FOXTONS LETTINGS MARKET REPORT

May 2026

Foxtons Lettings Market Report

May was the first full month with the Renters' Rights Act in force, and the most remarkable thing is how little changed.

The season's momentum carried on undeterred. Applicant demand climbed sharply month on month, supply held ahead of last year and the market stayed balanced through it all. Renter budgets and rent achieved barely moved year on year, which is significant: a market this new absorbing this much activity without straining affordability is a sign of real underlying strength.

Renters are active, supply is growing and pricing is holding firm. Every indicator points to an early summer market behaving exactly as it always has, which almost no one anticipated in month one under the new rules.

A month in, the Renters' Rights Act has left the London market largely unchanged. It is very much business as usual. Tenants saw a slight increase in available stock, with some additional movement driven by the initial impact of the new legislation, but within a couple of weeks the market settled back into its normal rhythm. Demand remains steady and pricing stable, with renters focusing on finding the right property rather than chasing discounts. For landlords, the key is to focus on the fundamentals: securing the right tenant and a well-maintained property, as these are the factors that will consistently win out in a stable market.

~ Gareth Atkins, Managing Director Lettings

The biggest question we're getting asked is what impact we've seen from the Renters' Rights Act. We've not seen any dramatic shifts in the lettings market. There's not been a massive exodus of tenants, and there are no major headlines to give our landlords. What we can say is that, now more than ever, landlords need to get three things right before the tenancy begins: professional management, rent protection and a thorough independent check in on day one. Together, these steps safeguard both the asset and the rental income, giving landlords confidence that their investment is being properly protected throughout the tenancy.

~ Fran Giltinan, Managing Director Property Management & Customer Experience

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Year-To-Date Key Market Indicators

	Supply New Instructions YoY	Demand New Renter Registrations YoY
All London	2%	-7.1%
Central	-18%	-16.7%
East	4%	-7.3%
North	27%	-7.5%
South	-1%	-7.2%
West	36%	16.6%

		YTD 2026 May 2026	YoY (YTD 2026 vs YTD 2025) MoM (May vs April)
New Applicant Registrations per New Property Instructed			
	Year to Date	12.1	-8.5%
	Last Month	12	-5.3%
Average Rent Per Week Achieved			
	Year to Date	£575	-0.2%
	Last Month	£594	3.6%
Average % Budget Spent on Rent			
	Year to Date	99%	1.5%
	Last Month	99%	0.5%

Foxtons internal data based on long let tenancies (up to and including 31 May 2026)

Applicant Demand

Applicant demand strengthened in May, with renter registrations increasing 13.7% month-on-month as activity continued to build into the peak summer lettings period.

Despite this improvement, demand remained 7.1% below last year's levels, showing that while renter activity is recovering, it has not returned to the heightened levels seen in 2025.

This suggests a market with improving momentum, but one where renters remain measured and selective in their search.

Year-on-year

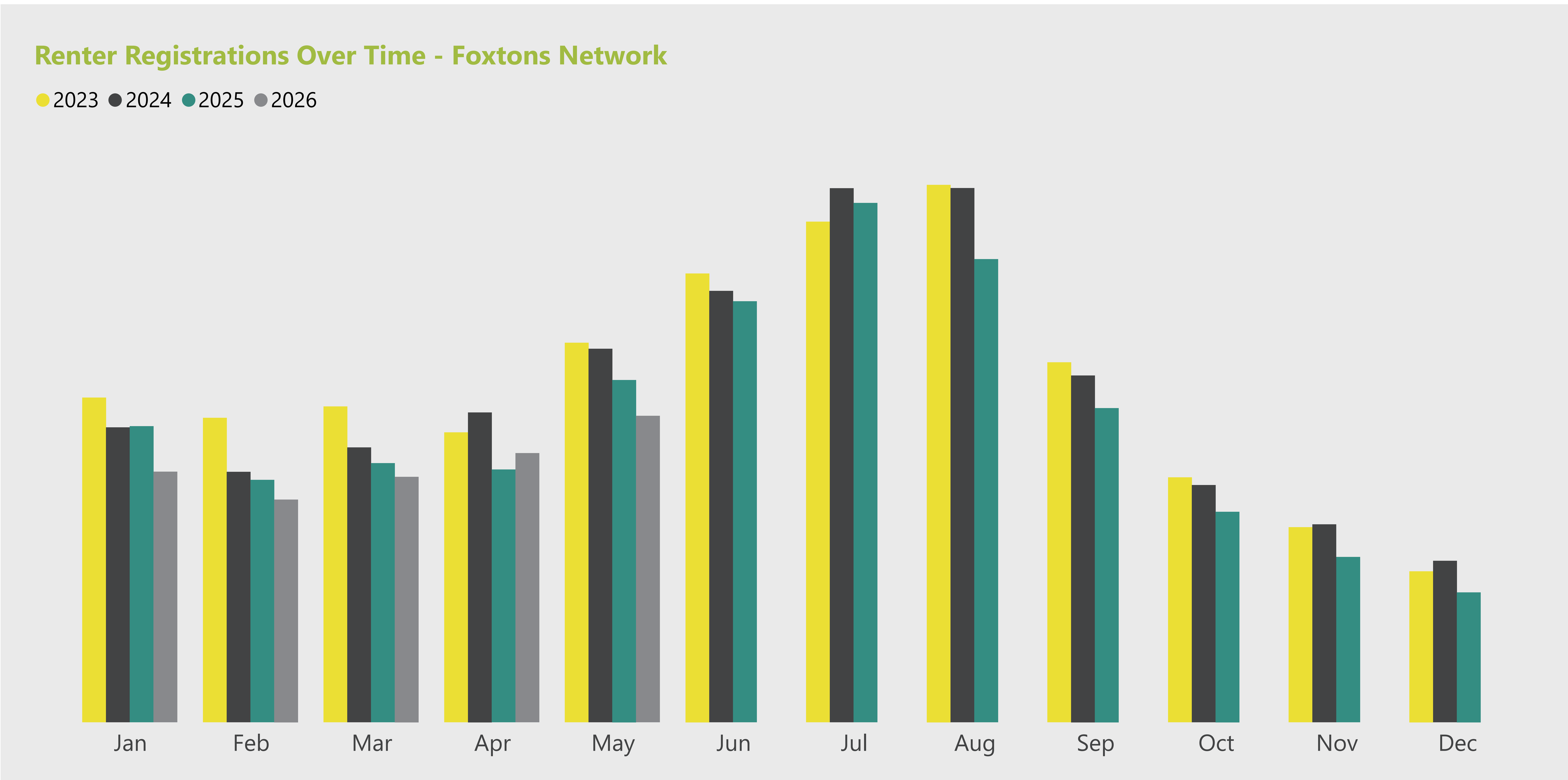
-7.1%

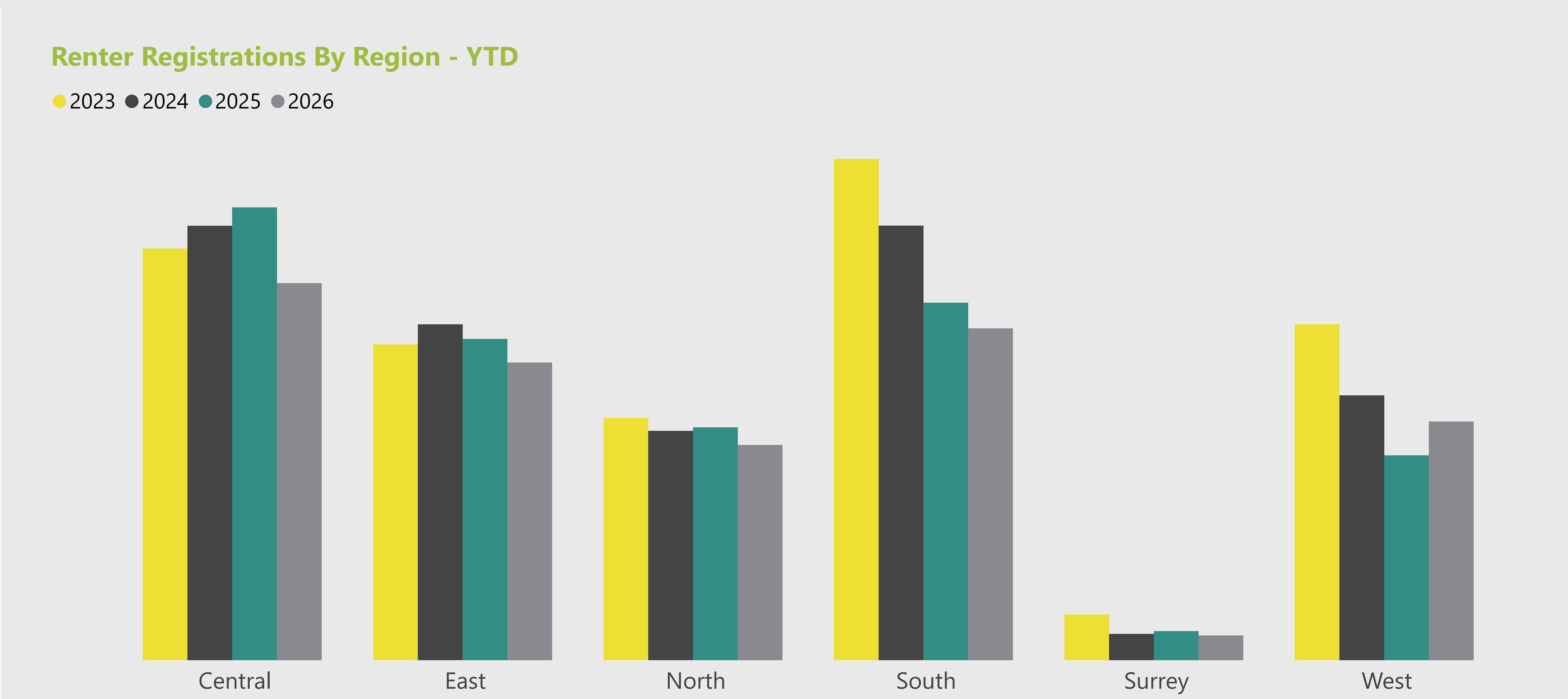
2026 vs 2025

Month-on-month

13.8%

May vs April





New Renters per New Instruction

Competition eased compared with last year, with new renters per new instruction down 8.6% year on year.

Month on month, the ratio also declined by 5.5%, indicating that the increase in available supply is helping to absorb the rise in applicant demand.

This points to a more balanced market than last year, with renters benefiting from greater choice while landlords still have access to a strong pool of active applicants.

Year-on-year

-8.5%

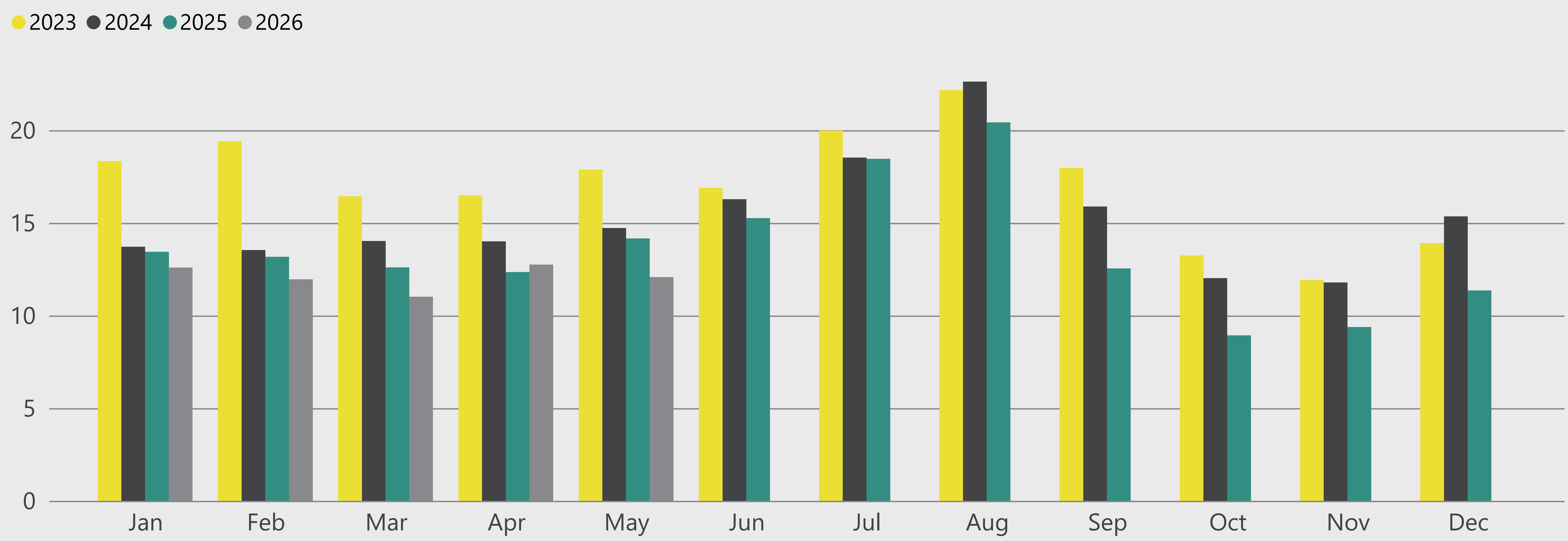
2026 vs 2025

Month-on-month

-5.3%

May vs April

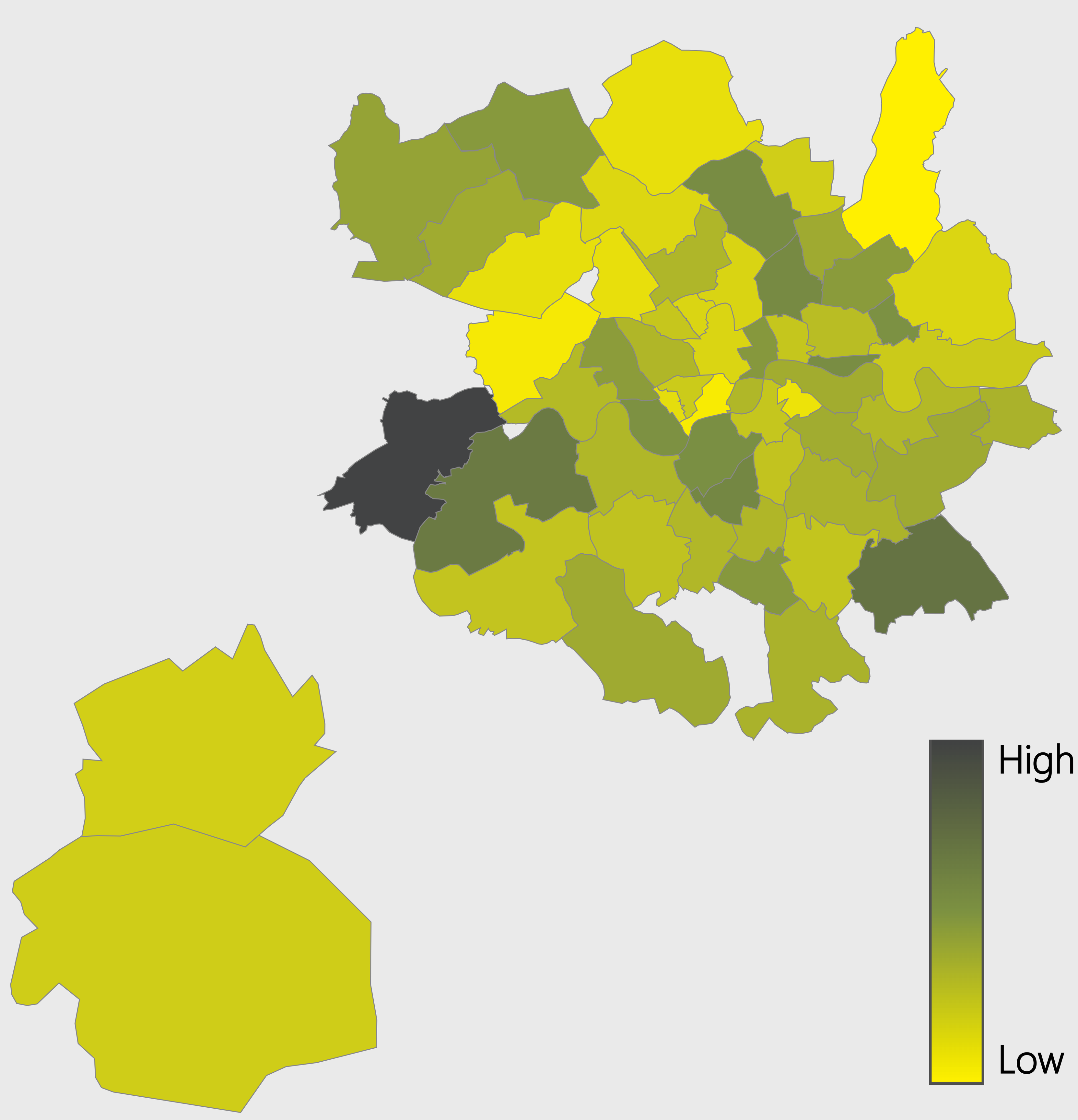
New Renters per New Rental Instruction Over Time - Foxtons Network



New Renters per New Instruction by Area

Areas	YTD	Last YTD	YoY %
Central	10.8	10.7	1.1%
East	11.7	13.2	-11.3%
North	12.0	16.4	-27.2%
South	14.8	15.8	-6.4%
Surrey	9.9	9.4	5.4%
West	11.9	13.9	-14.2%
Total	**12.1**	**13.2**	**-8.5%**

New Renters per New Rental Instruction by Foxtons Office Area - YTD



New Renters per New Instruction by Area

Areas	Last Month	2 Months Ago	MoM %
Surrey	16.6	9.1	-29.5%
North	13.6	9.4	-8.3%
South	12.3	10.6	-3.0%
West	11.9	9.6	37.2%
East	10.5	7.5	-4.8%
Central	9.8	10.1	-20.2%
Total	**11.3**	**9.4**	**-5.3%**

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Applicant Budgets

Applicant budgets remained stable, with average renter budgets up 0.3% year on year to £548 per week year to date.

Budgets also increased 2.1% month on month, reflecting a seasonal uplift as renter activity strengthened in May.

This continued stability in renter budgets is important, as it shows that demand is improving without renters materially stretching beyond established affordability levels.

Year-on-year

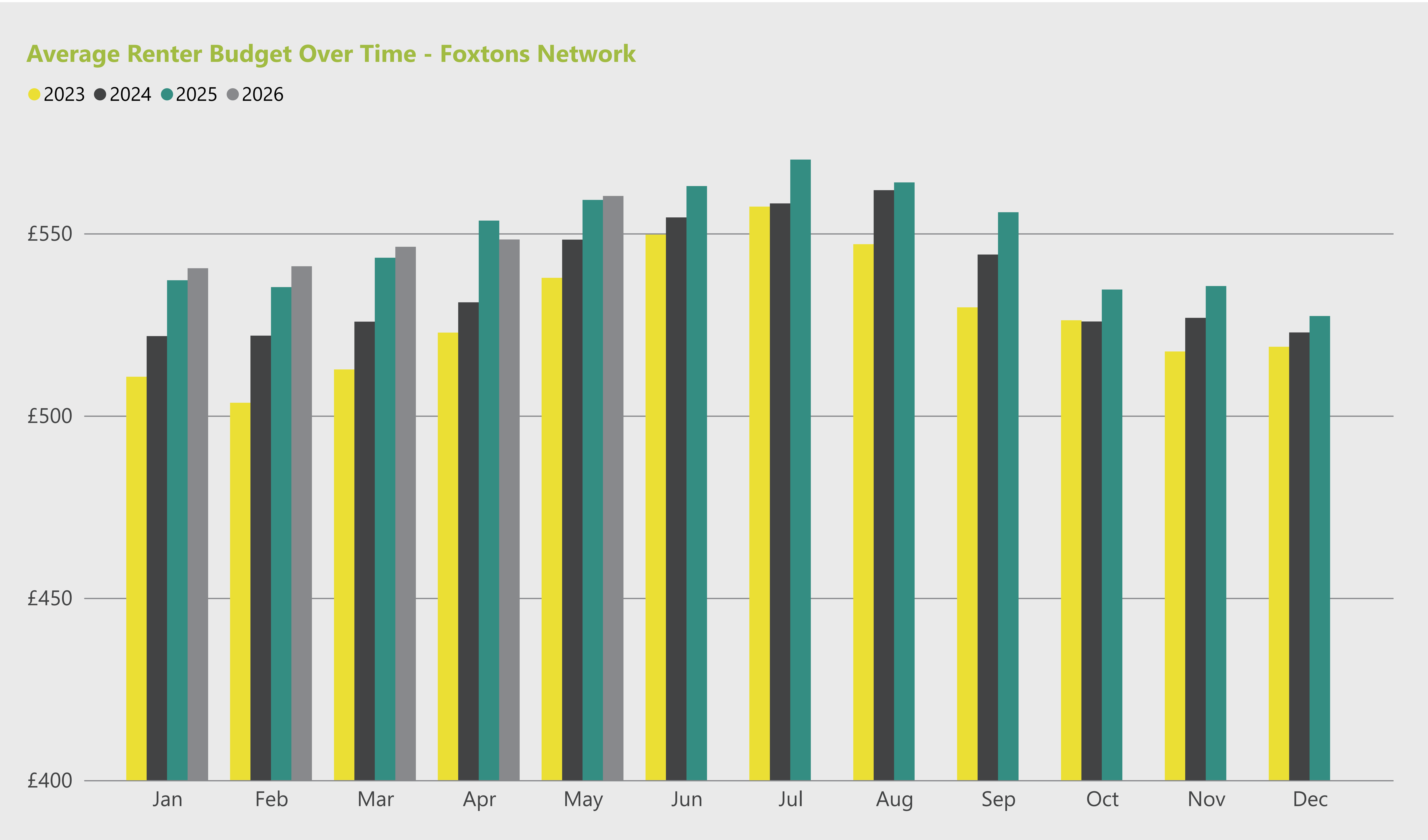
0.3%

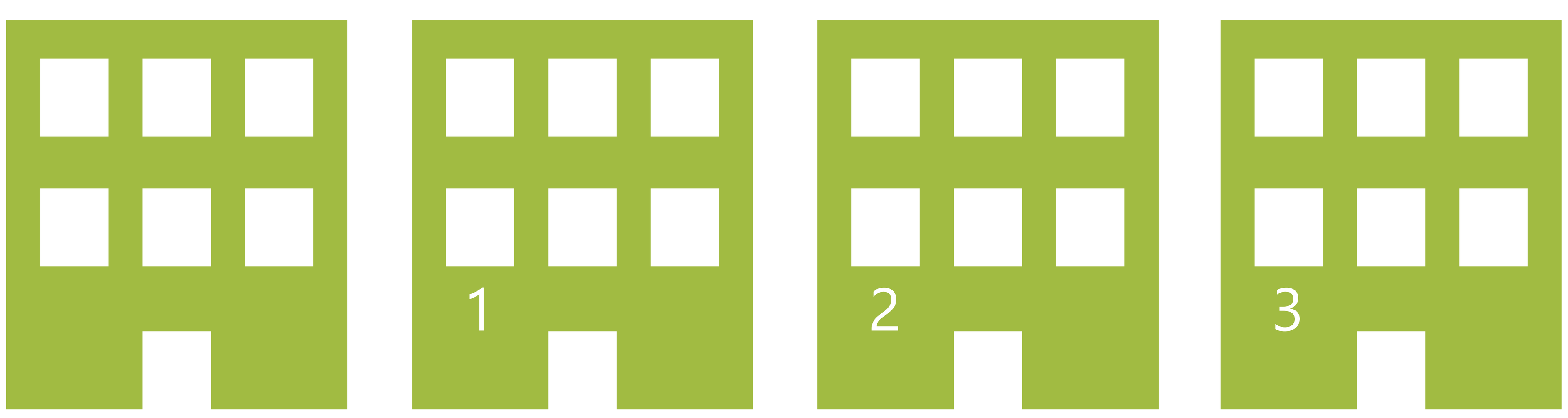
2026 vs 2025

Month-on-month

2.2%

May vs April





	Studio	1 bed	2 bed	3 bed
Year to Date	£408	£485	£584	£675
YoY	-1.3%	1.5%	1.4%	-0.2%

Renter Budgets by Area

Areas	YTD	Last YTD	YoY
Central	£619	£595	3.9%
East	£547	£545	0.3%
North	£546	£548	-0.5%
South	£516	£515	0.1%
Surrey	£484	£492	-1.6%
West	£500	£507	-1.3%
Total	**£548**	**£546**	**0.3%**

Market New Listings

All market data on this page is from TwentyCi. Foxtons data is internal.

Supply continued to improve in May, with market new listings up 3.0% year on year and 5.7% month on month.

This growth in available stock is helping to create more balanced market conditions, giving renters greater choice while supporting continued activity across the market.

The increase in listings also suggests that landlord confidence remains intact following the implementation of the Renters' Rights Act.

Year-on-year

3.0%

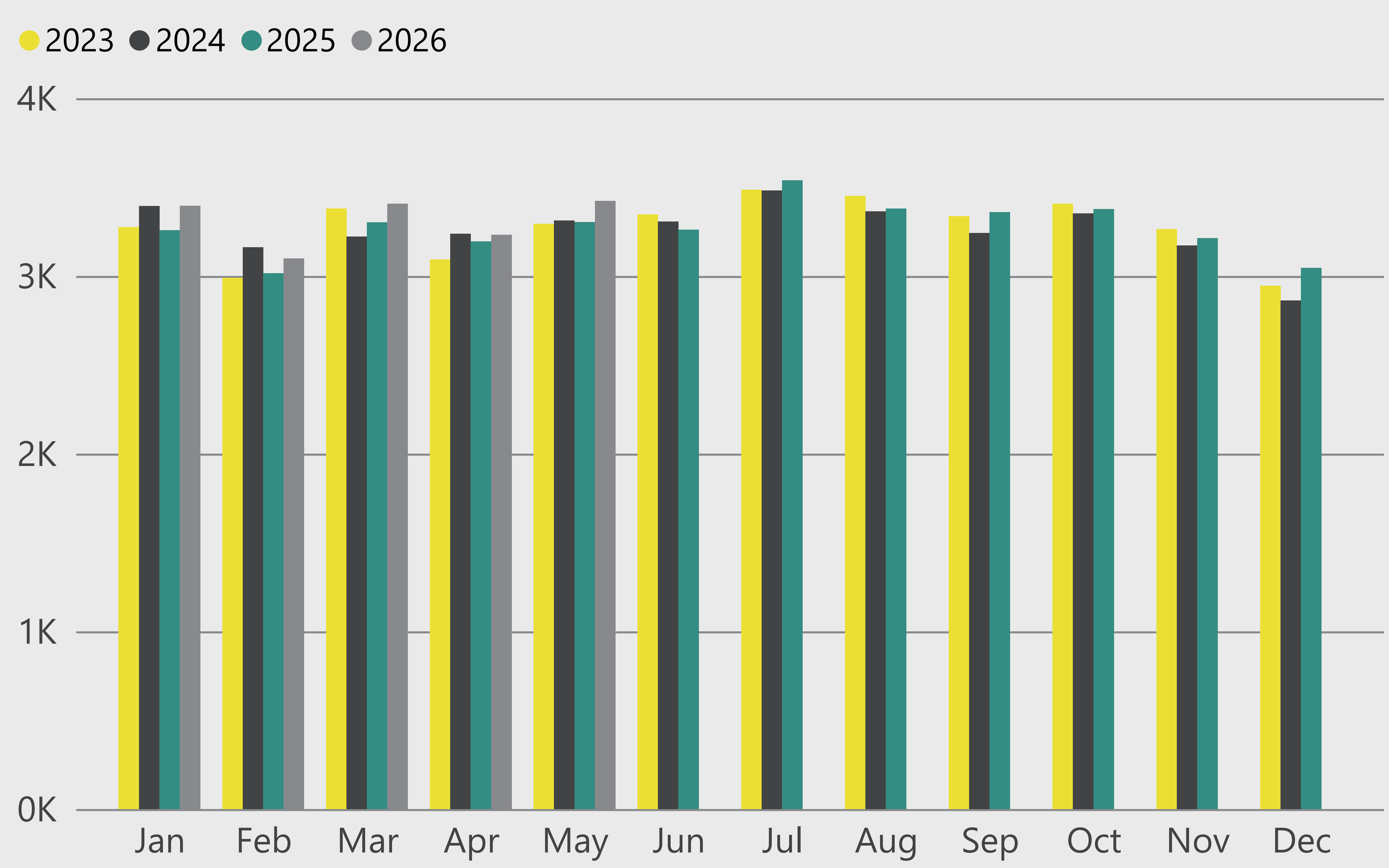
2026 vs 2025

Month-on-month

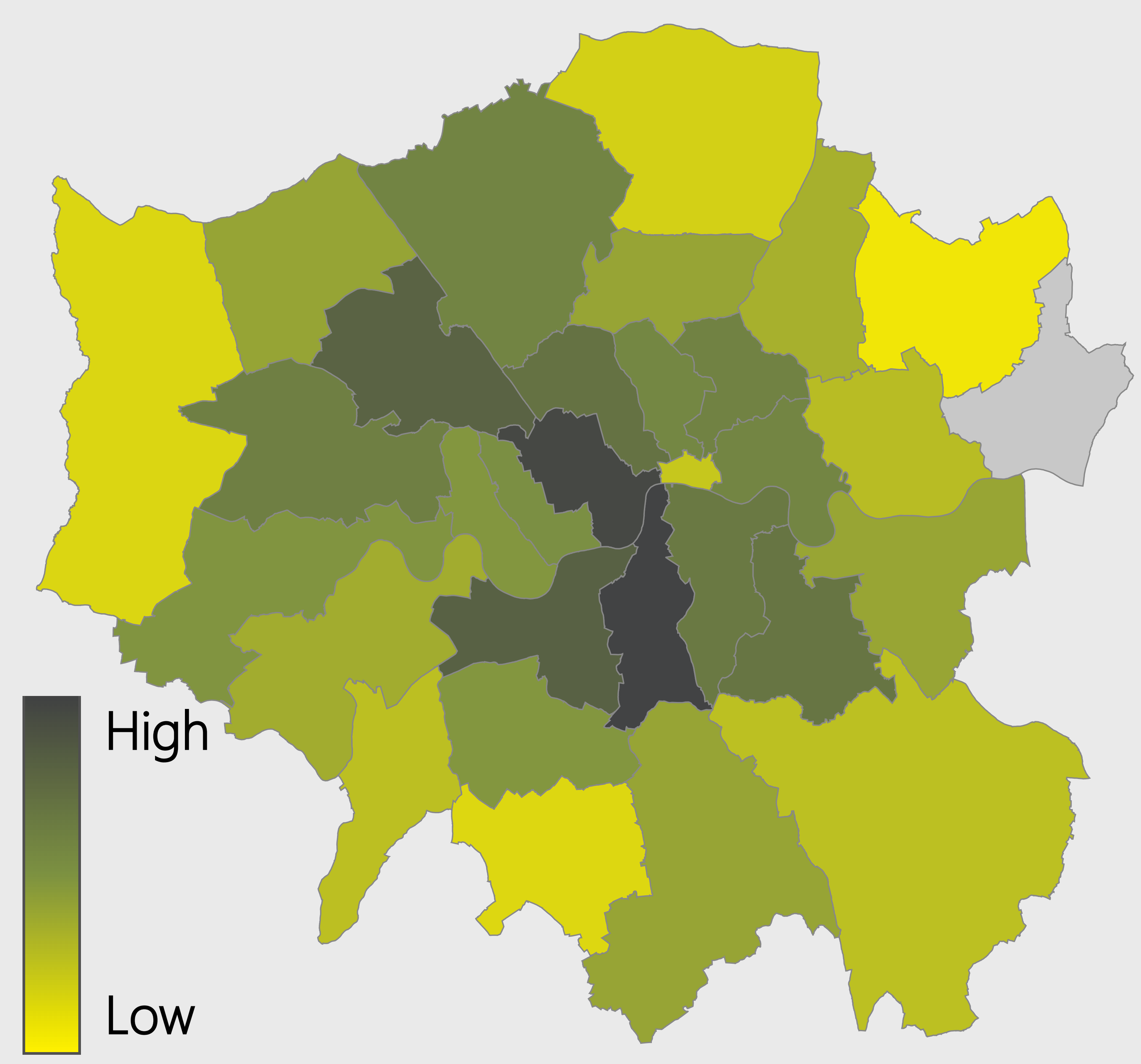
5.9%

May vs April

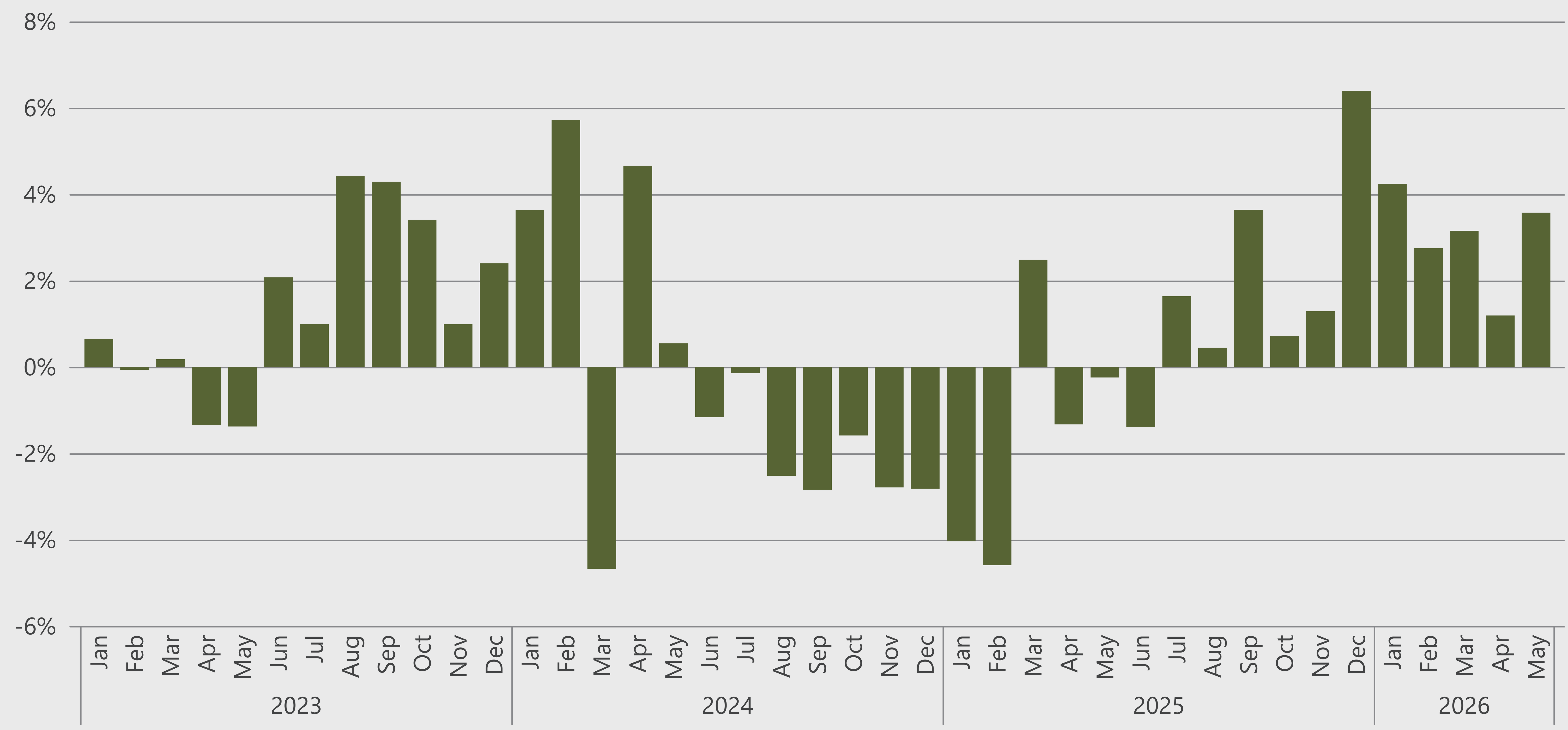
Market New Listings Over Time



Market New Listings by London Borough



Growth in Market New Listings YoY (vs same month last year)



Rent Achieved

Average rent achieved remained broadly stable, at £576 per week year to date, down just 0.1% year on year.

Month on month, rents increased 3.5%, with the average rent achieved in May reaching £595 per week. This reflects the seasonal strengthening typically seen as the market moves into its busier summer period.

Year-on-year

-0.2%

2026 vs 2025

Month-on-month

3.6%

May vs April

Average Weekly Rent Achieved YTD and YoY Change

Studio
£379
0.9%

1 bed flat
£488
2.3%

2 bed flat
£603
0.7%

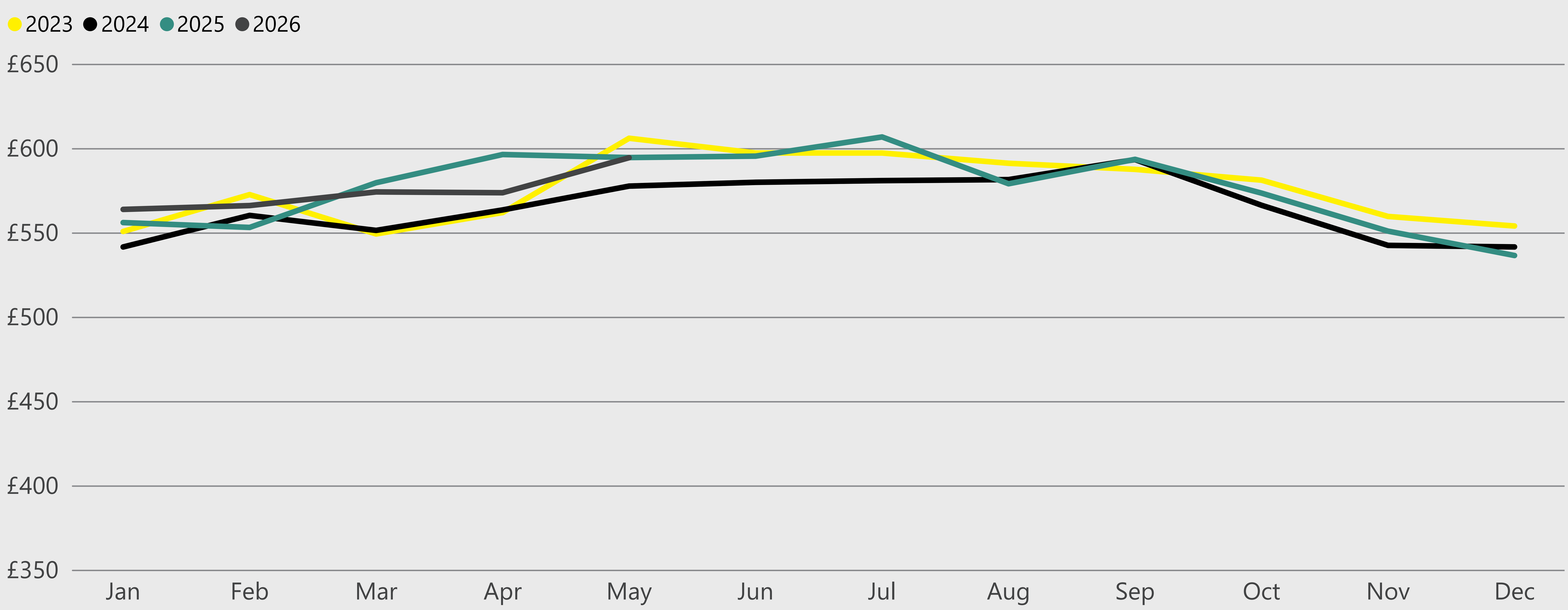
3 bed flat
£755
-5.7%

Houses
£772
1.5%

Average Weekly Rent Achieved by Area

Areas	YTD	Last YTD	YoY
Central	£673	£667	0.8%
East	£543	£543	-0.0%
North	£555	£548	1.3%
South	£547	£536	2.1%
Surrey	£530	£496	6.9%
West	£487	£502	-2.9%
Total	**£575**	**£577**	**-0.2%**

Average Rent Achieved Over Time - Foxtons Network



Renter Spend

Renters continued to spend 99% of their budgets on rent, highlighting stable affordability conditions across the market.

Compared with last year, renters are now using a slightly larger proportion of their budget on rent, with spend up 1.6% year on year. However, the modest 0.2% month-on-month increase suggests affordability remains broadly stable.

This balance between stronger activity, improving supply and stable renter spend indicates a market that is active but not overheating.

Year-on-year

1.5%

2026 vs 2025

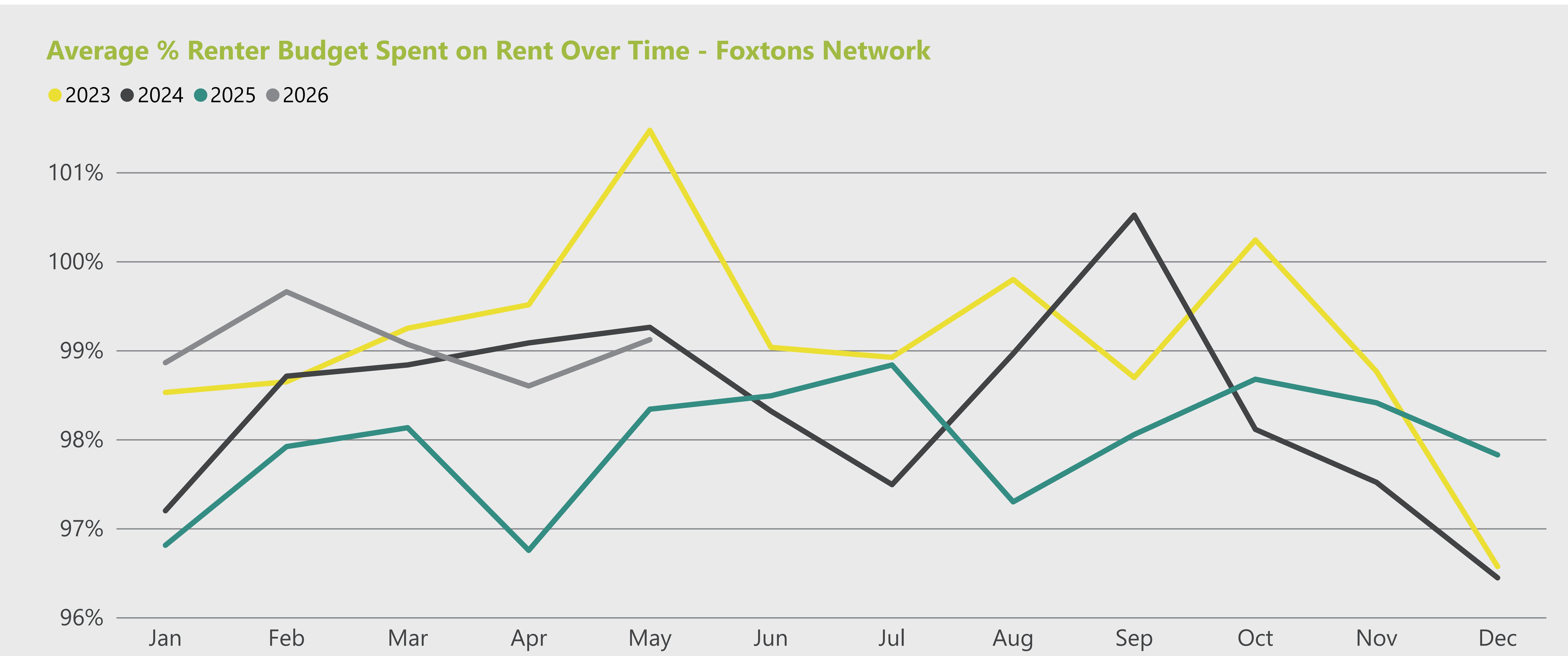
Month-on-month

0.5%

May vs April

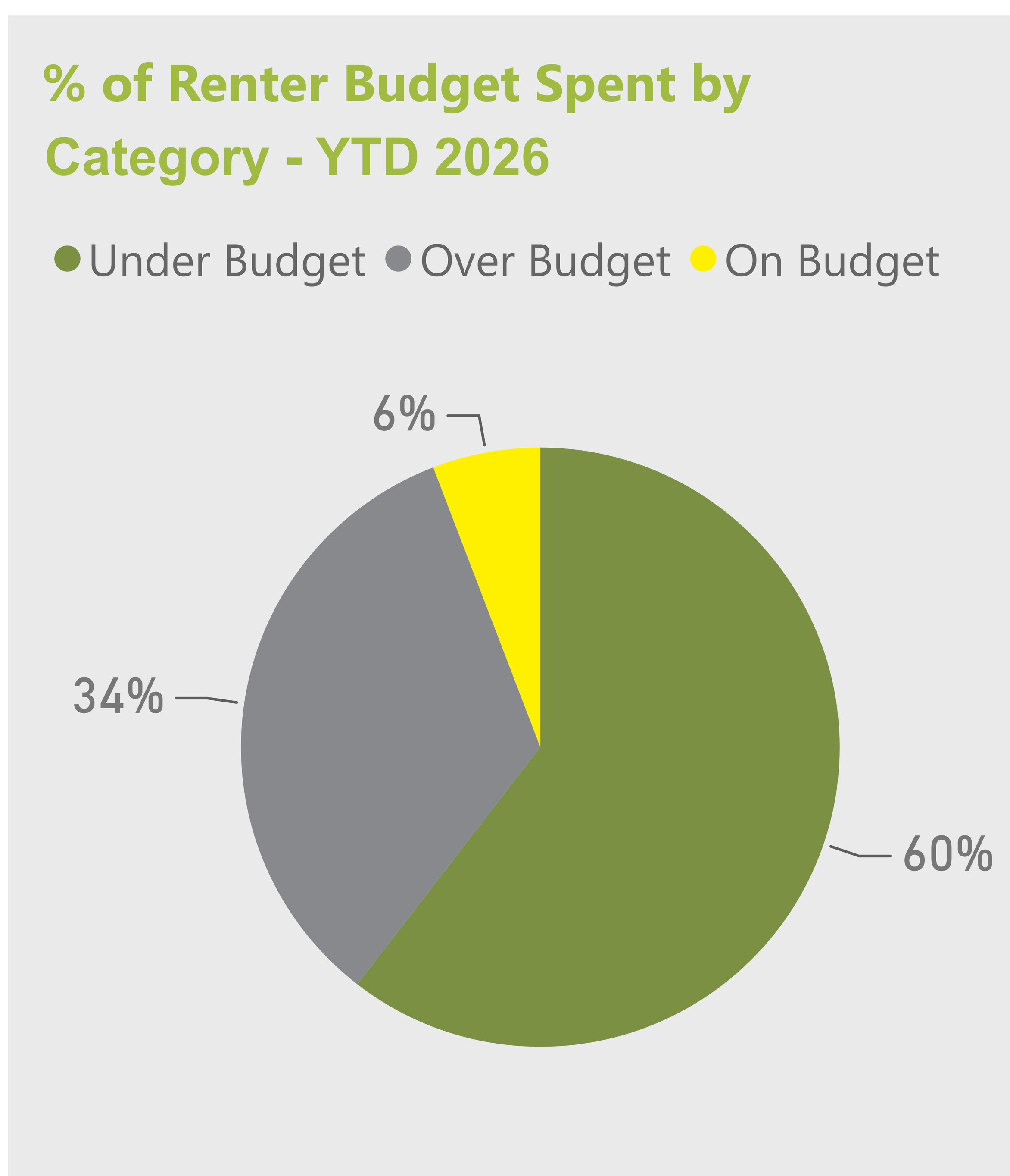
Average % of Rental Budget Spent

100% means renters are spending exactly their budget. Anything over 100% means renters are spending over budget. Under 100% means renters are spending under budget.



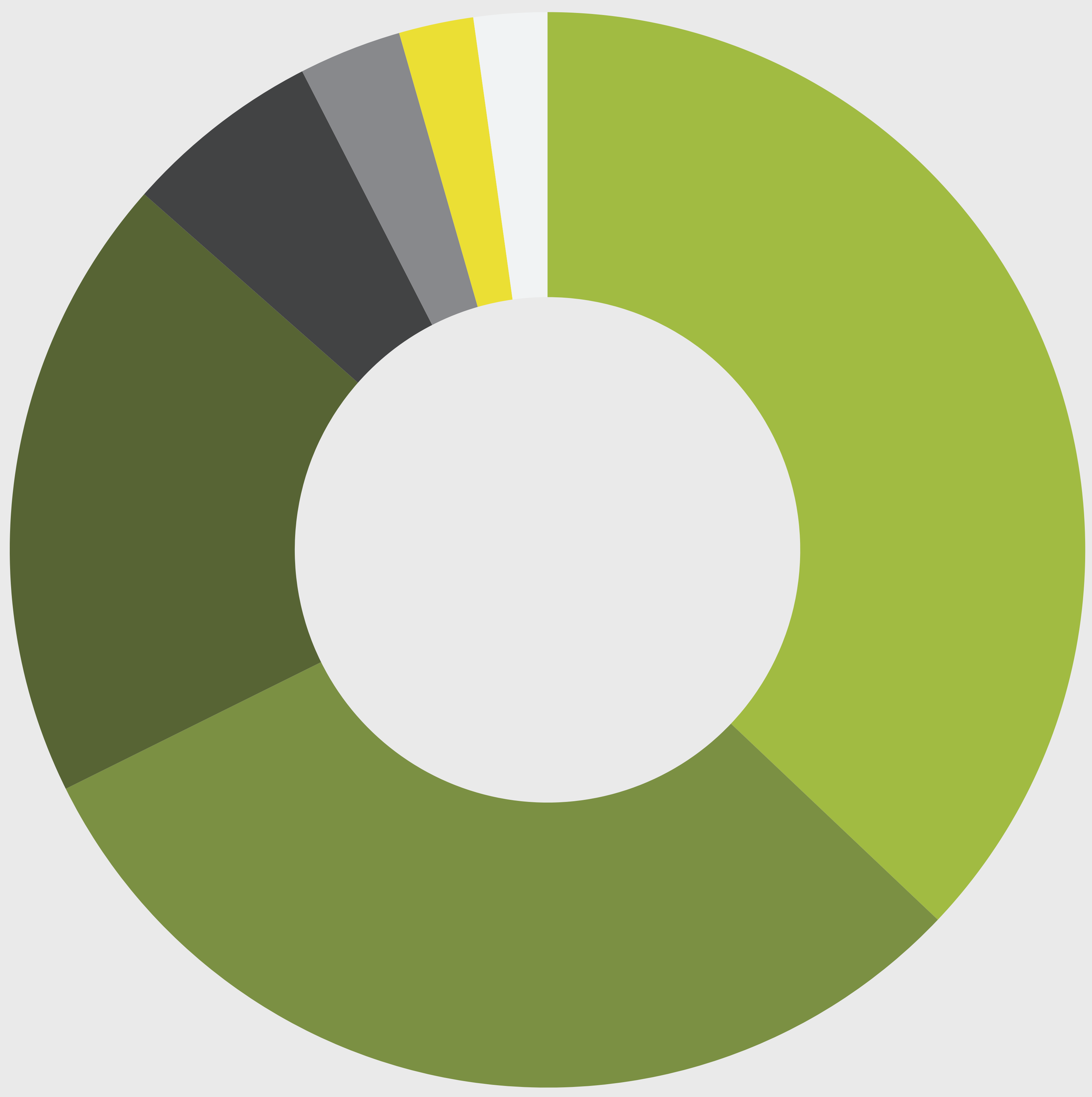
Average % Renter Budget Spent on Rent by Area

Areas	YTD	Last YTD	YoY	Last Month	2 Months Ago	MoM
Central	101%	99%	2.1%	101%	101%	-0.6%
East	98%	96%	1.6%	99%	98%	1.3%
North	98%	96%	1.4%	98%	98%	0.1%
South	99%	98%	0.5%	98%	101%	-2.9%
Surrey	101%	94%	7.7%	97%	100%	-3.6%
West	98%	97%	1.0%	99%	92%	7.0%
Total	**99%**	**98%**	**1.5%**	**99%**	**99%**	**0.5%**



Tenant Demographics

Tenant Nationality



United Kingdom	37%
Rest of Europe	31%
Asia	19%
North America	6%
Africa	3%
Oceania	2%
South America	2%

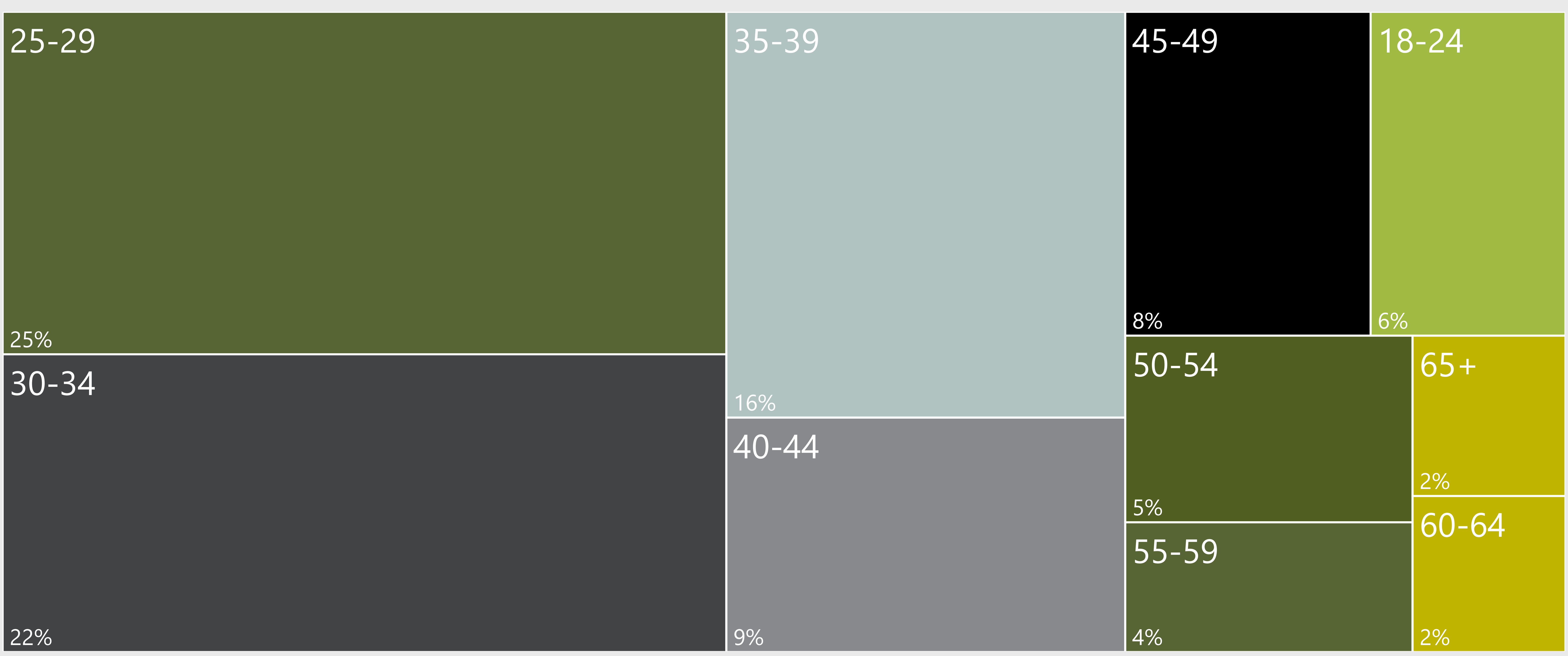
Tenant Gender

Male 48%

Female 50%

Unspecified 3%

Tenant Age Group



Foxtons internal data based on current long let tenancies

Appendix

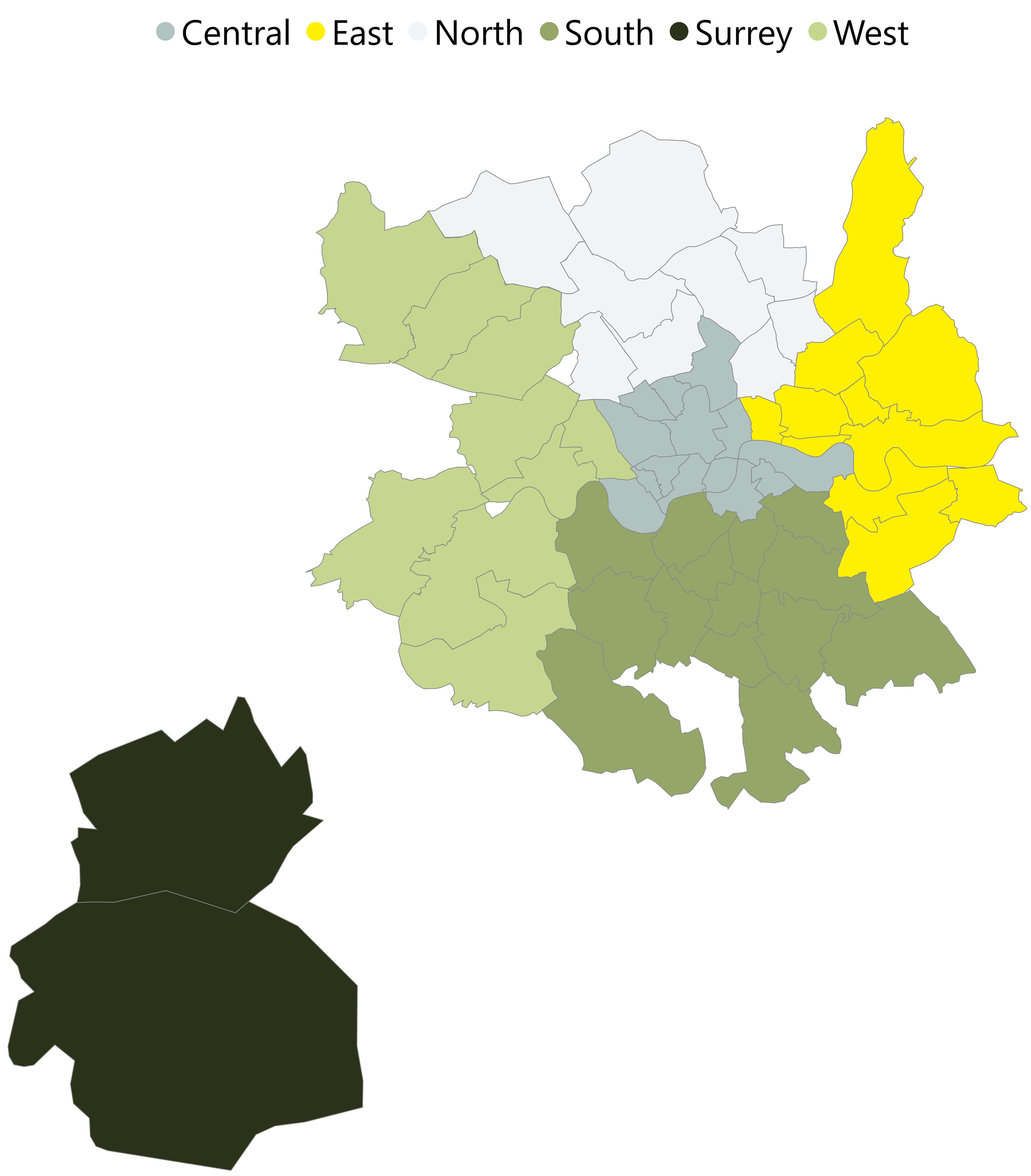
Areas defined by Foxtons office groups:

CENTRAL
Camden
Earls Court
Elephant & Castle
Fulham Broadway
London Bridge
Maida Vale
Marylebone & Mayfair
Notting HIll
Pimlico & Westminster
Sloane Square
South Kensington
St John's Wood
Vauxhall & Oval
West End

EAST
Blackheath
Bow
Canary Wharf
Clerkenwell
Greenwich
Hackney
Shoreditch
Stratford
Walthamstow
Wapping
Woolwich

NORTH
Crouch End
Hampstead
Islington
North Finchley
Stoke Newington
Temple Fortune
Willesden Green
Wood Green
Stanmore

SOUTH
Balham
Battersea
Brixton
Bromley
Croydon
Crystal Palace
Dulwich
New Malden
Norbury
Peckham
Putney
Streatham
Tooting
Wimbledon



SURREY
Guildford
Woking

WEST
Chiswick
Ealing
Harrow
Hounslow
Kingston
Pinner
Richmond & Twickenham
Shepherds Bush & Brook Green
Wembley

Foxtons Specialist Departments

LETTINGS
Foxtons remains London's leading lettings agent. Over 50,000 tenants register monthly, and our teams work to expand their searches, resulting in thousands of properties successfully let every month.

SALES
The Foxtons Sales teams are committed to guiding and assisting buyers and sellers across London and the Home Counties, playing a key role in the sale of more than £1 billion worth of property each year.

BUILD TO RENT
Working alongside developers, our Build to Rent team utilises its years of experience to devise and deliver successful end-to-end lettings strategies, which is why we are the number one London agent for Build to Rent.

NEW HOMES AND INVESTMENTS
We work directly with prominent developers to assist in the selling of new build properties, and offer expert guidance and consultancy around sourcing land and securing investment.

INTERNATIONAL
Our experienced, knowledgeable and diverse in-house International team works with overseas clientele to achieve their property aspirations within one of the world's leading real estate markets.

FOXTONS PRIVATE OFFICE
Our specialist prime sales and lettings department is made up of our most experienced Managers and Directors, offering a bespoke and personalised service for some of the most desirable properties across London.

SPECIALIST FINANCE
Working closely with award winning mortgage broker Alexander Hall, our specialist team works with banks, capital markets, debt funds and family offices to secure both debt and equity for real estate projects.
https://www.alexanderhall.co.uk/

CONSULTANCY
By harnessing our unique repository of data, research and industry knowledge, we assist our clients, from developers to investors, so they can extract the most value from their real estate projects.

RESEARCH AND INSIGHTS
The combination of our unmatched database of people and property, in conjunction with our expert staff, allows us to analyse, understand and predict the inner workings of the London property market.

PREMIER CLIENTS
The Premier Clients team consists of expert relationship managers who are dedicated to providing the most comprehensive asset management service to landlords with investment porfolios across London and the Home Counties.

PROPERTY MANAGEMENT
We let over 17,000 tenancies and manage a further 10,000 Build to Rent and Private Rental Sector properties across London, collecting more than £450 million in rent for our landlords annually. Our professional teams conduct the leasing, maintenance and compliance to protect our landlords' assets.