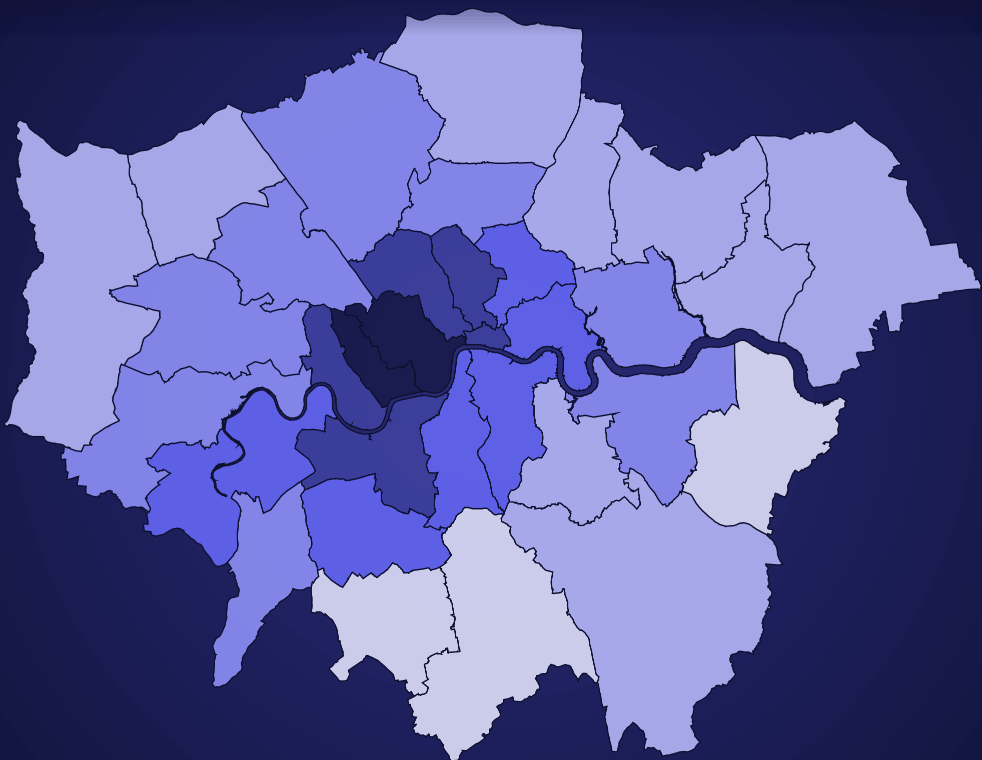
• REALYSE INSIGHTS · Q3 2026

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 2026-04 · 227,349 homes to market · 33 boroughs

Data as at 2026-08-11



• MARKET OVERVIEW

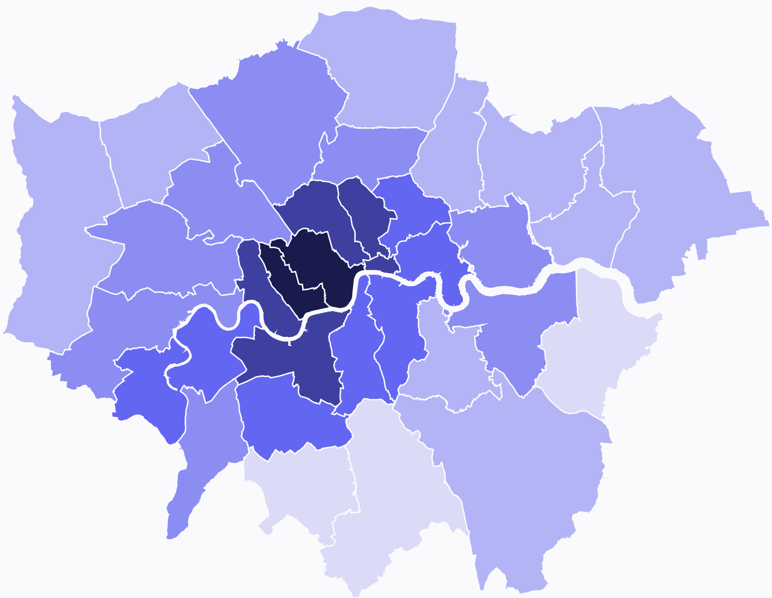
London rents, *holding flat.*

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

ASKING RENT	GROSS YIELD	DAYS TO LET	PRICE PER SQFT
£1,998	4.57%	29	£609
+0.2% YoY	+0.1% YoY	+1.6% YoY	-1.3% YoY
835,931 observations	1,070,653 observations	835,931 observations	1,001,214 observations

Asking rent by borough

12 months to 2026-04



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

Highest and lowest

BOROUGH	£ PCM	YOY
Kensington and Chelsea	4,426	+5.0%
Westminster	3,919	+0.7%
City of London	3,115	+3.8%
Camden	2,968	-1.4%
Hammersmith and Fulham	2,738	-1.1%
Islington	2,716	+3.5%
Wandsworth	2,619	+1.9%
Hackney	2,573	+3.6%
...		
Havering	1,746	-0.2%
Bromley	1,742	+0.5%
Bexley	1,670	+2.3%
Croydon	1,635	+0.0%
Sutton	1,633	-0.2%

What the data shows

Asking rents were flat across the capital over the trailing 12 months to April, with the median borough finishing barely above where it stood a year earlier. The split was close to even — 19 of 33 boroughs rose and 14 fell — so this is not a general move. Kensington and Chelsea moved furthest at +5.0%, and at £4,426 it sits 2.7 times above Sutton at the foot of the table. Kingston upon Thames fell furthest, at -3.8%.

IN THIS ISSUE

Analysis covers 33 boroughs and 227,349 rental listings brought to market over the 12-month window, from 1,001,214 underlying records.

• SEGMENTS

Underneath *the headline.*

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

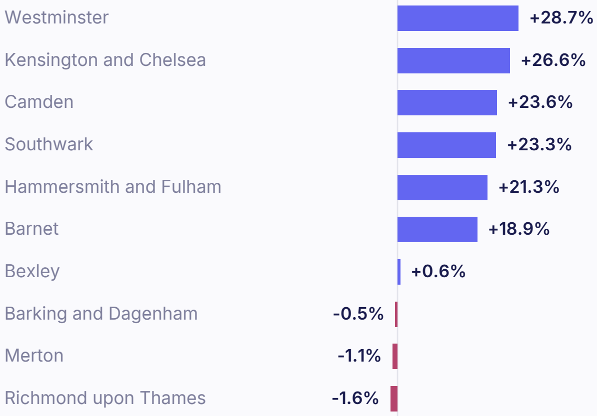
Asking rent by bedroom count

Median across boroughs, 12 months to 2026-04

A third bedroom costs +70% over a one-bed.

New-build rental premium

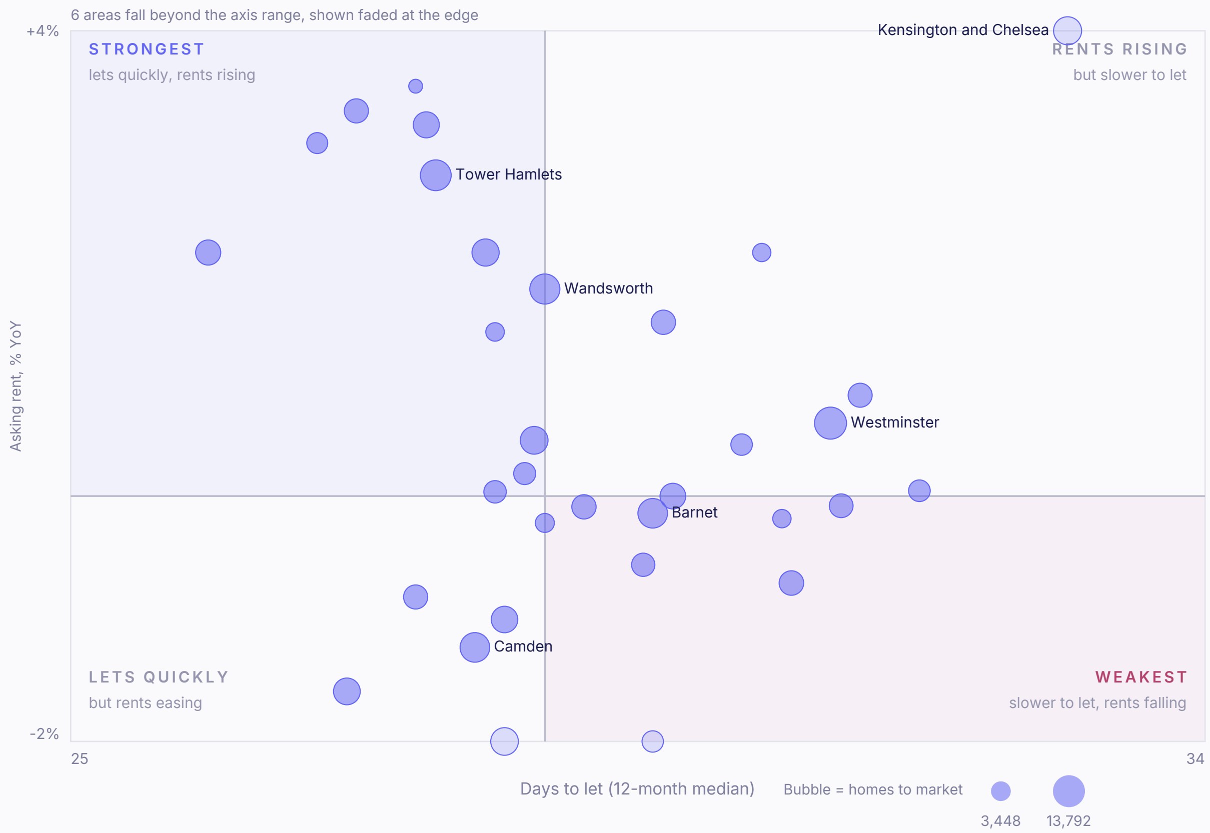
New-build against secondary asking rent
Raw comparison; not adjusted for unit size or specification.



32 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.



Asking rents step up by bedroom count, from £1,246 for studios to £2,587 for three beds, with studios resting on much the smallest sample of the four. The new-build premium runs from +28.7% in Westminster to -1.6% in Richmond upon Thames, and one borough is missing from that reading.

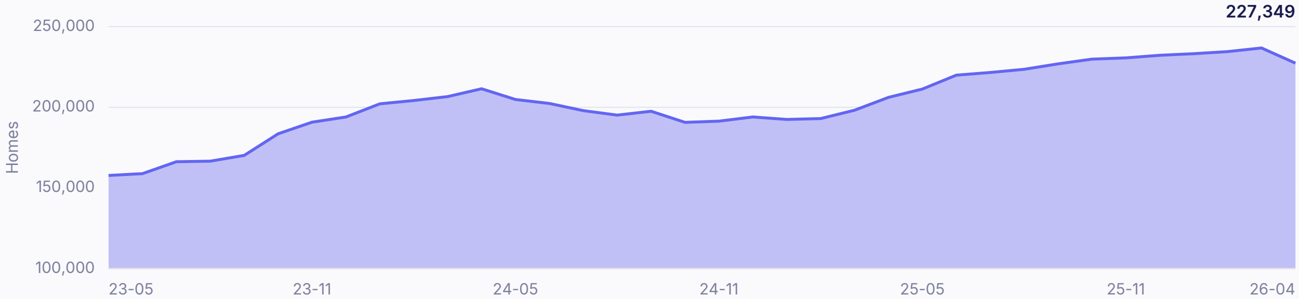
• SUPPLY AND DEMAND

Where tenants *have least room.*

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

Rental listings reaching the market

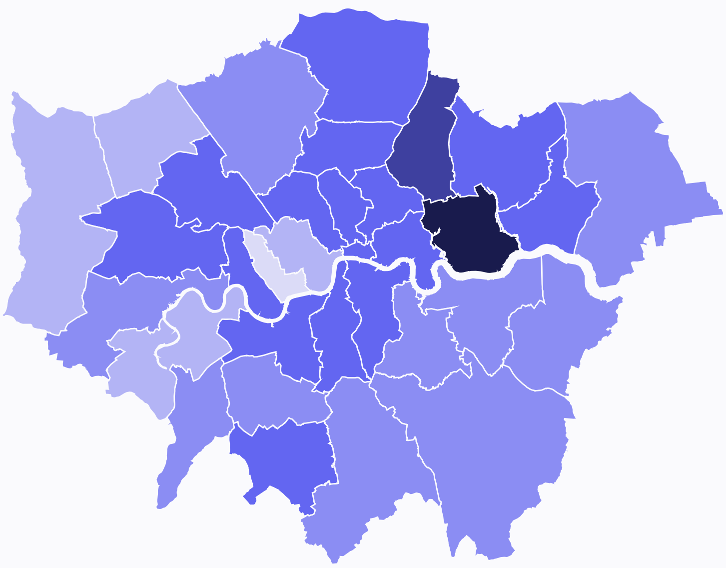
London total, homes that came to market in the preceding 12 months



Supply is +10.3% against a year earlier.

Where demand is strongest

Median time to let, 12 months to 2026-04. 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
Newham	26	+2.3%
Waltham Forest	27	+3.3%
Brent	27	-1.8%
Hackney	27	+3.6%
City of London	28	+3.8%
Haringey	28	-0.9%
Islington	28	+3.5%
Tower Hamlets	28	+3.0%
...		
Hillingdon	31	+0.9%
Richmond upon Thames	32	+0.1%
Kensington and Chelsea	33	+5.0%

London median 29; the spread across all 33 boroughs is 7.

Rental listings brought to market totalled 227,000 over the latest 12 months, 10.3% above the year before, on 36 months of history. Time to let moved little against that, with the median borough at 29 days and 1.6% slower than a year earlier. The range on the map is narrow — Newham let fastest at 26 days, against Kensington and Chelsea at 33.

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 2026-04). 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 2026-08-11, lrOtherTransactions 2026-06-03, planning 2026-08-21, poi 2024-12-17, postcodes 2022-08-05.

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