

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.



JENNIFER KNOWLES | SENIOR LETTINGS MANAGER

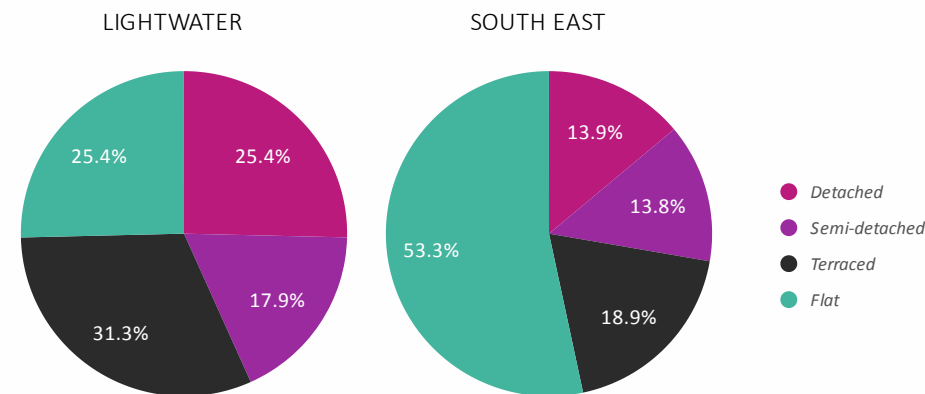
Lightwater | Lettings Prices

LETS BY PROPERTY TYPE

	Detached	Semi-detached	Terraced	Flat/Apartment
				
Proportion of lets last 12 months	25.4%	17.9%	31.3%	25.4%
Average price achieved last 12 months	£3,141	£1,856	£1,394	£1,259
Average price change per square foot				
1 year	-9.6%	3.4%	-3.3%	7.3%
3 years	-4.6%	11.4%	11.4%	-0.5%
6 years	17.9%	25.3%	26.9%	24.4%

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 £1,757 per month. This is a -2% change on the previous 12 month period.

25% of homes let in the past 12 months were flats, achieving an average rental value of £1,259 per month. Houses achieved an average rent of £1,968 per month.

23% of renters are aged between 40 and 49.

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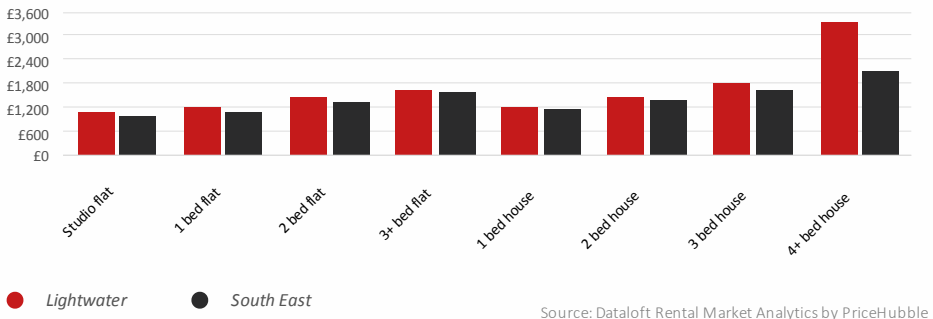
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National Market

AVERAGE MONTHLY RENT BY BEDROOM OVER THE LAST 12 MONTHS



LIGHTWATER GROSS YIELDS OVER THE LAST 12 MONTHS AVERAGE



Rental market

The average void period lengthened in October, rising from 16 days in September to 21 days (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 October was £1,345, up 1.4% year on year (HomeLet).

Economy

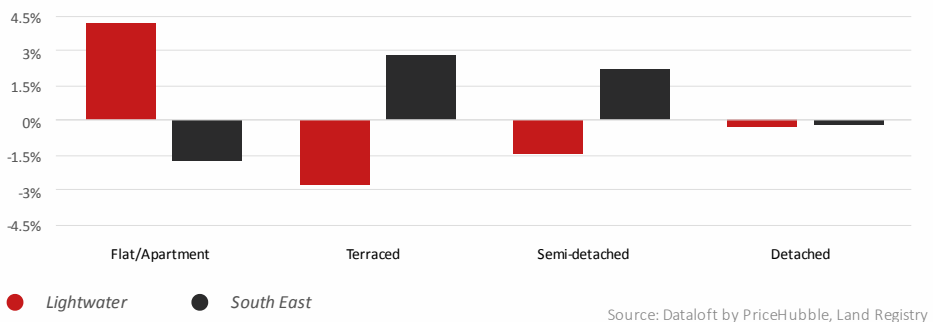
The Bank of England has held interest rates at 4% in its November meeting.

Monthly GDP grew by 0.3% in the three months to August 2025, a slight increase from 0.2% in July (ONS).

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

Lightwater | Sales and Prices

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



Want to Know More?



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

