

Lettings Market

Lightwater

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 Lightwater market. Talk to us to learn more.



BEN PEEL | REGIONAL DIRECTOR

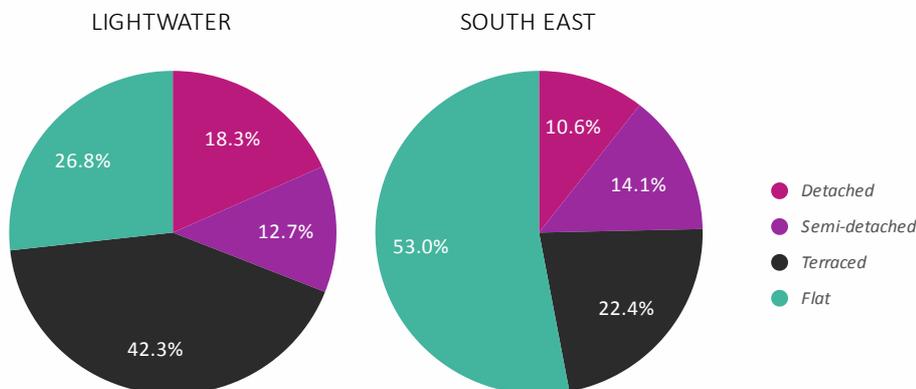
Lightwater | Lettings Prices

LETS BY PROPERTY TYPE

	Detached	Semi-detached	Terraced	Flat/Apartment
				
Proportion of lets last 12 months	18.3%	12.7%	42.3%	26.8%
Average price achieved last 12 months	£2,111	£1,922	£1,434	£1,217
Average price change per square foot				
1 year	-9.1%	19.5%	-2.7%	-9.5%
3 years	-7.6%	45.4%	12.1%	-2.7%
6 years	21.3%	29.6%	26.7%	13.3%

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 Lightwater was £1,529 per month. This is a -4% change on the previous 12 month period.

27% of homes let in the past 12 months were flats, achieving an average rental value of £1,217 per month. Houses achieved an average rent of £1,661 per month.

19% of renters are aged between 40 and 49.

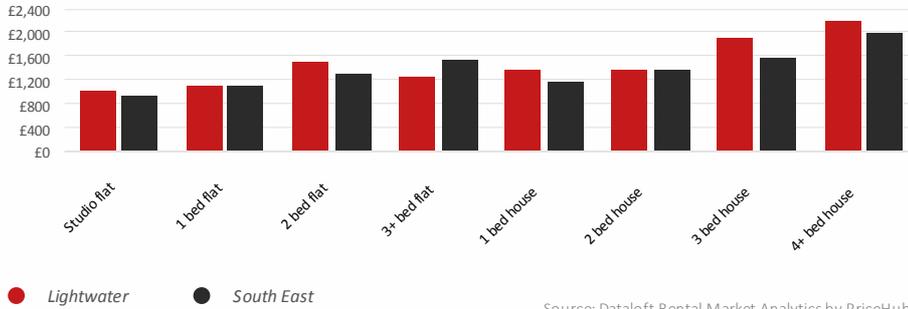
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AVERAGE MONTHLY RENT BY BEDROOM OVER THE LAST 12 MONTHS



National Market

Rental market

Voids remained steady at 21 days in May for the third consecutive month, reflecting consistently strong 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 May was £1,307, up 0.8% year on year (HomeLet).

Economy

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

The UK economy grew by 0.7% in Q1 2025, more strongly than expected and largely driven by the UK services sector (ONS).

CPI inflation rose by 3.5% in the 12 months to April 2025, up from 2.6% in March (ONS).

LIGHTWATER GROSS YIELDS

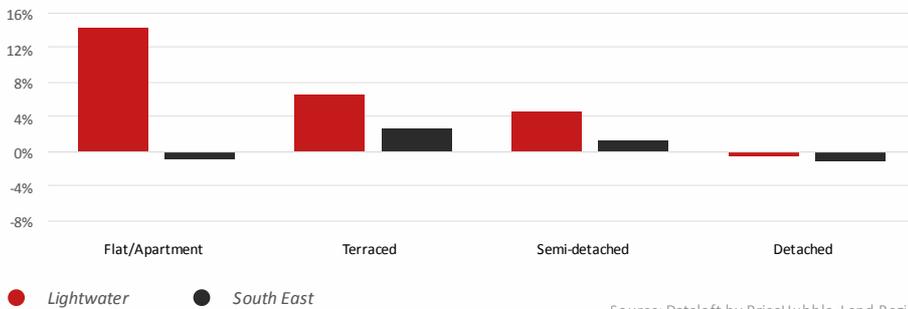
OVER THE LAST 12 MONTHS AVERAGE



Lightwater | Sales and Prices

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!

