

ScanSan Properties

Analytical Report

Rental Market Analysis(Feb, 2024)

Intelligence Team

Overview

The following report represents information on rental properties in various postcode districts in London.

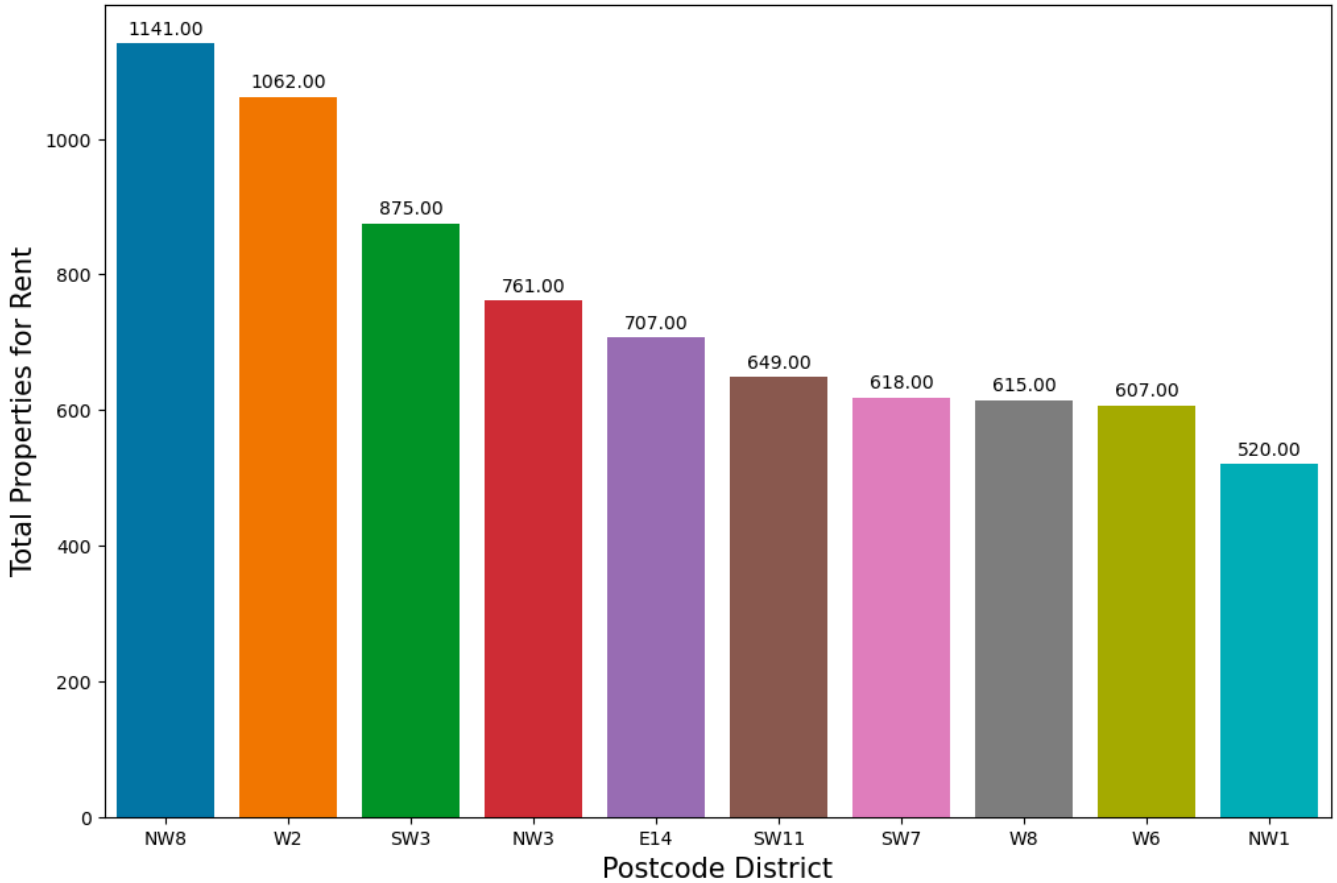
Key Metrics

- Total properties for rent: This value indicates the total number of properties available on the market for rental purposes in a month.
- Average transaction per month: The average number of properties rented out per month.
- Months of inventory: The amount of time it takes for the said “total properties for rent” to be rented out.
- Turnover percentage per month: The proportion of properties that change hands each month.
- Days on the market: The average number of days it takes for a property to be rented out.
- Rating: This value provides a qualitative assessment of the market type based on certain criteria including demand, rental price etc.
- Landlords Market: Market with high demand and less supply.
- Balanced Market: Market with approximately equal demand and supply.

High-level Analysis

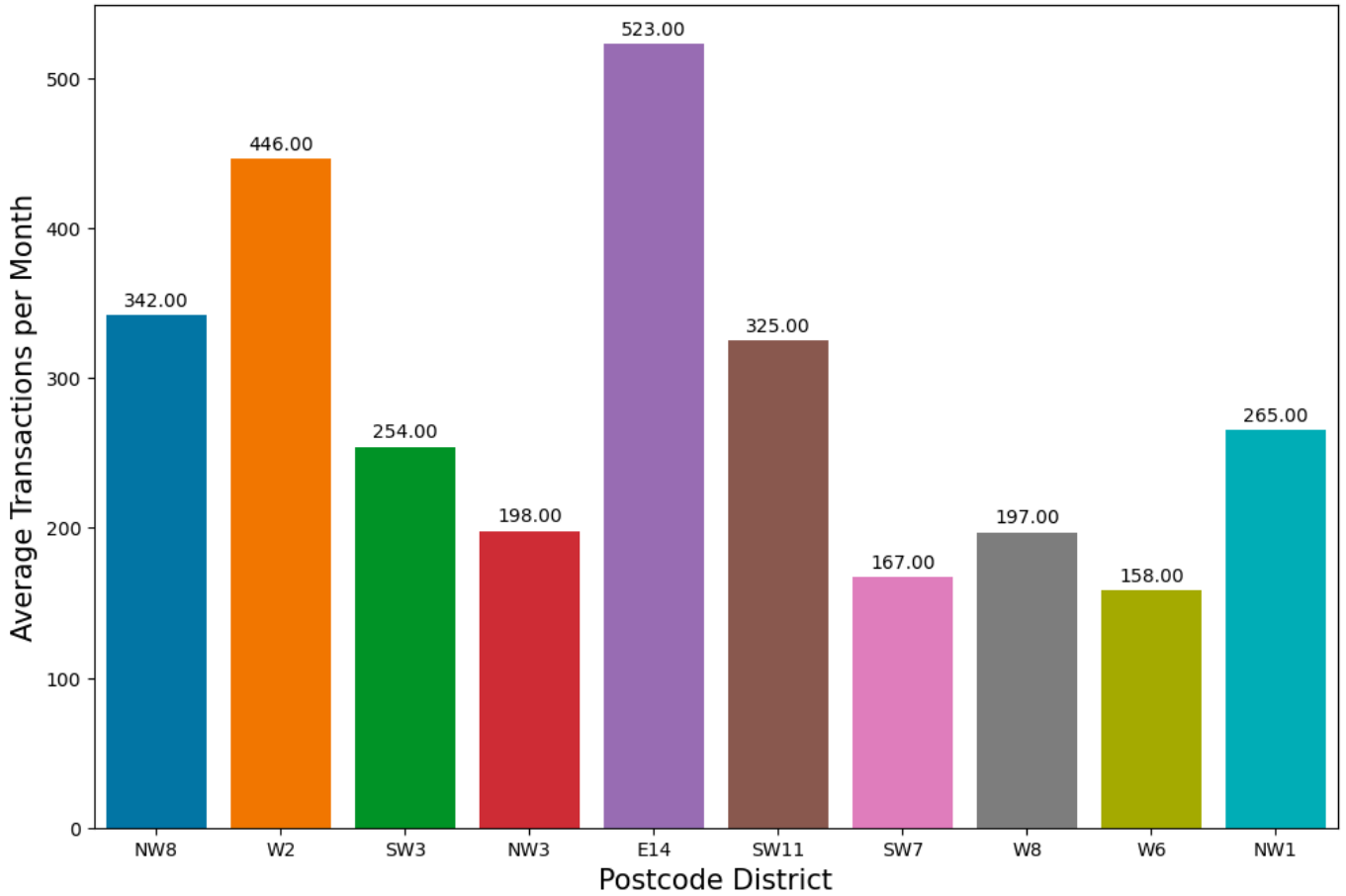
The following analysis gives an overview of how the rental market appears to be in some of the postcode district in the month of February, 2024.

Total Properties for Rent in Top 10 Districts - Feb 2024



Index	Postcode District	Total Properties for Rent	Market Rating
1	NW8	1141	Balanced Market
2	W2	1062	Landlords Market
3	SW3	875	Balanced Market
4	NW3	761	Balanced Market
5	E14	707	Landlords Market
6	SW11	649	Landlords Market
7	SW7	618	Balanced Market
8	W8	615	Balanced Market
9	W6	607	Balanced Market
10	NW1	520	Landlords Market

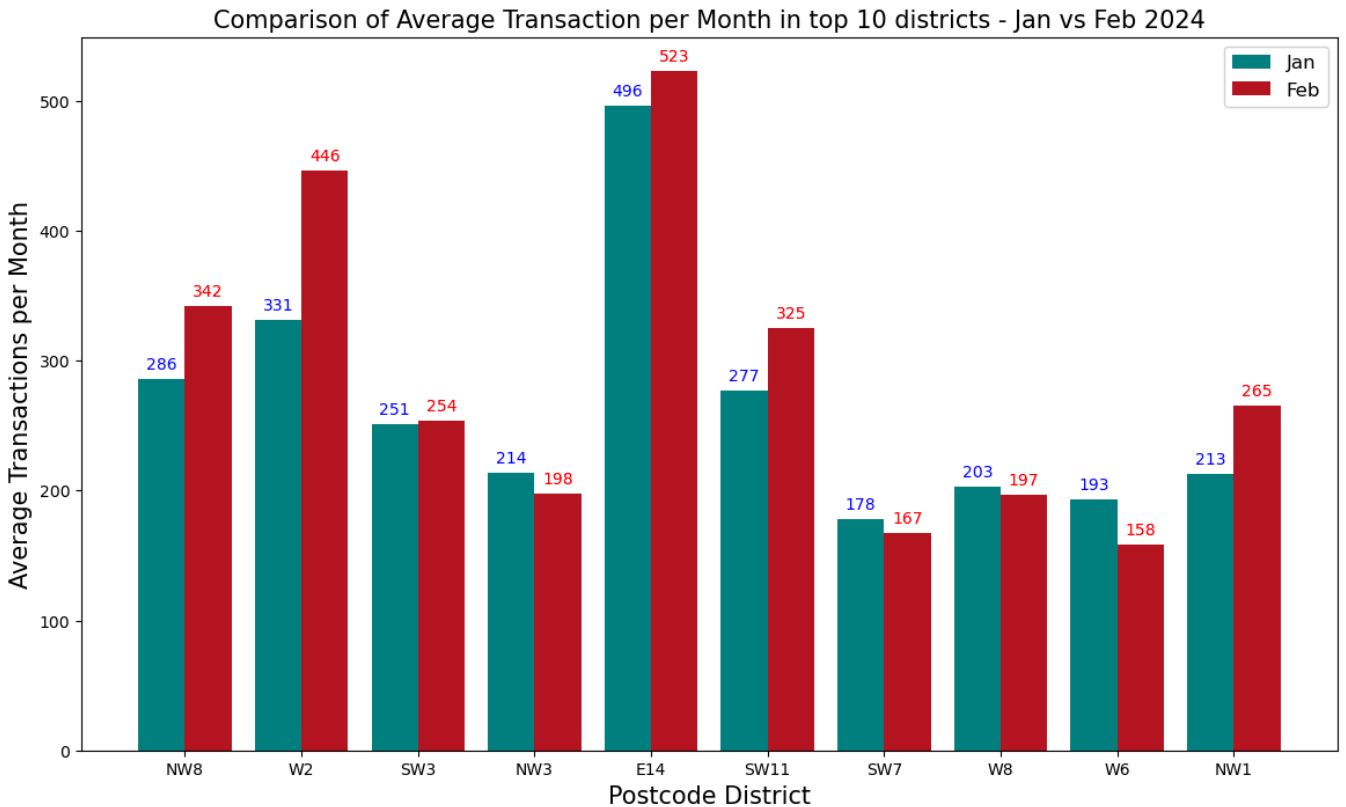
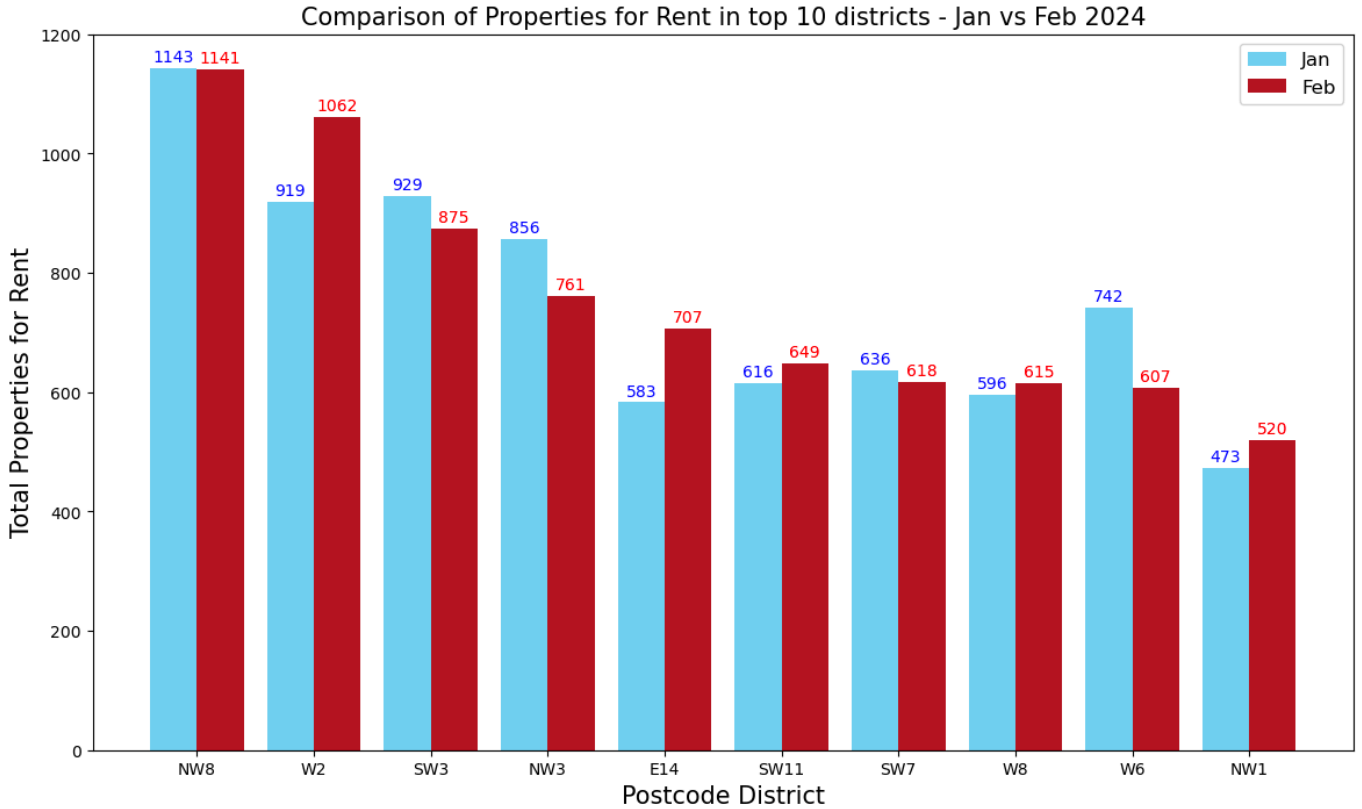
Average Transaction per Month in Top 10 Districts - Feb 2024



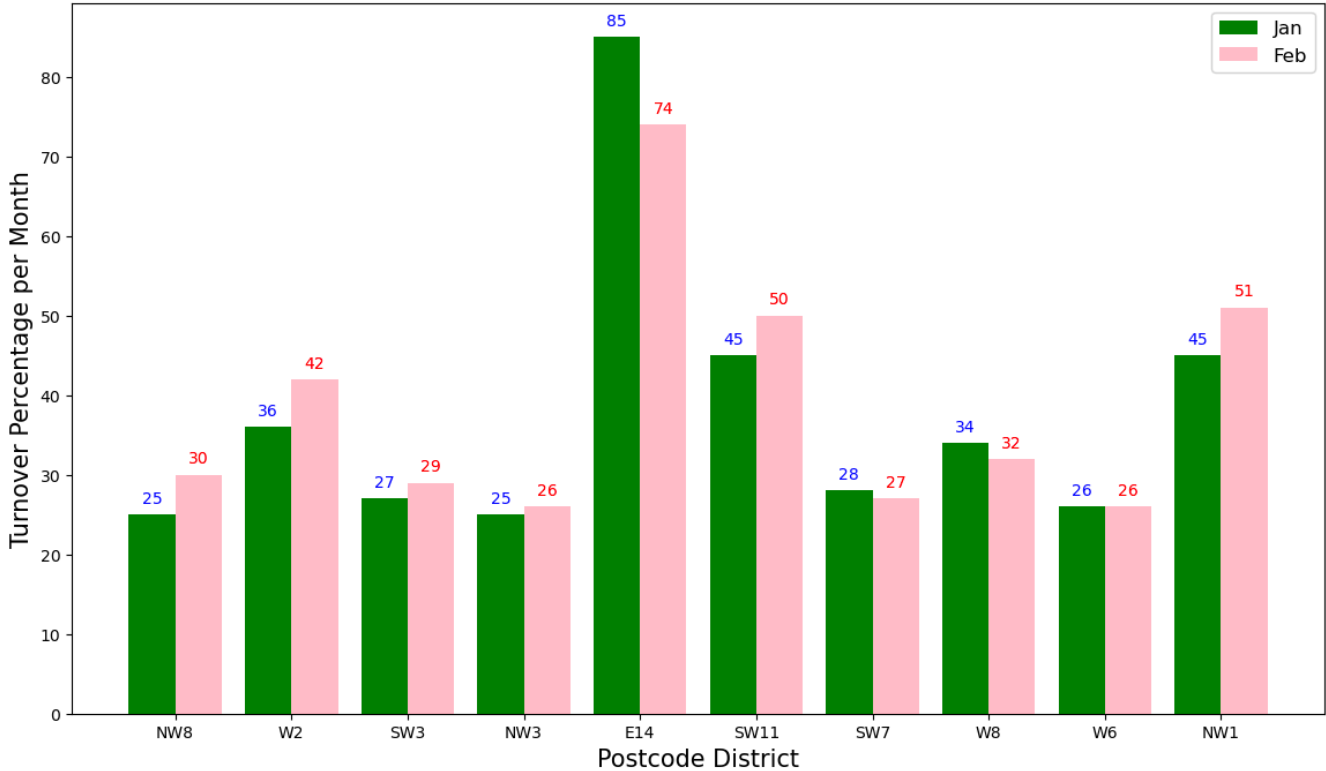
Index	Postcode District	Average Transactions per Month	Turn over(%) per Month
1	NW8	342	30
2	W2	446	42
3	SW3	254	29
4	NW3	198	26
5	E14	523	74
6	SW11	325	50
7	SW7	167	27
8	W8	197	32
9	W6	158	26
10	NW1	265	51

Comparison of data: Jan vs Feb, 2024

The following figures depict the comparison of property data between Jan and Feb of 2024.



Comparison of Turnover Percentage per Month in top 10 districts - Jan vs Feb 2024



Insights

- The district E14 consecutively has the highest average number of transactions and turn over rate in the top 10 districts per total number of properties for rent in PCM.
- The district NW8 seems to have more number of properties on the market for an average of 101 days. This might be the reason for the highest number of properties available for rent.
- The districts such as W2, E14 etc with landlords market rating have high demand with respective to supply which results in higher turn over percentage and take no longer than 2 months to be rented out.
- The average of the total number of properties to be rented out in Jan, 2024 stands at 749.3 whereas in Feb, 2024 it stands at 755.5.
- The over all mean of the average transactions per month in Jan, 2024 stands at 264.2 whereas in Feb, 2024 it stands at 287.5.
- The average percentage of the turn over(%) in Jan, 2024 stands at 37.6 whereas in Feb, 2024 it stands at 38.7.