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

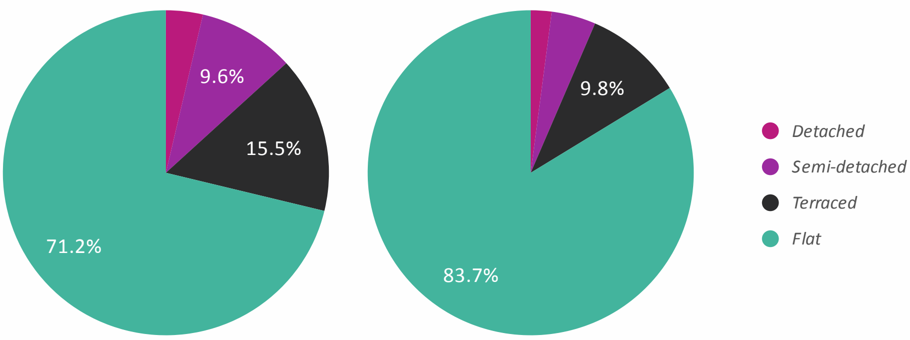
		Detached	Semi-detached	Terraced	Flat/Apartment
Proportion of lets *last 12 months*		3.7%	9.6%	15.5%	71.2%
Average price achieved *last 12 months*		£3,919	£2,846	£2,585	£1,854
Average price change *per square foot*	1 year	3.5%	2.1%	0.2%	5.1%
	3 years	18.8%	4.9%	10.9%	16.1%
	6 years	55.7%	37%	38.3%	35.2%

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 £2,076 per month. This is a 4% change on the previous 12 month period.

71% of homes let in the past 12 months were flats, achieving an average rental value of £1,854 per month. Houses achieved an average rent of £2,814 per month.

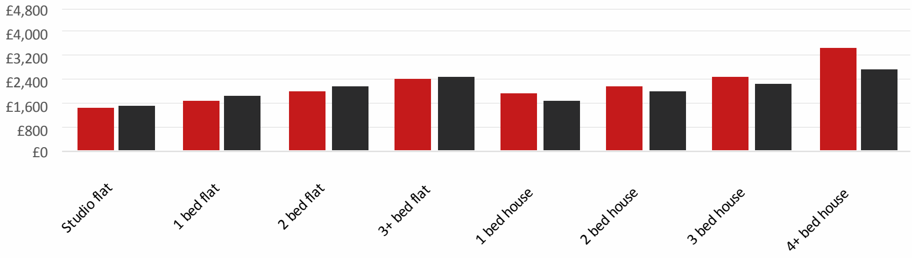
21% of renters are aged between 40 and 49.

Lettings Market

Richmond upon Thames

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

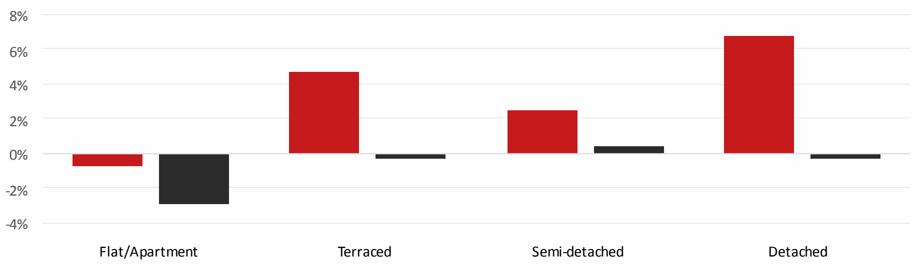
OVER THE LAST 12 MONTHS AVERAGE

All properties	Flats	Houses
5%	5.7%	4.1%

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

The average void period rose from 21 days in October to 24 days in November (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 November was £1,337, up 2.3% year on year (HomeLet).

Economy

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

Monthly GDP grew by 0.1% in the three months to September, following growth of 0.2% in August 2025 (ONS).

The Consumer Prices Index (CPI) rose by 3.6% in the 12 months to October, down from 3.8% in September which was in line with expectations (ONS).

Want to Know More?

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