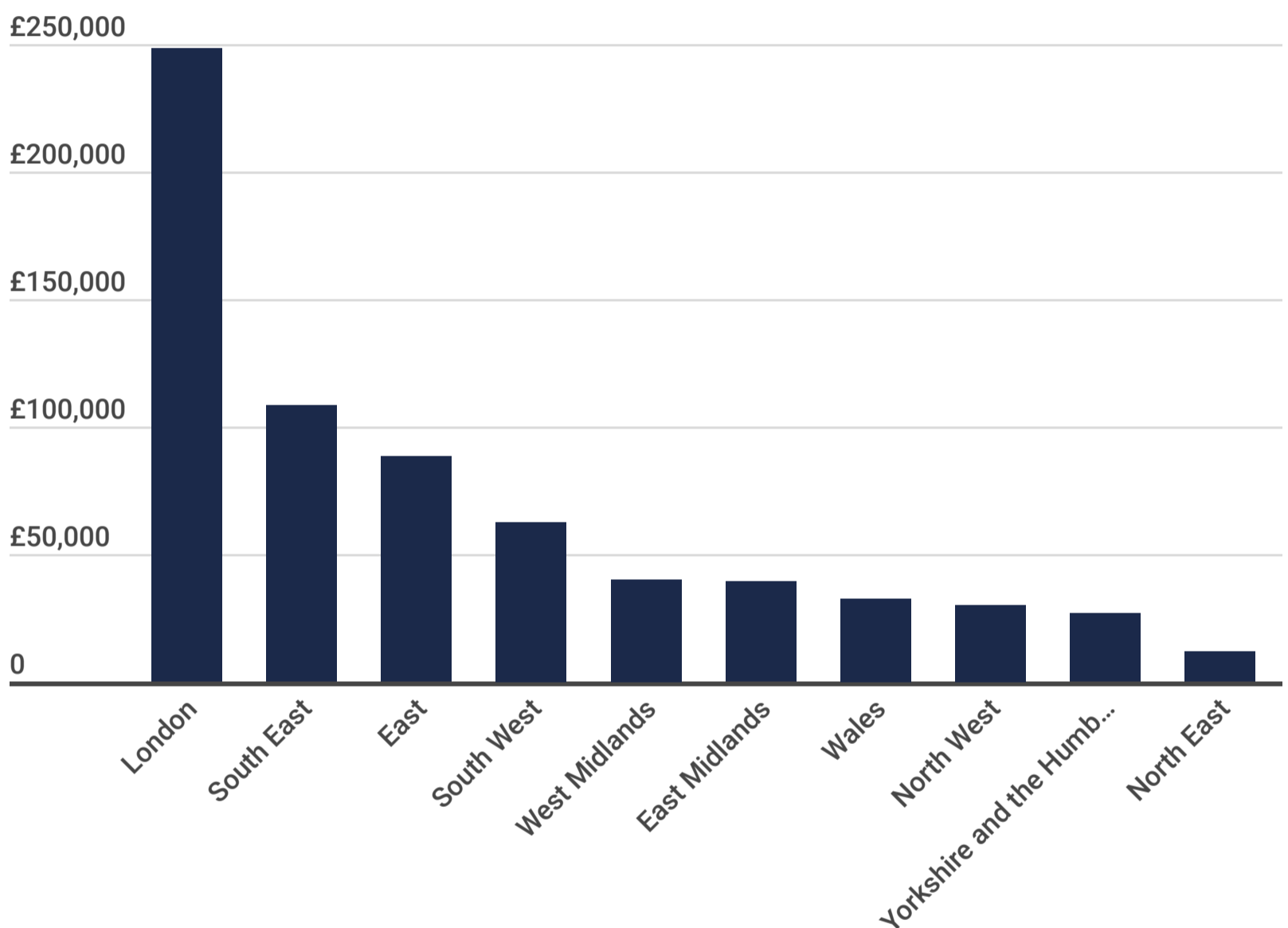


Hamptons International's Monthly Lettings Index April 2019

Landlords selling up made £79,770 average gross gain in 2018

Landlords selling in London made an average gross gain of nearly £250k

Average landlord gain (before tax)



Source: Hamptons International

- The average landlord in England and Wales sold their buy-to-let in 2018 for £79,770 more than they paid for it (before tax), having owned the property for 9.6 years on average
- In 2018, 85% of landlords sold their buy-to-let for more than they paid for it, with 15% making a loss
- Landlords selling up in London made a £248,120 average gross gain last year, 3.1 times more than the average gain in England and Wales

The average landlord who sold their buy-to-let last year did so for nearly £80,000 more than they paid for it. Over the 9.6 years that the average landlord has owned their buy-to-let, house price growth has driven their gains, with prices having risen around 30% over the period.

But given lower expected future house price growth and tighter mortgage regulation, more investors are shifting their focus from capital gains to yields.