

# 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

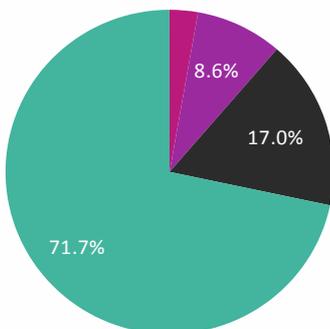
### LETS BY PROPERTY TYPE

	Detached	Semi-detached	Terraced	Flat/Apartment
<b>Proportion of lets last 12 months</b>	2.8%	8.6%	17%	71.7%
<b>Average price achieved last 12 months</b>	£4,029	£2,756	£2,535	£1,847
<b>Average price change per square foot</b>				
1 year	2.8%	-3.9%	4.3%	4.3%
3 years	20.1%	7.5%	17.3%	21.2%
6 years	46.2%	32.1%	41.1%	36.6%

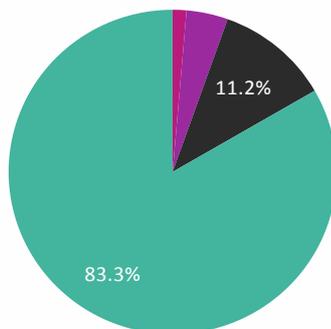
Source: Dataloft Rental Market Analytics by PriceHubble

### PROFILE OF HOMES LET OVER THE LAST 12 MONTHS

RICHMOND UPON THAMES



GREATER LONDON



- Detached
- Semi-detached
- Terraced
- Flat

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 £2,044 per month. This is a 3% change on the previous 12 month period.

72% of homes let in the past 12 months were flats, achieving an average rental value of £1,847 per month. Houses achieved an average rent of £2,721 per month.

21% of renters are aged between 40 and 49.

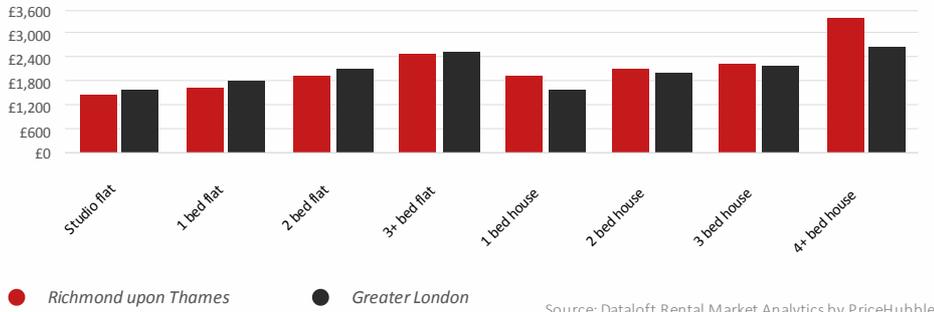
# Lettings Market

Richmond upon Thames

Chancellors

## Richmond upon Thames | Lettings Prices

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



## National Market

### Rental market

The average void period rose from 12 days in July to 15 days in August - a increase of 25% (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 August was £1,328, up 0.2% year on year (HomeLet).

### Economy

The Bank of England has held interest rates at its September meeting amid concerns about persistent inflation.

Monthly GDP grew by 0.2% in the three months to July 2025, down from 0.3% in June and 0.6% in May (ONS).

CPI inflation rose by 3.8% in the 12 months to August 2025, unchanged from July (ONS).

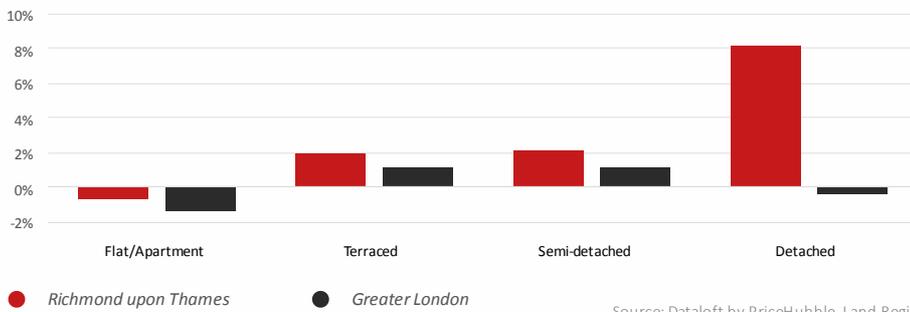
### RICHMOND UPON THAMES GROSS YIELDS OVER THE LAST 12 MONTHS AVERAGE

All properties **5%** Flats **5.5%** Houses **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



## Want to Know More?



### ANDREW JOURDAIN

Group Associate Director

02036214767

richmond.lettings@chancellors.co.uk

chancellors.co.uk

23 The Quadrant, Richmond, TW9 1BP

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

