

# Lettings Market

Swindon

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 Swindon market. Talk to us to learn more.



**BRADLEY WISKIN** | SENIOR LETTINGS MANAGER

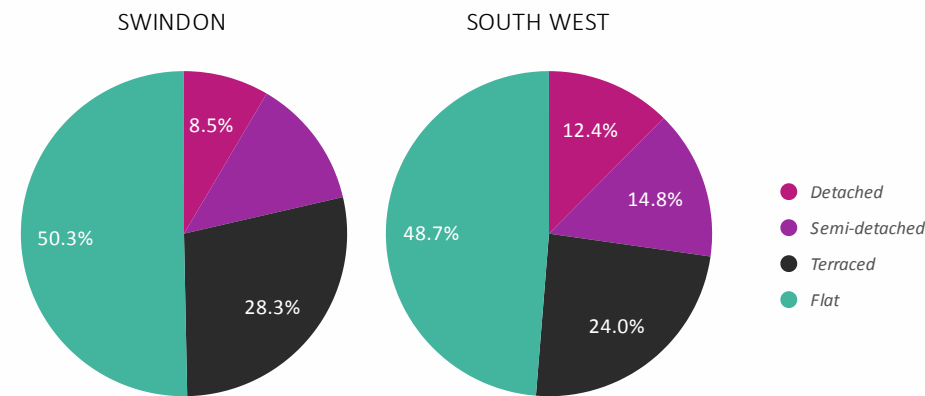
## Swindon | Lettings Prices

### LETS BY PROPERTY TYPE

|                                       | Detached                                                                          | Semi-detached                                                                     | Terraced                                                                           | Flat/Apartment                                                                      |
|---------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|                                       |  |  |  |  |
| Proportion of lets last 12 months     | 8.5%                                                                              | 12.9%                                                                             | 28.3%                                                                              | 50.3%                                                                               |
| Average price achieved last 12 months | £1,488                                                                            | £1,272                                                                            | £1,142                                                                             | £909                                                                                |
| Average price change per square foot  |                                                                                   |                                                                                   |                                                                                    |                                                                                     |
| 1 year                                | 9.7%                                                                              | 6.5%                                                                              | 7%                                                                                 | 2.1%                                                                                |
| 3 years                               | 21.6%                                                                             | 20.3%                                                                             | 25.6%                                                                              | 17.9%                                                                               |
| 6 years                               | 52.6%                                                                             | 55%                                                                               | 50%                                                                                | 38.1%                                                                               |

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 Swindon was £1,058 per month. This is a 4% change on the previous 12 month period.

50% of homes let in the past 12 months were flats, achieving an average rental value of £909 per month. Houses achieved an average rent of £1,228 per month.

16% of renters are aged between 40 and 49.

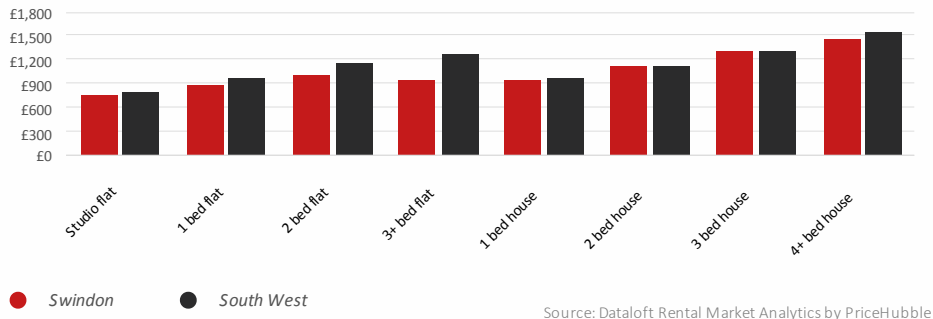
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## Swindon | Lettings Prices

### AVERAGE MONTHLY RENT BY BEDROOM OVER THE LAST 12 MONTHS



### SWINDON GROSS YIELDS

OVER THE LAST 12 MONTHS AVERAGE

All properties **6.3%**

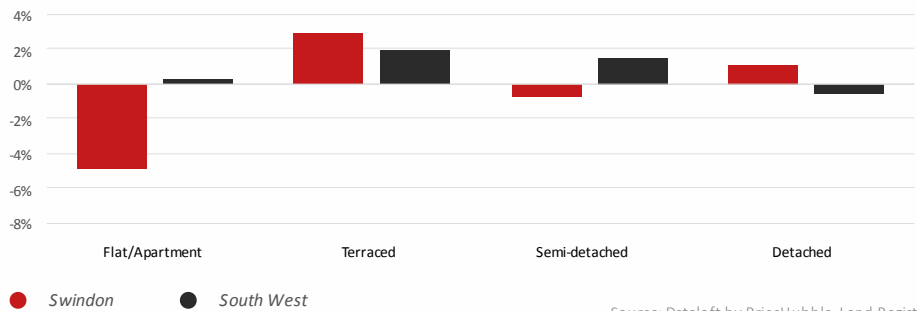
Flats **8.2%**

Houses **5.9%**

## Swindon | Sales and Prices

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

Price per square foot



## National Market

### Rental market

The average void period shortened from 20 days in June to just 12 days in July - a reduction of 40% (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 July was £1,313, up 0.4% year on year (HomeLet).

### Economy

The Bank of England has cut interest rates to 4%, bringing the cost of borrowing to its lowest level for more than two years.

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 3.6% in the 12 months to June 2025, up from 3.4% in May (ONS).

## Want to Know More?



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

