Lettings Market

Thame

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 Thame market. Talk to us to learn more.

CARL JEFFRIES | GROUP ASSOCIATE DIRECTOR

Thame | **Lettings Prices**

LETS BY PROPERTY TYPE

		Detached	Semi-detached	Terraced	Flat/Apartment
Proportion of lets *last 12 months*		25.2%	16.1%	22.2%	36.5%
Average price achieved *last 12 months*		£2,098	£1,663	£1,338	£1,148
Average price change *per square foot*	1 year	4.3%	-0.8%	5%	4.7%
	3 years	14.1%	11%	19.4%	16.7%
	6 years	51%	30.8%	42.8%	40.7%

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 Thame was £1,466 per month. This is a 4% change on the previous 12 month period.

37% of homes let in the past 12 months were flats, achieving an average rental value of £1,148 per month. Houses achieved an average rent of £1,690 per month.

15% of renters are aged between 40 and 49.

Lettings Market

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AVERAGE MONTHLY RENT BY BEDROOM OVER THE LAST 12 MONTHS

Source: Dataloft Rental Market Analytics by PriceHubble

THAME GROSS YIELDS

OVER THE LAST 12 MONTHS AVERAGE

All properties	Flats	Houses
5.1%	6.2%	4.8%

Thame | **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 dropped from 26 days in January to 22 days in February (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 February was £1,301, up 2.0% year on year (HomeLet).

Economy

The Bank of England has held interest rates at 3.75%, remaining at their lowest level since February 2023.

In the Spring Statement, the OBR downgraded its forecast for economic growth this year to 1.1%, down from 1.4% at the time of November's Budget.

CPI inflation rose by 3.0% in the 12 months to January 2026, down from 3.4% in December (ONS).

Want to Know More?

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

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