

# The London Barometer

## May 2013 / Sales

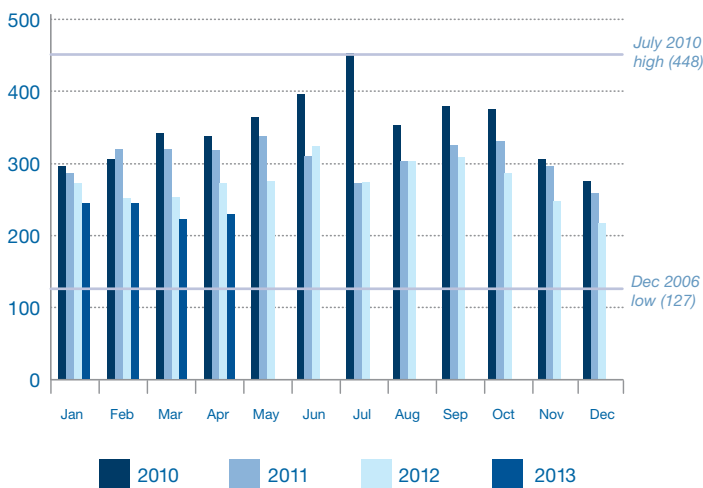
### Market Comment

"As anticipated, more homeowners, including landlords, than expected have been toying with the idea of selling up in April but frustratingly they remain just ideas for the moment.

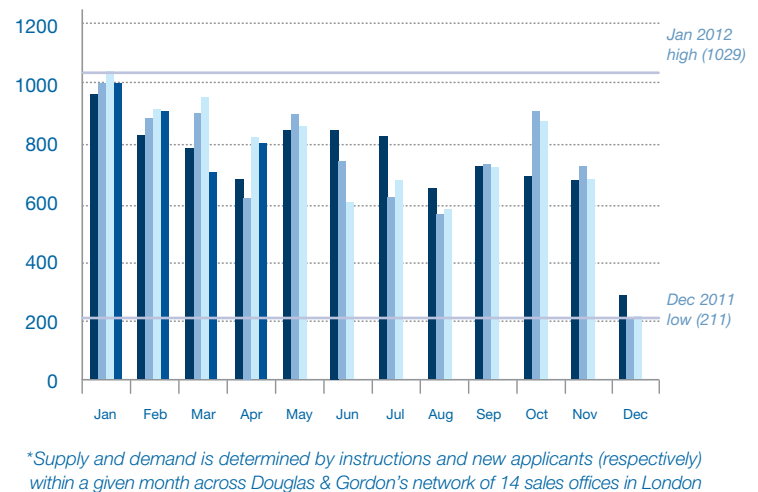
"Given that D&G sold more properties than were taken on in April, stock levels continue to go down and are predicted to fall further. As buyer numbers remain steady it seems inevitable there'll be on-going upward pressure on prices."

*Ed Mead, Director*

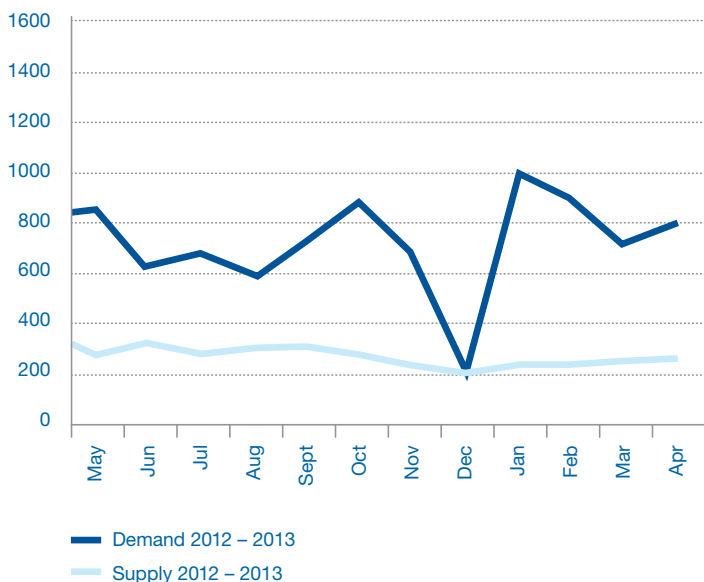
### Supply\*



### Demand\*



### Supply & Demand



### Douglas & Gordon Average London Sales Price Index\*

	Q1 2012	Q2 2012	Q3 2012	Q4 2012
1 bed flat	£ 404,167	£ 408,333	£ 410,833	£ 417,917
2 bed flat	£ 608,333	£ 620,833	£ 634,167	£ 644,167
3 bed house	£ 1,340,000	£ 1,367,917	£ 1,369,167	£ 1,409,167
4 bed house	£ 2,006,250	£ 2,025,000	£ 2,110,833	£ 2,199,167

\*The D&G Average London Sales Index is based on a periodic re-valuation of each property type from every D&G office across London with the increase or decrease in their values averaged

# The London Barometer

## May 2013 / Lettings

### Market Comment

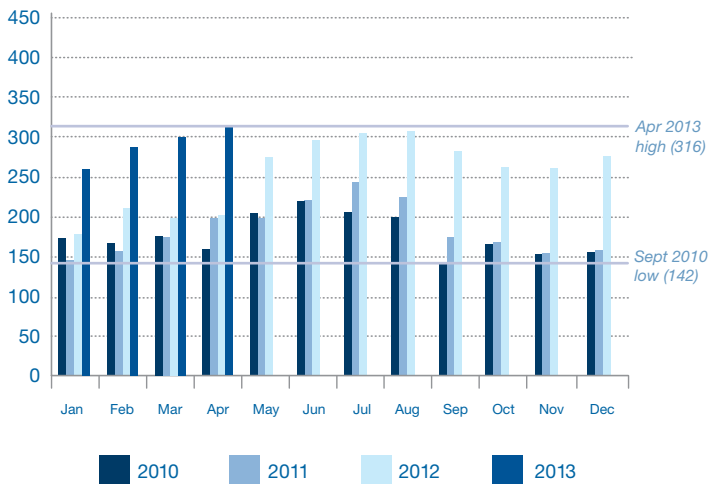
"With the growth of the private rented sector and the spotlight on bad practise, we welcome the upcoming requirement for all letting agents to be a member of an independent consumer redress scheme. We hope this will lead to a more predictable and positive experience for both tenants and landlords.

"Again, the difference between Prime Central London (PCL) and non-PCL is becoming clearer, as PCL landlords take into account capital growth and appear to be eschewing low offers as a result. However, non-PCL landlords are benefitting from lower stock levels, better yields and an influx of tenants unwilling to pay PCL prices, including corporate tenants.

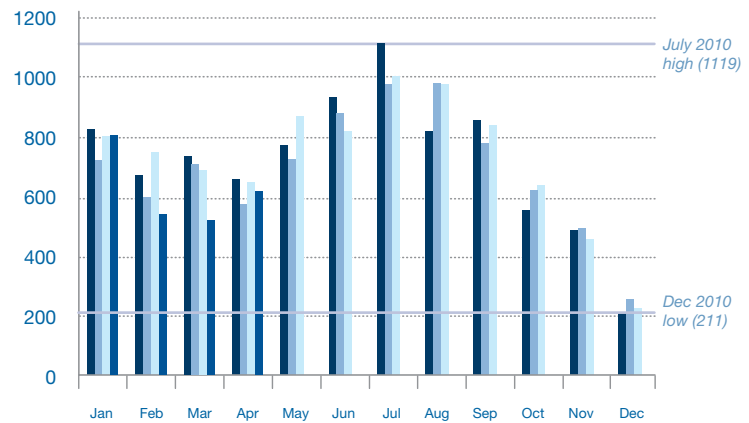
"The number of new instructions in April was 50% higher than this time last year and almost 40% of all those new properties coming to the market are located in PCL. With increasing stock levels and competition in PCL, presentation, pricing and flexibility are key for PCL landlords."

*Virginia Skilbeck, Lettings Director*

### Supply\*

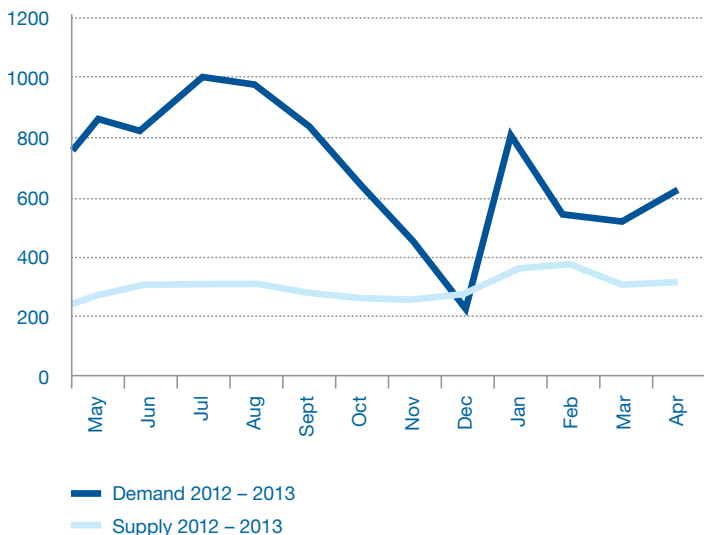


### Demand\*



\*Supply and demand is determined by instructions and applicants (respectively) within a given month across Douglas & Gordon's network of 12 lettings offices in London

### Supply & Demand



### Douglas & Gordon Average London Rent Index\* (per week)

	Q1 2012	Q2 2012	Q3 2012	Q4 2012
1 bed flat	£ 387	£ 386	£ 388	£ 387
2 bed flat	£ 533	£ 527	£ 527	£ 520
3 bed house	£ 925	£ 907	£ 885	£ 850
4 bed house	£ 1,462	£ 1,513	£ 1,463	£ 1,425

\*The D&G Average London Rent Index is based on a periodic re-valuation of each property type from every D&G office across London with the increase or decrease in their values averaged