

Gumtree.com Rental Price Index



UK property rental market shows first signs of recovery since 2007

The following graphs and data show how several regions throughout the UK are recovering from the property slump and provides average rental prices across the nation. It can help show how your rent measures up in line with other areas around the UK and offers guidance for both landlords and tenants in the rental market.



What's happening in the UK rental market?



In a detailed analysis of website data, leading classifieds website Gumtree.com has revealed the first green shoots of rental market recovery in the UK.

For the first time since 2007 rental prices across the UK have begun to rise in several cities, marking a turning point in the downward spiral of rents witnessed.

TV property expert Phil Spencer said, "Regardless of whether you're trying to buy, sell, rent or let – 2009 has been full of uncertainty in the housing market.

"Uncertainty is the killer of every market and any tool which helps to give clarity is welcome. Gumtree.com has looked at rental prices in specific regional areas across the UK and in doing so they can provide a more useful insight than a broader national overview.

"Because there are so many variables across this market, the Gumtree.com Rental Price Index offers an up-to-date indicator of the rental sector. As it is broken down by region, it gives a good sense of what current price brackets for different sizes of property are.

"We can see from the Gumtree.com rental price index that overall the rental market is still in decline, however it is stabilising and even lifting in some areas. As the sales market recovers, more people will look to sell and this will increase supply in key regions and even out the volatility of the rental market."

Outside of London, cities such as Oxford, Sheffield and Leeds are leading the rental turn-around, each reporting more than 1 per cent increase in the average rental price over the past quarter. Although overall still in rental price decline, London is seeing a recovery in several boroughs including Kensington and Chelsea and Richmond. Faring less well are Liverpool, Bournemouth and Leicester which all are yet to see a positive rental price bounce.

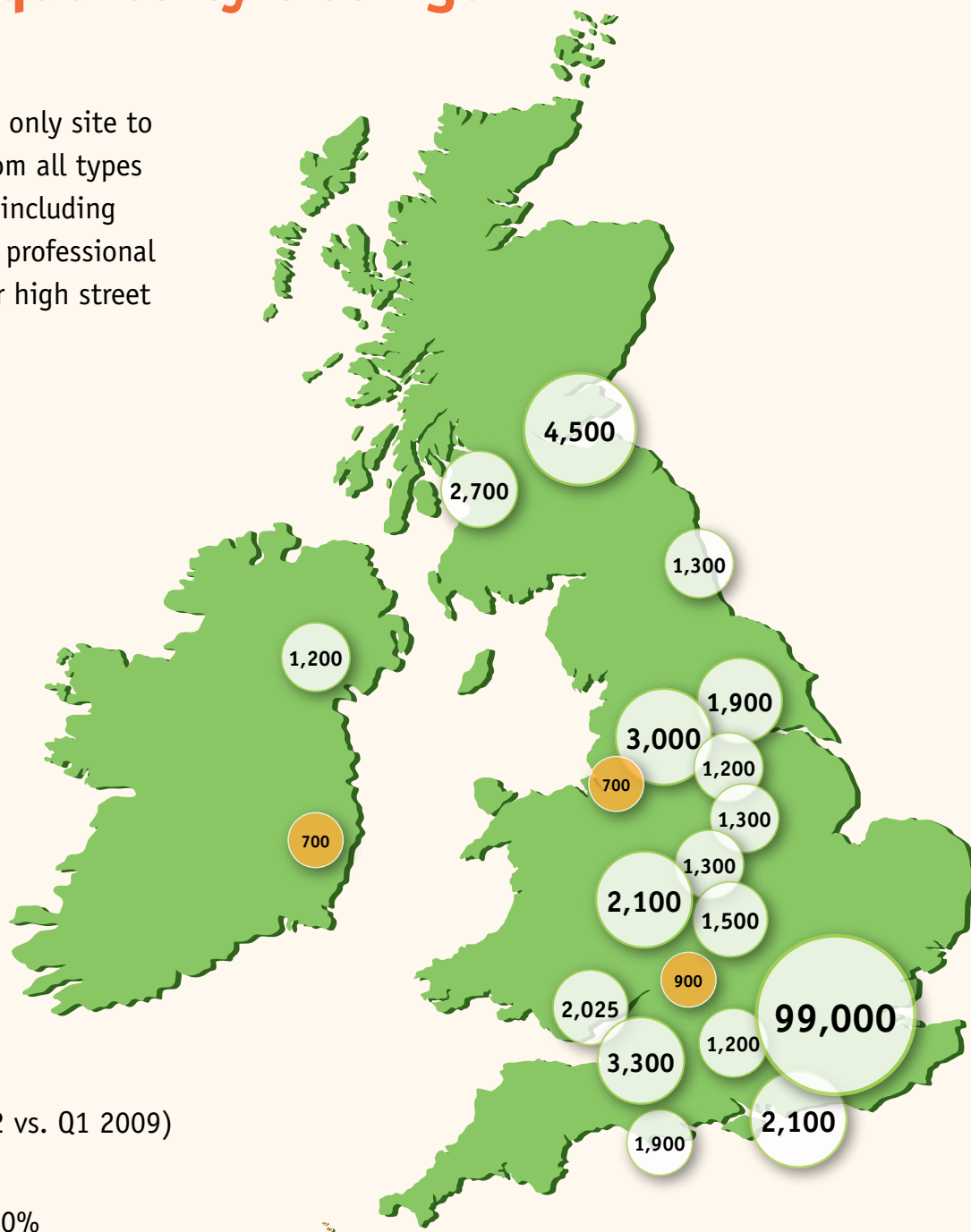
The average UK rent sits at £604 a month, with London still the most expensive city to rent in with an average monthly rent of £1,127 – close to double the UK average rent. Tenants looking for value for money should head north to Derby, Bolton or Sheffield which feature some of the UK's lowest monthly rents.



Gumtree.com average quarterly listings



Gumtree.com is the only site to embrace listings from all types of property owners including private individuals, professional landlords and major high street real estate agents.



Listings Growth (Q2 vs. Q1 2009)

London: + 52%

All other cities: + 20%



Median rental prices pcm across the UK



Location	Average	1 bed	2 bed	3 bed	4 bed
Belfast	498	400	465	500	650
Birmingham	528	450	550	550	650
Bournemouth	672	500	675	850	1,050
Brighton	783	600	801	1,083	1,100
Bristol	628	500	625	750	880
Cardiff	579	475	575	655	850
Coventry	522	395	500	550	650
Edinburgh	628	485	600	775	1,150
Glasgow	520	400	525	625	n/a
Leeds	514	450	550	550	n/a
Leicester	503	395	500	550	n/a
Liverpool	501	433	500	550	n/a
Manchester	535	450	525	575	687
Newcastle	513	425	498	550	650
Nottingham	483	400	495	500	563
Oxford	907	650	810	1,000	1,200
Reading	1,000	760	600	795	900
Sheffield	461	425	495	520	n/a



Median rental prices pcm across London boroughs



Cities	Ave	0 bed	1 bed	2 bed	3 bed	4 bed
ALL LONDON	1,127	725	947	1,162	1,371	1,660
Barking and Dagenham	857	550	680	838	1,000	1,170
Barnet	1,060	693	866	1,083	1,386	1,698
Bexley	816	498	660	801	996	1,150
Brent	1,087	693	909	1,170	1,516	1,722
Bromley	856	575	700	850	1,000	1,399
Camden	1,369	823	1,139	1,516	1,906	2,166
Croydon	919	560	736	900	1,148	1,430
Ealing	1,068	671	900	1,100	1,300	1,646
Enfield	946	627	750	953	1,200	1,400
Greenwich	1,006	624	850	1,040	1,250	1,404
Hackney	1,118	650	909	1,191	1,430	1,733
Hammersmith and Fulham	1,259	750	1,061	1,386	1,733	2,094
Haringey	1,028	628	866	1,100	1,270	1,516
Harrow	972	625	750	950	1,200	1,450
Hillingdon	909	580	690	900	1,100	1,322
Hounslow	932	602	800	950	1,200	1,300
Islington	1,361	953	1,168	1,516	1,689	2,145
Kensington and Chelsea	1,504	953	1,408	1,949	2,491	3,011
Kingston-upon-Thames	1,167	695	900	1,200	1,400	1,547
Lambeth	1,135	671	909	1,126	1,386	1,819
Lewisham	881	575	725	875	1,148	1,350
Merton	1,116	650	866	1,083	1,300	1,599
Newham	956	600	825	953	1,100	1,248
Redbridge	894	575	700	875	1,100	1,300
Richmond-upon-Thames	1,130	650	875	1,195	1,500	1,733
Southwark	1,147	700	931	1,191	1,408	1,700
Sutton	813	523	675	850	1,100	1,400
Tower Hamlets	1,226	866	1,083	1,256	1,430	1,733
Waltham Forest	932	606	750	950	1,100	1,295
Wandsworth	1,285	715	1,000	1,300	1,516	1,900
Westminster	1,488	823	1,256	1,600	2,361	n/a



UK city rental prices: Q1 compared with Q2 trends

Where to buy if you're a landlord

City (Q1 2009 - Q2 2009)	Rental % of rental price movement
Oxford	6.0%
Dublin	3.7%
Sheffield	1.3%
Leeds	1.2%
Manchester	0.6%
Reading	0.6%
Glasgow	0.4%
Cardiff	0.2%
Edinburgh	0.1%
Birmingham	0.0%

The increase in rental prices over the past quarter in these cities shows landlords and those looking to buy a rental property which regions are stabilising and growing again.

Where to go if you're a tenant

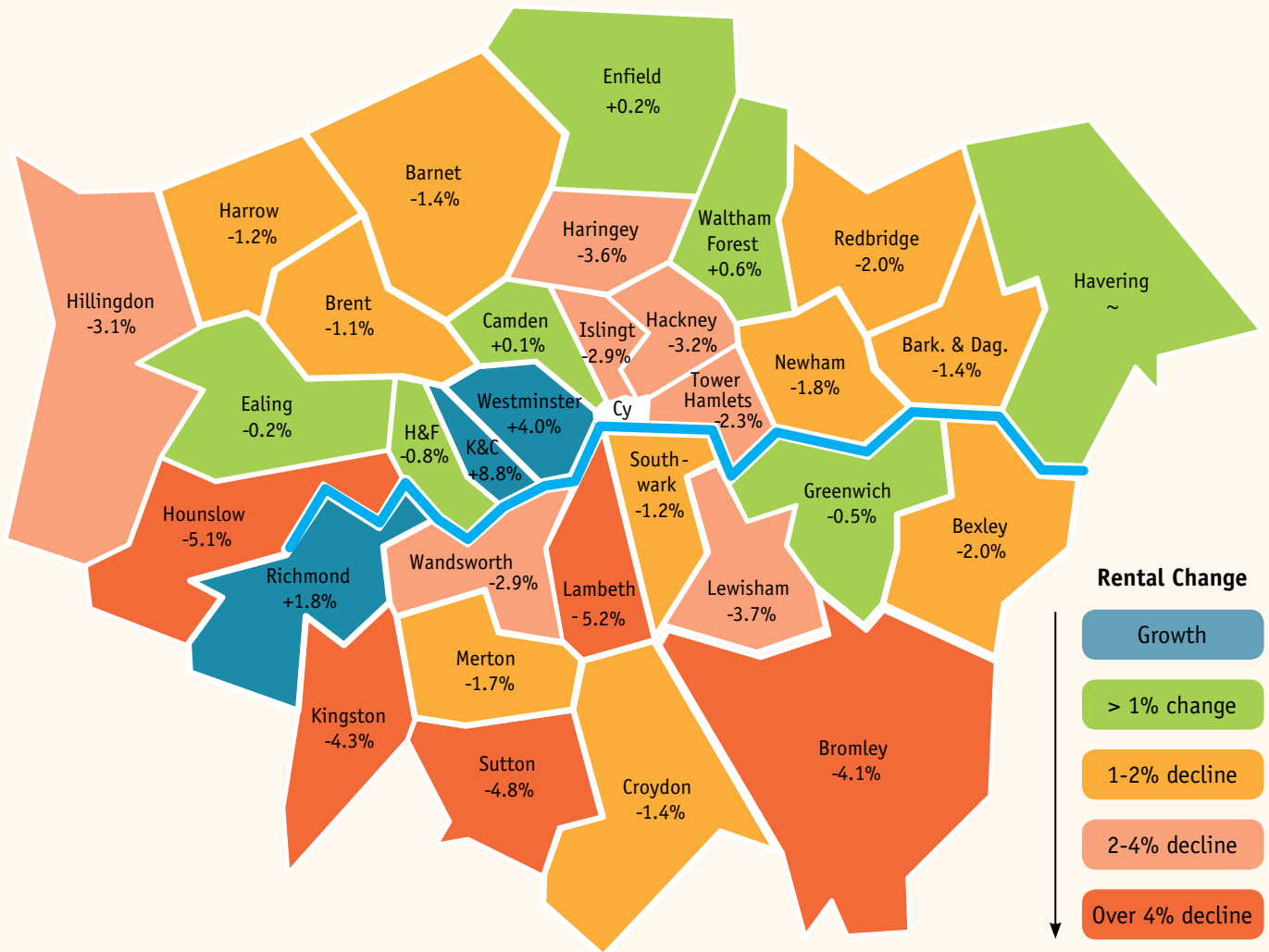
City (Q1 2009 - Q2 2009)	Rental % of rental price movement
Bristol	-0.6%
Newcastle	-0.9%
Brighton	-1.2%
Coventry	-1.3%
Nottingham	-1.7%
Belfast	-2.3%
Leicester	-2.4%
Bournemouth	-3.0%
Liverpool	-3.3%
Paisley	-3.5%

The slow recovery in these market makes these cities a great destination for tenants to find good value properties and potentially save on rent.





London heat map



The London heat map shows which markets are stabilising fastest and which ones are taking longer to recover.

The latest monthly data shows that June is the key month in the London rental market, with the bounce back occurring from this month onward.

