

Lettings Market

Summertown

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 Summertown market. Talk to us to learn more.



LOUISE DEAKIN | SENIOR LETTINGS MANAGER

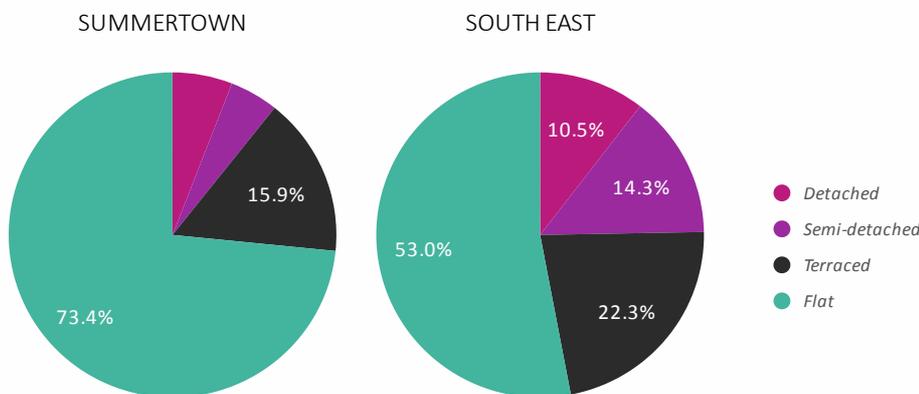
Summertown | Lettings Prices

LETS BY PROPERTY TYPE

	Detached	Semi-detached	Terraced	Flat/Apartment
Proportion of lets last 12 months	5.9%	4.8%	15.9%	73.4%
Average price achieved last 12 months	£2,578	£2,499	£2,122	£1,715
Average price change per square foot				
1 year	-26%	4.4%	20.5%	7%
3 years	-8.1%	51.4%	22.7%	28.5%
6 years	10.3%	70.4%	56%	33.7%

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 Summertown was £1,849 per month. This is a 7% change on the previous 12 month period.

73% of homes let in the past 12 months were flats, achieving an average rental value of £1,715 per month. Houses achieved an average rent of £2,282 per month.

— of renters are aged between 40 and 49.

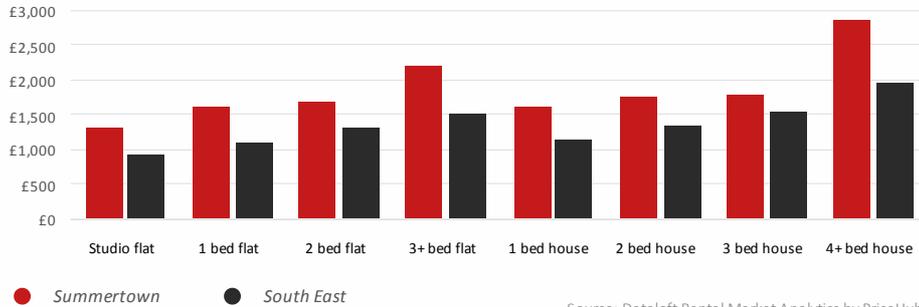
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AVERAGE MONTHLY RENT BY BEDROOM OVER THE LAST 12 MONTHS



National Market

Rental market

Average void periods lengthened slightly from 20 days in February to 21 days in March (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 March was £1,288, up 1.2% 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 grown by 0.5% in February 2025, with growths in all main sectors, following no growth in January (ONS).

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

SUMMERTOWN GROSS YIELDS

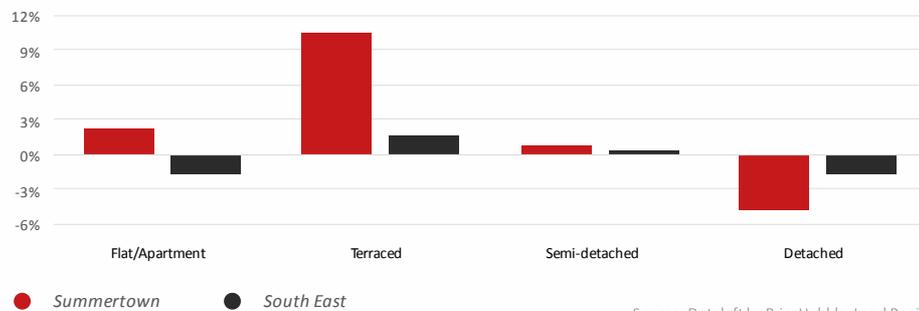
OVER THE LAST 12 MONTHS AVERAGE

All properties **4.3%** Flats **5.5%** Houses **3.1%**

Summertown | Sales and Prices

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

Price per square foot



Want to Know More?



LOUISE DEAKIN
Senior Lettings Manager

01865634289
summertown.lettings@chancellors.co.uk
chancellors.co.uk
Chancellors, 255 Banbury Road, Summertown,
Oxford, OX2 7HN

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

