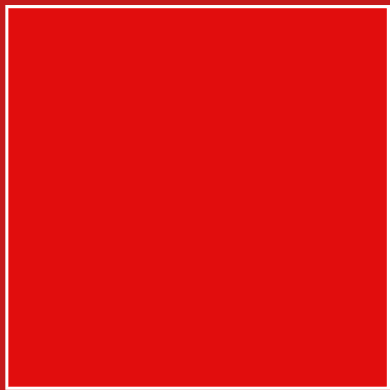
CPI inflation rose by 2.8% in the 12 months to February, down from 3.0% in January (ONS).

Henley on Thames | 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!

