

• REALYSE INSIGHTS • Q3 2026

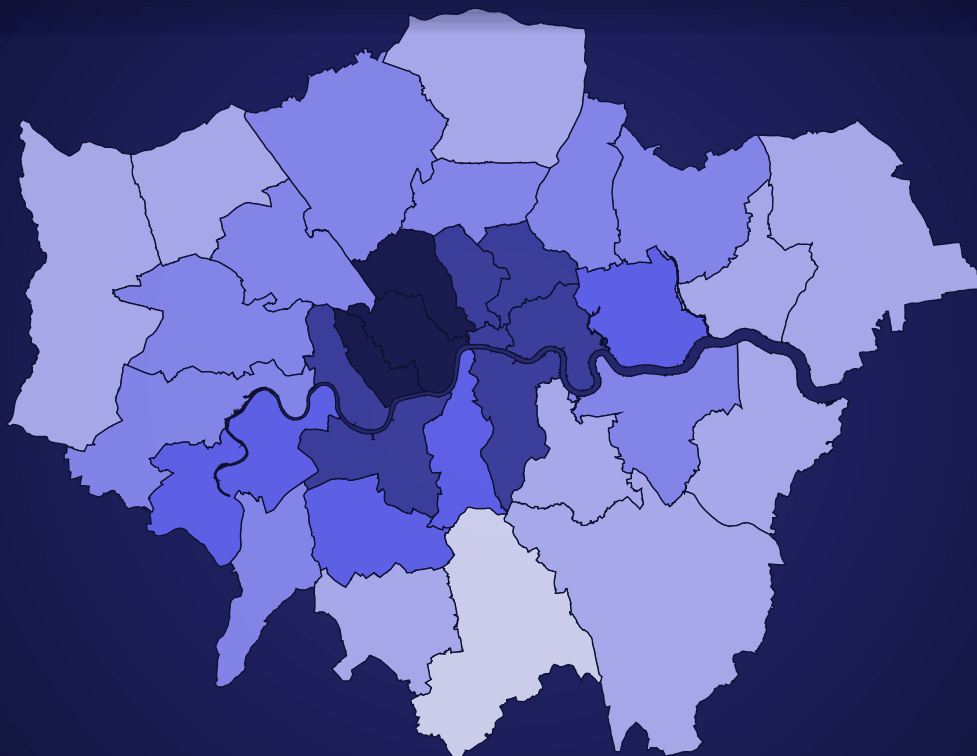
London rental market.

Where the capital lets.

Rents, yields and time to let across the 33 boroughs of London — built from live listings, reported on a trailing twelve-month basis.

12 months to 2026-08 • 367,039 homes to market • 33 boroughs

Data as at 2026-09-21



London rents, *still climbing.*

All figures are trailing 12-month values. Cut-off dates differ by dataset.

ASKING RENT

£2,152

+3.5% YoY

1,167,994 observations

GROSS YIELD

4.76%

+1.7% YoY

1,365,775 observations

DAYS TO LET

26

-4.0% YoY

1,167,994 observations

PRICE PER SQFT

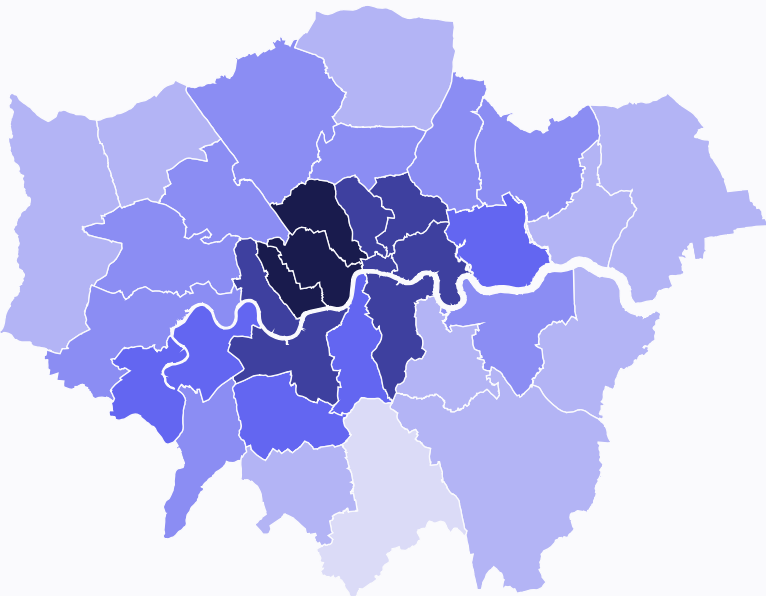
£616

-1.4% YoY

1,126,340 observations

Asking rent by borough

12 months to 2026-08



Highest and lowest

BOROUGH	£ PCM	YOY
Kensington and Chelsea	4,514	+3.9%
Westminster	4,160	+3.9%
Camden	3,284	+5.1%
City of London	3,113	+3.5%
Wandsworth	2,948	+4.3%
Hammersmith and Fulham	2,930	-0.3%
Islington	2,846	+3.8%
Hackney	2,795	+4.6%
...		
Bromley	1,793	+2.8%
Havering	1,779	+2.2%
Sutton	1,771	+6.7%
Bexley	1,733	+4.4%
Croydon	1,696	+3.3%

Under £1,700 £1,700 - £1,900 £1,900 - £2,200 £2,200 - £2,600 £2,600 - £3,200 £3,200 and above Insufficient data

What the data shows

Thirty of the 33 boroughs rose, and the rate of increase does not sort by rent level. Waltham Forest went furthest at +13.9%, from £1,895 a year earlier to just above the London median. Sutton near the bottom of the table and Camden near the top both ran ahead of London. The three fallers — Kingston upon Thames, Ealing and Hammersmith and Fulham — are all west or south-west, though at three cases that is a pattern to note rather than lean on. Achieved rent runs only to March, so it is not a like-for-like check on the August asking figures.

IN THIS ISSUE

02 Segments

Rent by bedroom count, the new-build premium, and which areas are tightening.

03 Supply

Listings reaching the market, and how quickly homes let.

+ Also held

EPC, title and ownership, land transactions, demographics and planning policy.

Analysis covers 33 boroughs and 367,039 rental listings brought to market over the 12-month window, from 1,126,340 underlying records.

Underneath *the headline.*

The same 12-month window, cut by bedroom count and by build type.

Asking rent by bedroom count

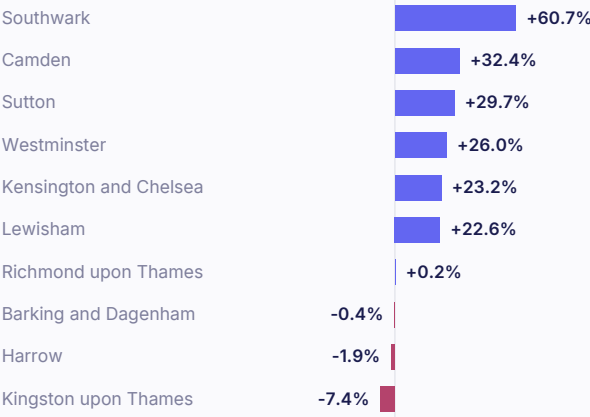
Median across boroughs, 12 months to 2026-08



A third bedroom costs +56% over a one-bed.

New-build rental premium

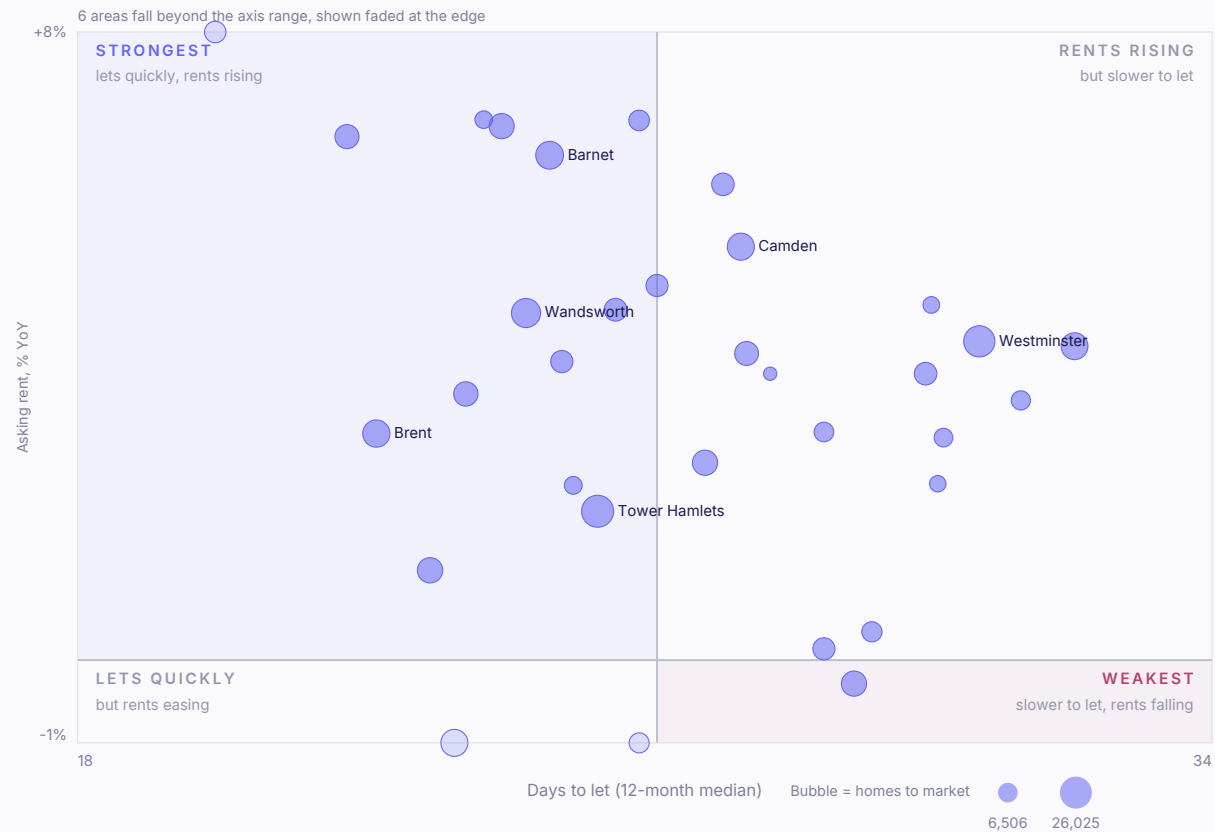
New-build against secondary asking rent
Raw comparison; not adjusted for unit size or specification.



33 of 33 boroughs hold enough new-build stock to report.

Where the market is tight

Each borough placed by how fast homes let and how rents have moved. Bubble size is the number of homes brought to market.



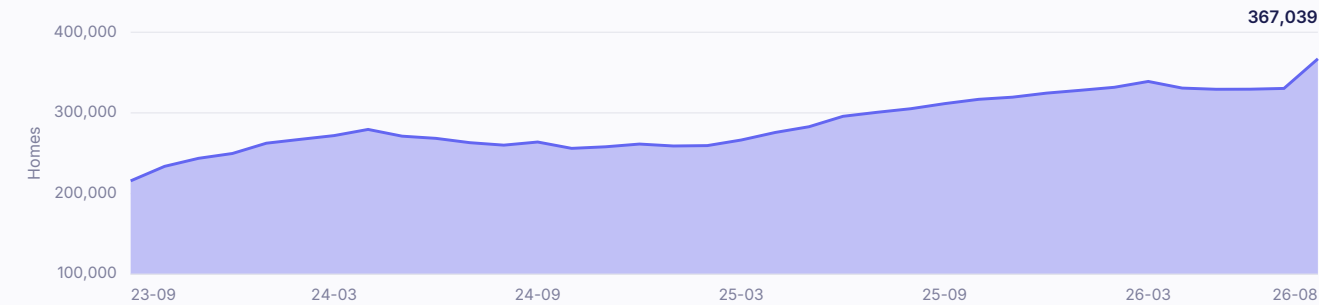
The new-build premium does not track rent level. Sutton at +29.7% sits above Islington and Richmond upon Thames, and in Kingston upon Thames, Harrow and Barking and Dagenham new-build sits below secondary. Waltham Forest holds the corner of the scatter: furthest up on the year, and quickest to let.

Where tenants *have least room.*

Rental supply on a 12-month rolling basis, and how quickly homes let.

Rental listings reaching the market

London total, homes that came to market in the preceding 12 months

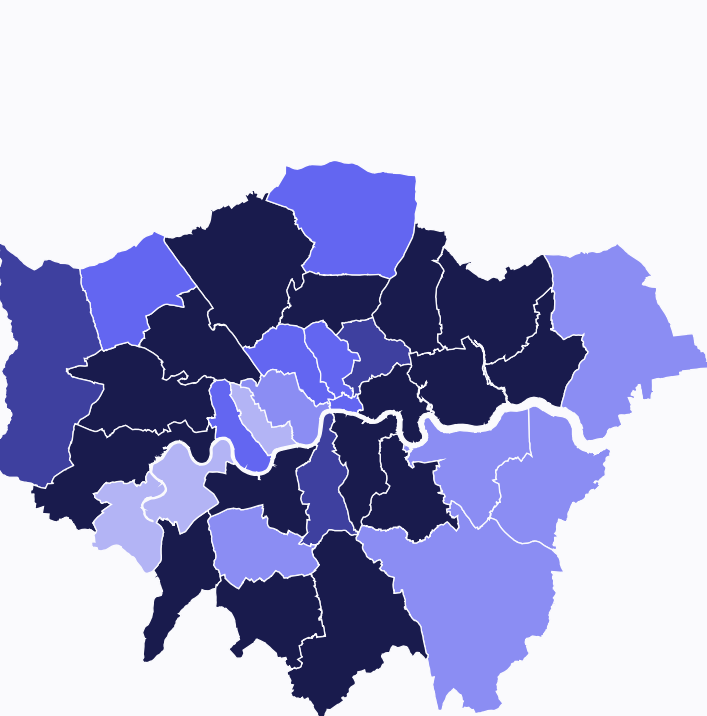


Supply is +20.3% against a year earlier.

Where demand is strongest

Median time to let, 12 months to 2026-08. The faster homes let, the less room tenants have to negotiate.

Darker areas let fastest. Time to let is the demand signal here because asking and achieved rents are not a like-for-like pair.



Fastest to let

BOROUGH	DAYS	RENT YOY
Waltham Forest	20	+13.9%
Hounslow	22	+6.5%
Brent	22	+2.8%
Newham	23	+1.1%
Ealing	23	-4.2%
Croydon	23	+3.3%
Sutton	24	+6.7%
Southwark	24	+6.6%
...		
Westminster	30	+3.9%
Richmond upon Thames	31	+3.2%
Kensington and Chelsea	32	+3.9%

London median 26; the spread across all 33 boroughs is 12.

Listings brought to market rose in every borough over the window, and the median time to let fell rather than rose. Waltham Forest sits at both ends of that: new listings up 51.0%, the largest rise anywhere, and the shortest time to let at 20 days, down 20.7%. Brent runs the other way, with days to let up 10.0%. The trend line carries 36 months, so it holds nothing earlier to compare against.

Below 26 days 26 days to 27 days 27 days to 29 days 29 days to 31 days 31 days to 33 days 33 days and above Insufficient data

METHODOLOGY AND SOURCES

All figures are trailing 12-month values; no single month is quoted. Recent months are excluded until their sample reaches 80% of the settled-period median, so cut-off dates differ by dataset (asking rent to 2026-08). Areas below the sample floor are shown as insufficient data. Yield is inferred and reported on the median only. Map bins are fixed between editions. London figures are the median across boroughs, not a population median. REalyse also holds EPC, title and ownership, land transactions, demographics and planning policy data at this geography. Source: REalyse. Data vintage: land 2026-06-05, listings 2026-09-21, IrOtherTransactions 2026-06-03, planning 2026-09-25, poi 2024-12-17, postcodes 2022-08-05.

Best practices have been used in compiling this report; inaccuracies may nonetheless remain.