

+ RENTAL MARKET APPRAISAL

Sample home, Colchester CO4

2-bedroom house · market rent from 100 comparable lettings nearby, weighted by distance.

+ ESTIMATED MARKET RENT

£1,206_{a month}

£278 a week · likely between £1,030 and £1,675



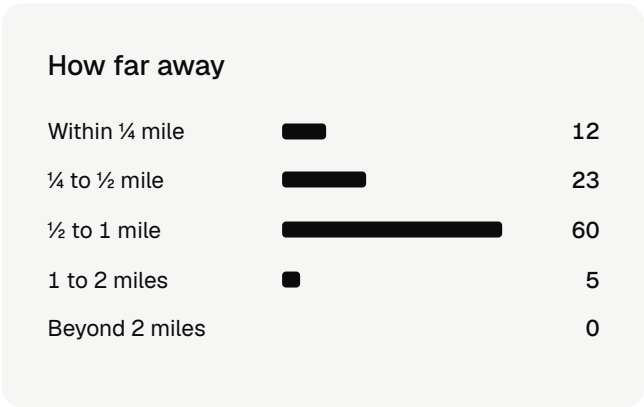
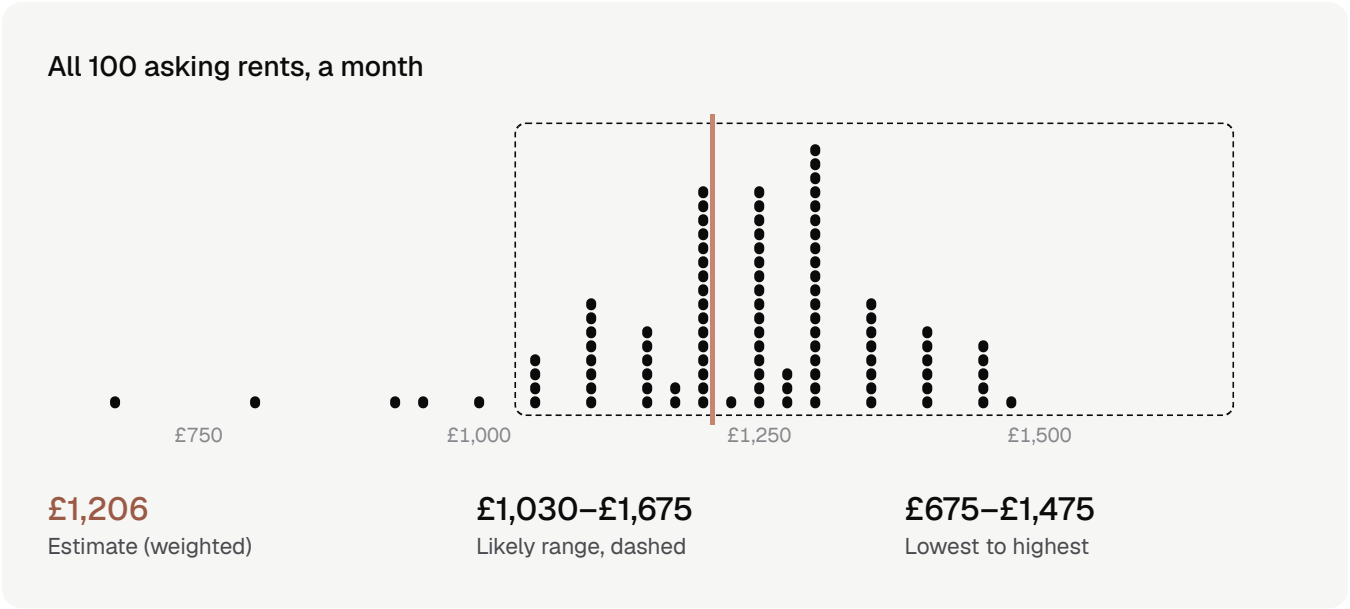
Affordable rent (80%)	£965 pcm · £222 pw
Confidence	Medium
Comparables used	100
Search radius	4 miles
Lettings data to	20 Oct 2026

Within ¼ mile	Within 1 mile	Median asking rent	Middle half of rents
12 lettings	95 lettings	£1,250	£1,190–£1,300

THE EVIDENCE

Where the figure comes from

Every letting below is a 2-bedroom house, advertised to let in the six months to 22 October 2026. Closer homes count for more, so the 12 lettings within a quarter of a mile carry more weight than the rest.



Reading the range

The likely range is where the true market rent sits in eight cases out of ten, measured by testing the method against lettings whose rent we knew. Confidence is **medium**: asking rents within a quarter of a mile vary by about £92 a month.

Market rent, month

£1,206

Market rent, week

£278

Affordable rent, month

£965

Affordable rent, week

£222

+ COMPARABLES

100 comparable lettings

Weight is each letting's share of the estimate. Remove any letting in the online report and the figures recalculate.

#		POSTCODE	HOME	DISTANCE	RENT PCM	PW	LISTED	ENDED	WEIGHT
1		CO4 9YD	2 bed house	0.11 mi	£1,300	£300	—	—	3.1%
2		CO4 9YD	2 bed house	0.11 mi	£1,250	£288	—	—	3.1%
3		CO4 9YD	2 bed house	0.12 mi	£1,100	£254	—	—	3.1%
4		CO4 9YB	2 bed house	0.17 mi	£1,150	£265	—	—	3.1%
5		CO4 9RJ	2 bed house	0.18 mi	£1,250	£288	—	—	3.1%
6		CO4 9RJ	2 bed house	0.18 mi	£1,175	£271	—	—	3.1%
7		CO4 9XR	2 bed house	0.19 mi	£1,250	£288	—	—	3.1%
8		CO4 9XR	2 bed house	0.21 mi	£1,350	£312	—	—	3.1%
9		CO4 9RT	2 bed house	0.22 mi	£1,275	£294	—	—	3.1%
10		CO4 9RS	2 bed house	0.24 mi	£1,150	£265	—	—	3.1%
11		CO4 9SG	2 bed house	0.24 mi	£1,100	£254	—	—	3.1%
12		CO4 9RU	2 bed house	0.24 mi	£1,050	£242	—	—	3.1%
13		CO4 9RU	2 bed house	0.26 mi	£1,295	£299	—	—	3.0%
14		CO4 9RD	2 bed house	0.27 mi	£1,175	£271	—	—	2.6%
15		CO4 9RS	2 bed house	0.27 mi	£925	£213	—	—	2.7%
16		CO4 9RD	2 bed house	0.28 mi	£1,250	£288	—	—	2.5%
17		CO4 9RD	2 bed house	0.29 mi	£1,200	£277	—	—	2.3%
18		CO4 9RH	2 bed house	0.29 mi	£1,000	£231	—	—	2.3%

#		POSTCODE	HOME	DISTANCE	RENT PCM	PW	LISTED	ENDED	WEIGHT
19		CO4 9RE	2 bed house	0.31 mi	£1,200	£277	—	—	2.0%
20		CO4 9RB	2 bed house	0.32 mi	£1,250	£288	—	—	1.9%
21		CO4 9UX	2 bed house	0.32 mi	£1,250	£288	—	—	1.9%
22		CO4 9UX	2 bed house	0.33 mi	£1,300	£300	—	—	1.8%
23		CO4 9RH	2 bed house	0.33 mi	£1,300	£300	—	—	1.8%
24		CO4 9UX	2 bed house	0.33 mi	£1,200	£277	—	—	1.8%
25		CO4 9RZ	2 bed house	0.34 mi	£1,200	£277	—	—	1.7%
26		CO4 9RR	2 bed house	0.34 mi	£1,050	£242	—	—	1.7%
27		CO4 9TU	2 bed house	0.36 mi	£1,200	£277	—	—	1.5%
28		CO4 9UG	2 bed house	0.38 mi	£1,300	£300	—	—	1.4%
29		CO4 9XT	2 bed house	0.38 mi	£1,300	£300	—	—	1.4%
30		CO4 9UG	2 bed house	0.38 mi	£1,100	£254	—	—	1.4%
31		CO4 9TY	2 bed house	0.40 mi	£1,200	£277	—	—	1.2%
32		CO4 9TR	2 bed house	0.40 mi	£1,200	£277	—	—	1.2%
33		CO4 9TR	2 bed house	0.40 mi	£1,150	£265	—	—	1.2%
34		CO4 9RU	2 bed house	0.42 mi	£1,300	£300	—	—	1.1%
35		CO4 9WG	2 bed house	0.45 mi	£1,250	£288	—	—	1.0%
36		CO4 0LL	2 bed house	0.57 mi	£1,450	£335	—	—	0.6%
37		CO4 5UU	2 bed house	0.60 mi	£1,095	£253	—	—	0.5%
38		CO4 0LJ	2 bed house	0.62 mi	£1,350	£312	—	—	0.5%
39		CO4 5UU	2 bed house	0.62 mi	£1,200	£277	—	—	0.5%

#		POSTCODE	HOME	DISTANCE	RENT PCM	PW	LISTED	ENDED	WEIGHT
40		CO4 5UU	2 bed house	0.62 mi	£1,195	£276	—	—	0.5%
41		CO4 5UU	2 bed house	0.62 mi	£950	£219	—	—	0.5%
42		CO4 0QL	2 bed house	0.64 mi	£1,400	£323	—	—	0.5%
43		CO4 5UU	2 bed house	0.64 mi	£1,275	£294	—	—	0.5%
44		CO4 5UU	2 bed house	0.64 mi	£1,250	£288	—	—	0.5%
45		CO4 9FP	2 bed house	0.65 mi	£1,300	£300	—	—	0.5%
46		CO4 5XJ	2 bed house	0.65 mi	£1,150	£265	—	—	0.5%
47		CO4 5XH	2 bed house	0.67 mi	£1,250	£288	—	—	0.4%
48		CO4 5XH	2 bed house	0.67 mi	£1,200	£277	—	—	0.4%
49		CO4 5XJ	2 bed house	0.68 mi	£1,050	£242	—	—	0.4%
50		CO4 5JR	2 bed house	0.69 mi	£1,195	£276	—	—	0.4%
51		CO4 9FR	2 bed house	0.69 mi	£800	£185	—	—	0.4%
52		CO4 9FP	2 bed house	0.69 mi	£675	£156	—	—	0.4%
53		CO4 5JR	2 bed house	0.71 mi	£1,150	£265	—	—	0.4%
54		CO4 9ES	2 bed house	0.72 mi	£1,275	£294	—	—	0.4%
55		CO4 5FH	2 bed house	0.73 mi	£1,395	£322	—	—	0.4%
56		CO4 0DF	2 bed house	0.74 mi	£1,050	£242	—	—	0.4%
57		CO4 5JR	2 bed house	0.76 mi	£1,250	£288	—	—	0.3%
58		CO4 9WT	2 bed house	0.76 mi	£1,200	£277	—	—	0.3%
59		CO4 9WW	2 bed house	0.77 mi	£1,250	£288	—	—	0.3%
60		CO4 0LA	2 bed house	0.78 mi	£1,200	£277	—	—	0.3%

#		POSTCODE	HOME	DISTANCE	RENT PCM	PW	LISTED	ENDED	WEIGHT
61		CO4 0PR	2 bed house	0.79 mi	£1,400	£323	—	—	 0.3%
62		CO4 9WJ	2 bed house	0.79 mi	£1,150	£265	—	—	 0.3%
63		CO4 5NF	2 bed house	0.80 mi	£1,350	£312	—	—	 0.3%
64		CO4 5FN	2 bed house	0.80 mi	£1,300	£300	—	—	 0.3%
65		CO4 9XA	2 bed house	0.80 mi	£1,300	£300	—	—	 0.3%
66		CO4 5FZ	2 bed house	0.80 mi	£1,250	£288	—	—	 0.3%
67		CO4 5LA	2 bed house	0.81 mi	£1,450	£335	—	—	 0.3%
68		CO4 9WH	2 bed house	0.81 mi	£1,250	£288	—	—	 0.3%
69		CO4 5FN	2 bed house	0.82 mi	£1,400	£323	—	—	 0.3%
70		CO4 5FL	2 bed house	0.82 mi	£1,350	£312	—	—	 0.3%
71		CO4 5FL	2 bed house	0.82 mi	£1,300	£300	—	—	 0.3%
72		CO4 5JG	2 bed house	0.83 mi	£1,300	£300	—	—	 0.3%
73		CO4 5WJ	2 bed house	0.84 mi	£1,300	£300	—	—	 0.3%
74		CO4 5UR	2 bed house	0.85 mi	£1,350	£312	—	—	 0.3%
75		CO4 6EB	2 bed house	0.86 mi	£1,444	£333	—	—	 0.3%
76		CO4 5XT	2 bed house	0.86 mi	£1,350	£312	—	—	 0.3%
77		CO4 5LW	2 bed house	0.86 mi	£1,300	£300	—	—	 0.3%
78		CO4 3DZ	2 bed house	0.86 mi	£1,250	£288	—	—	 0.3%
79		CO4 5SD	2 bed house	0.86 mi	£1,225	£283	—	—	 0.3%
80		CO4 5YU	2 bed house	0.87 mi	£1,450	£335	—	—	 0.3%
81		CO4 5XN	2 bed house	0.87 mi	£1,450	£335	—	—	 0.3%

#		POSTCODE	HOME	DISTANCE	RENT PCM	PW	LISTED	ENDED		WEIGHT
82		CO1 1NJ	2 bed house	0.87 mi	£1,350	£312	—	—		0.3%
83		CO4 5LW	2 bed house	0.87 mi	£1,200	£277	—	—		0.3%
84		CO4 5XT	2 bed house	0.88 mi	£1,200	£277	—	—		0.3%
85		CO4 5XN	2 bed house	0.89 mi	£1,300	£300	—	—		0.2%
86		CO4 5XA	2 bed house	0.90 mi	£1,475	£340	—	—		0.2%
87		CO1 1NJ	2 bed house	0.90 mi	£1,400	£323	—	—		0.2%
88		CO4 5WJ	2 bed house	0.90 mi	£1,250	£288	—	—		0.2%
89		CO4 5NF	2 bed house	0.91 mi	£1,200	£277	—	—		0.2%
90		CO4 5ZG	2 bed house	0.91 mi	£1,100	£254	—	—		0.2%
91		CO1 1NQ	2 bed house	0.92 mi	£1,350	£312	—	—		0.2%
92		CO4 0AP	2 bed house	0.92 mi	£1,100	£254	—	—		0.2%
93		CO4 5ZN	2 bed house	0.94 mi	£1,300	£300	—	—		0.2%
94		CO4 5ZN	2 bed house	0.94 mi	£1,250	£288	—	—		0.2%
95		CO4 5XG	2 bed house	0.98 mi	£1,295	£299	—	—		0.2%
96		CO4 5FF	2 bed house	1.04 mi	£1,300	£300	—	—		0.2%
97		CO4 0ZE	2 bed house	1.04 mi	£1,100	£254	—	—		0.2%
98		CO4 5BL	2 bed house	1.05 mi	£1,300	£300	—	—		0.2%
99		CO4 5LG	2 bed house	1.06 mi	£1,400	£323	—	—		0.2%
100		CO4 3DD	2 bed house	1.09 mi	£1,100	£254	—	—		0.2%

+ METHOD AND SOURCES

How this appraisal was made

The comparables

We take lettings of homes with the same number of bedrooms and the same kind of property (house, flat or room; terraced, semi-detached and detached houses are compared together), on the market at some point in the six months to the appraisal date. We start 4 miles out and widen until 100 are found, up to 32 miles; this one needed 4 miles. The home's own adverts and repeat adverts for the same home are left out.

The estimate

Each letting is weighted by the inverse square of its distance, so a home a quarter of a mile away counts sixteen times as much as one a mile away. Distances under a quarter of a mile are treated as a quarter, so no single neighbour dominates. Rents far outside the local pattern are set aside.

The likely range

Fitted by leaving each known letting out in turn and checking how close the method gets to it. The range covers eight in ten of those tests.

Weekly and affordable rent

Weekly rent is the monthly figure times 12, divided by 52. Affordable rent is 80% of market rent. Check whether your rent policy applies the cap including service charges.

Sources

Lettings from Home.co.uk's record of homes advertised to let across Great Britain, updated daily; this appraisal uses data to 20 October 2026. Photos from the Homedata image store, where available.

What this is, and is not

An evidence-based estimate of open-market rent from asking rents nearby. It is not a RICS Red Book valuation and the home has not been inspected. Asking rents can differ from agreed rents.