

COBHAM LETTINGS INSIGHT 2019

Market Update

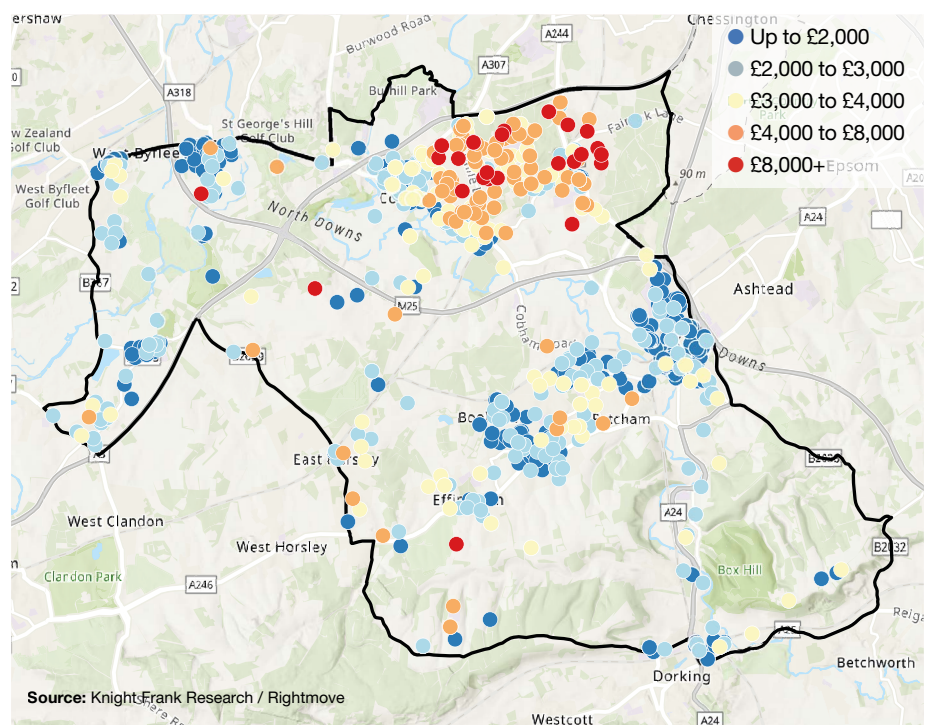
The number of properties listed for rent in Cobham fell 20% year-on-year in the second half of 2018, according to data from Rightmove. This drop in available stock has coincided with a pick up in demand. Knight Frank figures showed a 5% increase in new prospective tenants registering last year compared with 2017 and, subsequently, a 13.5% increase in the volume of new tenancies agreed over the course of the year, which suggests that the underlying demand for rental property in Cobham remains strong and there will be upwards pressure on rental values.

Jamie-Leigh Harvey, Home Counties Lettings

"We have noticed an increase in the number of 'try before you buy' tenants across the Home Counties over the past year, many of whom tend to be flexible on location and happy to move around to find the right house, be that in Esher, Cobham or Weybridge. Demand from corporate tenants who are moving to the area for work, and at the super-prime end of the market, also rose markedly in 2018 and we expect this activity will continue this year."

Weekly asking rents in Cobham and the surrounding area

Year to January 2019

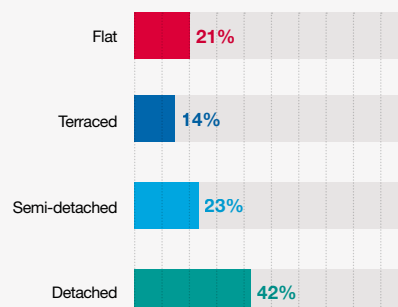


Cobham fact sheet

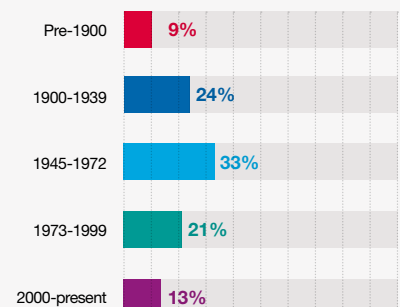
KEY STATISTICS

5%	Increase in new prospective tenants in Cobham in 2018 v 2017
13.5%	Increase in new tenancies agreed in Cobham in 2018 v 2017
17.5%	Proportion of listings in Cobham that were 2-bed flats in 2018
£3,022	Average asking rent for a 2-bed house in Cobham in 2018
26%	Year-on-year increase in corporate relocation enquiries in 2018

PROPERTY TYPE



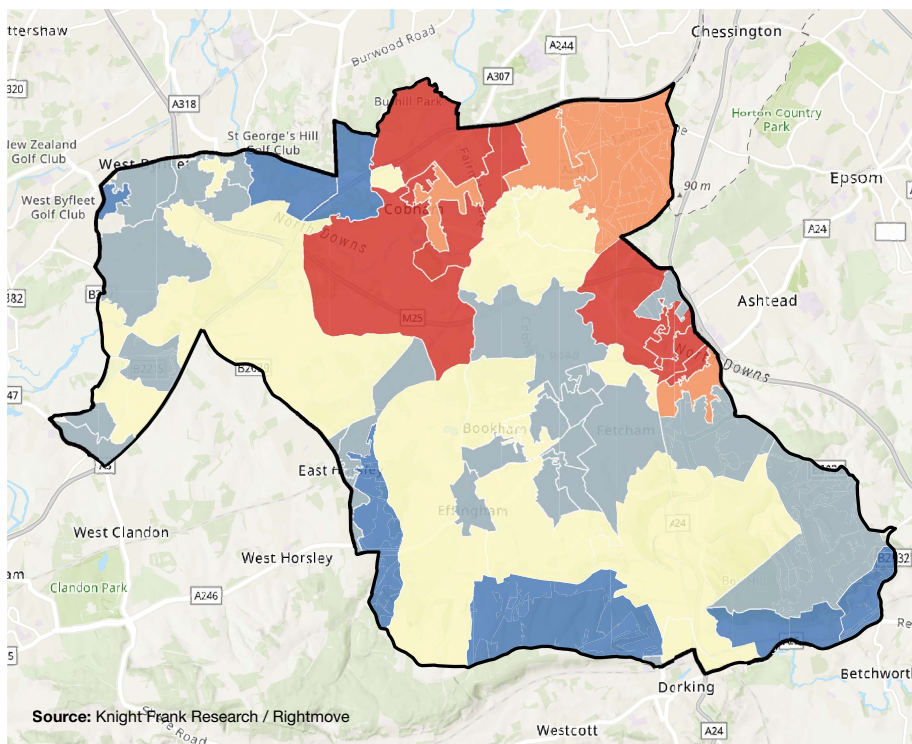
AGE OF HOUSING STOCK



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Where is renting most prevalent in Cobham?

Number of lettings listings, year to January 2019



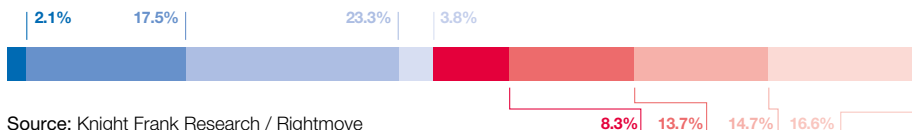
Source: Knight Frank Research / Rightmove

Rental market analysis by property type

Average monthly asking rents, year to January 2019

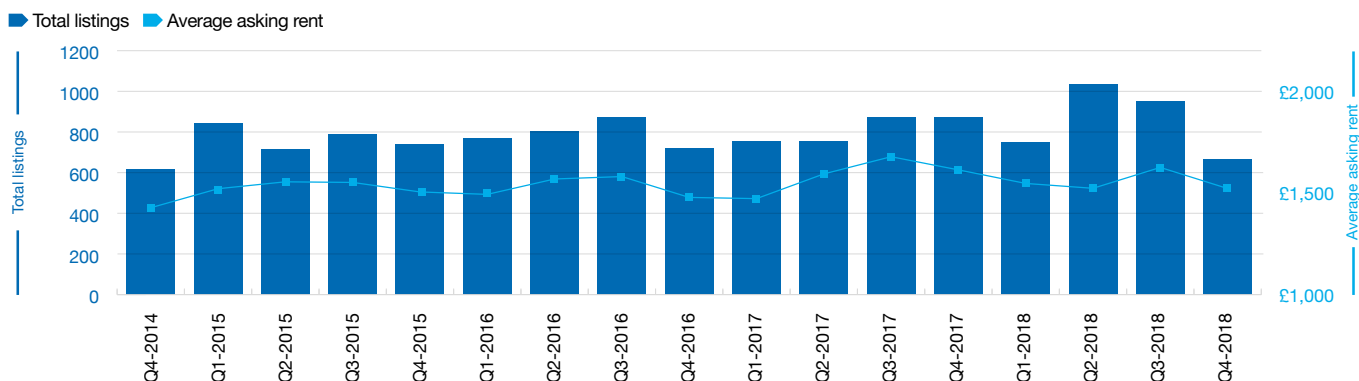
Type	Beds	Average monthly asking rent	Type	Beds	Average monthly asking rent
Flat	0	£806	House	2	£1,486
Flat	1	£938	House	3	£1,830
Flat	2	£1,272	House	4	£3,022
Flat	3	£2,404	House	5	£5,373

Lettings market breakdown by property type



Source: Knight Frank Research / Rightmove

Lettings volumes and rental value data Cobham and surrounds



Source: Knight Frank Research / Rightmove

RESIDENTIAL RESEARCH



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Please get in touch

If you are a landlord or a tenant and would like some help or information, we would love to hear from you



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