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**

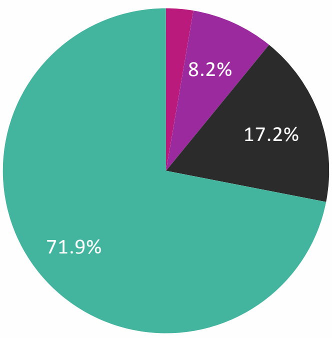
LETS BY PROPERTY TYPE

		Detached	Semi-detached	Terraced	Flat/Apartment
Proportion of lets *last 12 months*		**2.7%**	**8.2%**	**17.2%**	**71.9%**
Average price achieved *last 12 months*		**£3,588**	**£2,868**	**£2,530**	**£1,835**
Average price change *per square foot*	**1 year**	**-6.4%**	**1.6%**	**9.2%**	**0.5%**
	3 years	**8.5%**	**11.8%**	**20.9%**	**21.1%**
	6 years	**47.4%**	**36.3%**	**38%**	**34.4%**

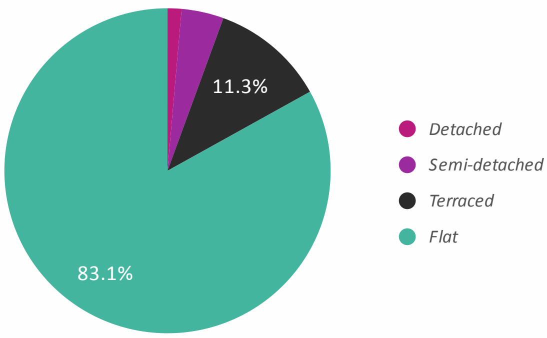
Source: Dataloft Rental Market Analytics by PriceHubble

PROFILE OF HOMES LET
OVER THE LAST 12 MONTHS

RICHMOND UPON THAMES



GREATER LONDON



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 £2,032 per month. This is a 2% change on the previous 12 month period.

72% of homes let in the past 12 months were flats, achieving an average rental value of £1,835 per month. Houses achieved an average rent of £2,713 per month.

22% of renters are aged between 40 and 49.

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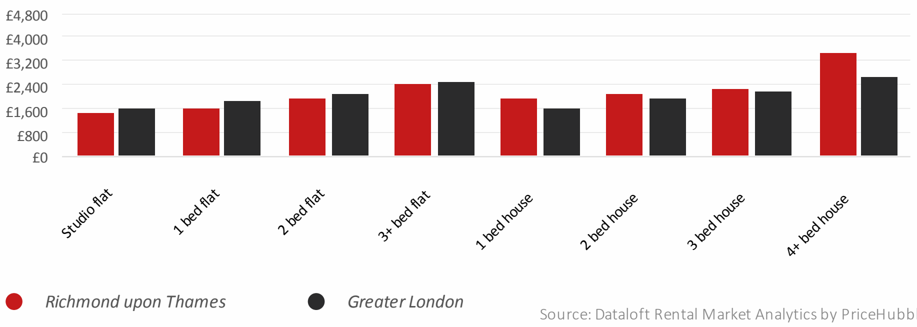
Richmond upon Thames | **Lettings Prices**

AVERAGE MONTHLY RENT BY BEDROOM OVER THE LAST 12 MONTHS



Source: Dataloft Rental Market Analytics by PriceHubble

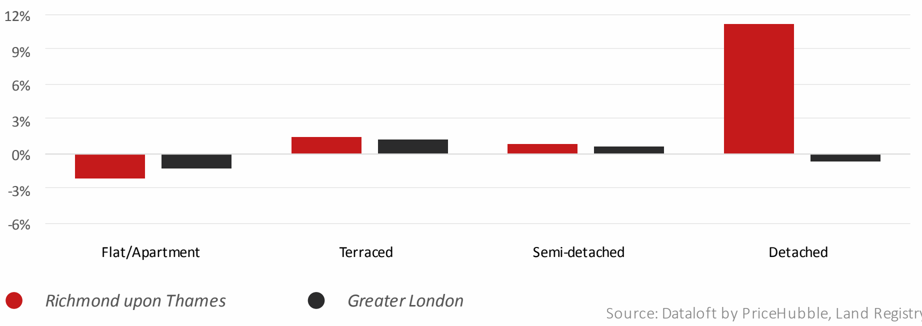
RICHMOND UPON THAMES GROSS YIELDS
OVER THE LAST 12 MONTHS AVERAGE

All properties	Flats	Houses
4.9%	5.5%	4.3%

Richmond upon Thames | **Sales and Prices**

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

Price per square foot



Source: Dataloft by PriceHubble, Land Registry

National Market

Rental market

For the first time in four months, voids shortened; dropping to 20 days in June (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 held interest rates at 4.25% in the June meeting.

Monthly GDP is estimated to have fallen by 0.1% in May 2025, following an unrevised fall of 0.3% in April (ONS).

CPI inflation rose by 3.4% in the 12 months to May 2025, compared with 3.5% in April (ONS).

Want to Know More?

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