

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
Proportion of lets last 12 months	3%	8%	16.5%	72.5%
Average price achieved last 12 months	£3,458	£2,746	£2,503	£1,817
Average price change per square foot				
1 year	-1.8%	1.4%	9.5%	-1.4%
3 years	12.3%	15.2%	21.5%	21.7%
6 years	57.2%	33.6%	39.9%	33.8%

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 £2,007 per month. This is a 1% change on the previous 12 month period.

73% of homes let in the past 12 months were flats, achieving an average rental value of £1,817 per month. Houses achieved an average rent of £2,663 per month.

— of renters are aged between 40 and 49.

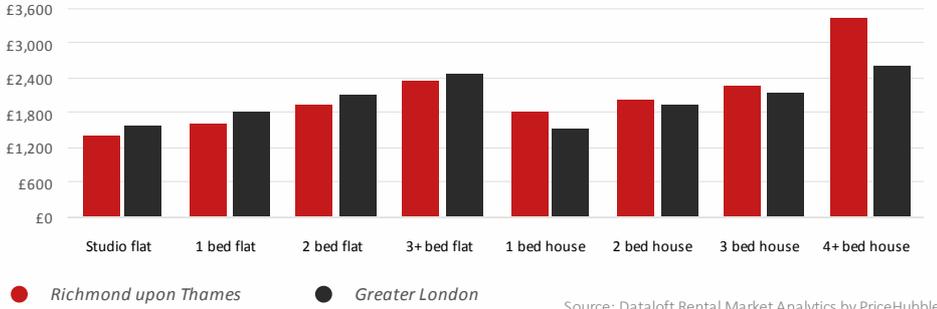
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AVERAGE MONTHLY RENT BY BEDROOM OVER THE LAST 12 MONTHS



National Market

Rental market

Voids remain unchanged during April at 21 days, indicating consistently high demand across the market (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 April was £1,298, up 0.3% year on year (HomeLet).

Economy

The Bank of England has cut interest rates by 25 basis points, bringing the base rate to 4.25%.

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 2.6% in the 12 months to March 2025, down from 2.8% in February (ONS).

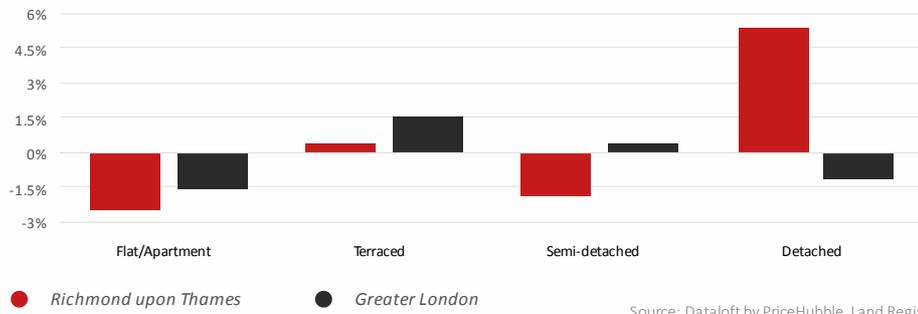
RICHMOND UPON THAMES GROSS YIELDS OVER THE LAST 12 MONTHS AVERAGE



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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!

