

Hello



NEIGHBOUR



Lettings Insight Report

June 2025

London rents in June 2025 are down 5.1% compared to June 2024, and 4.5% lower than in June 2023. Month-on-month, we've seen a decline of 1.5%, and a 1.9% drop when compared to the previous three months.

70% of landlords are still pricing within 10% of the market rate. However, we are starting to see a few more monthly listings priced more than 10% above the market than the last 3 months.

Tenant demand has not increased as it typically has in previous years. Most notably, compared to June 2023, demand is 50% lower. In June 2025, there were 40 viewing requests per property, which is 23% lower than in June 2024.

The gap in demand between outer and inner London has remained narrow over the past three months, with an average of 87 viewing requests per property in outer London, compared to 79 in inner London.

Redbridge was the most popular area over the last three months, with 201 viewing requests, while Barking came a close second with 198 requests.

Average no. of viewing requests per property

2023											
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
50	65	66	67	62	80	93	84	65	50	42	49
2024											
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
50	40	45	62	52	52	52	72	62	56	38	28
2025											
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
38	46	38	40	39	40						

Rental prices in June 2025

Average price p/m	£2,212
vs. last year	-5.1% ↓
vs. previous month	-1.5% ↓
vs. previous 3 months	-1.9% ↓
Viewing requests per property	3 months rolling
Inner London	79
Outer London	87

Top 5 boroughs  
with the highest viewing  
requests over the last  
3 months



- 1  
Redbridge
- 2  
Barking
- 3  
Croydon
- 4  
Bromley
- 5  
Dartford

# 5 QUESTIONS?

To ask your Letting Agent

*Watch out for renewal fees*

**1** What fees am I charged if my tenant stays in the property for a 2nd, 3rd or 4th year?

*Be careful of hidden extra fees*

**2** What additional fees do you charge on top of the % lettings fee?

*Do you charge for:*

- Creating a tenancy contract?
- Referencing tenants?
- Carrying out Right to Rent checks?
- Inventory of property?
- Check-in?
- Registering the Tenant's Deposit?
- Sending Prescribed information to the tenants?
- Checking Smoke and Carbon Monoxide alarms?

*Avoid unfair mark-ups*

**3** Do you charge a fee on top of any maintenance costs for the property or do tradesmen pay you anything when they do the work? If so, how much?

*Don't get stuck*

**4** If I am unhappy with the service can I move to another agent for lettings or management agent and does that cost anything?

*Never pay before the Tenants moves-in*

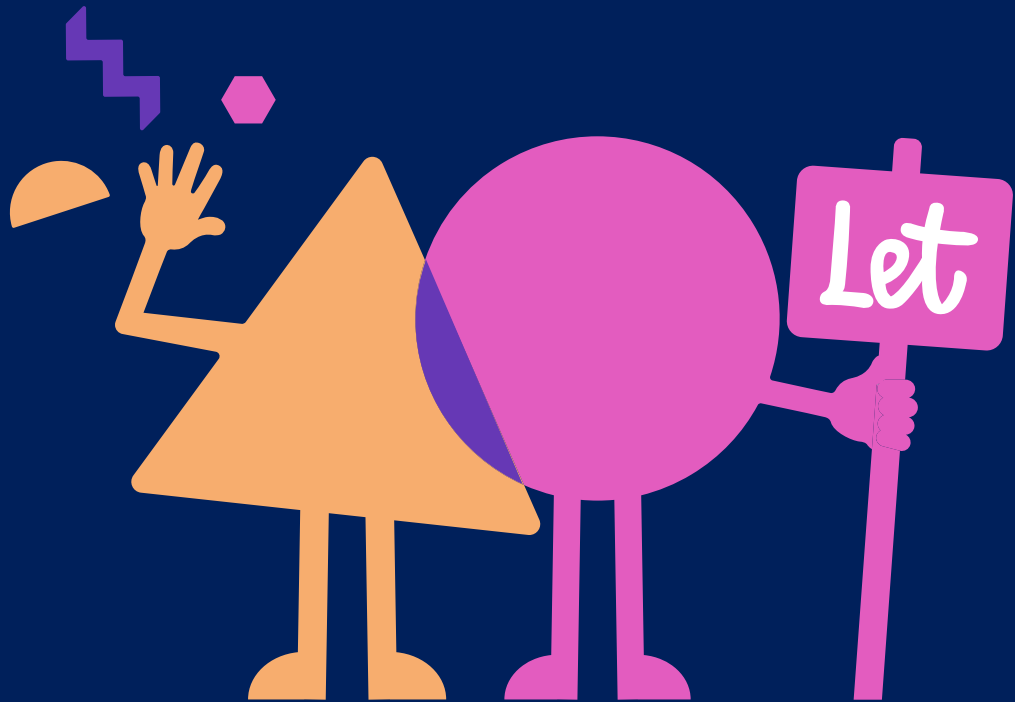
**5** Do I have to pay any fees before the rent gets paid?

# Changing Lettings For Good

Powered by tech, driven by people, Hello Neighbour is a property letting and management company built for today. With no renewal fees, no extra fees and no maintenance mark-ups, we're making property letting simpler, faster and more affordable for every landlord and tenant we serve.



Best Property Management



Rated excellent 4.7 out of 5