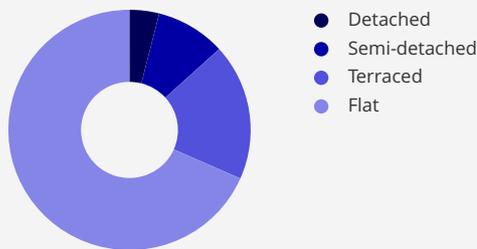# Local lettings

North Leeds

LOCAL MARKET ROUND UP

Over the last 12 months, the average rent achieved for properties let in **North Leeds** was **£739** per month. This is a **–4%** change on the previous 12 month period.

Properties let by type over the last 12 months

YORKSHIRE AND HUMBERSIDE   NORTH LEEDS

- Detached
- Semi-detached
- Terraced
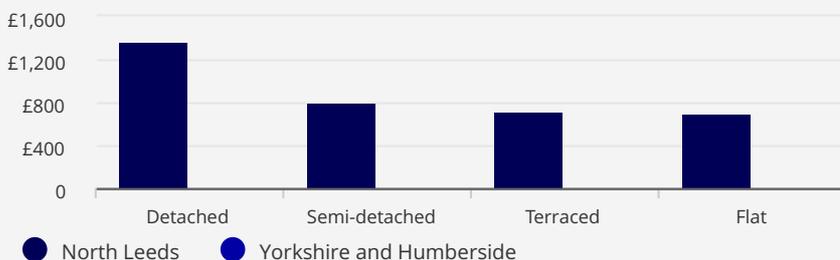- Flat

Change in average rents
over past year

–2%
Flats

–4%
Houses

Average age of tenants
over last 12 months

33

Average monthly rents by property type over last 12 months

	£1,600
	£1,200
	£800
	£400
	0

Detached   Semi-detached   Terraced   Flat

- North Leeds
- Yorkshire and Humberside

Source: Dataloft Rental Market Analytics (rental data is based on achieved rents for approximately 20–35% market share, depending on location)

NATIONAL MARKET

SEPTEMBER 2020

Alex Goldstein Property Consultants bring you the latest trends in the rental market, with a detailed focus on North Leeds.

Rental market

According to ONS average rental values across the UK rose by 1.4% in the year to a July (IPHRP) and Zoopla report a 1.1% annual increase in June.

RICS June survey reported tenant demand returning to positive growth for the first time in 3 months and landlord instructions were broadly steady following a few months of decline.

Economy

On a month to month basis the UK economy grew by 8.7% in June after 2.4% growth in May. The economy shrank 20.4% between April and June. Two consecutive quarters of decline have caused the UK into a recession.

Consumer spending in July was no more than 10% below its level at the start of the year, after falling between 30% to 40% during lockdown. Flash UK composite PMI, reflecting economic trends in manufacturing, hit a five-year high in July, pointing to wider recovery in the economy.

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If you wish to discuss your property buying or selling requirements in more detail, just let me know.

dataloftinform