

Local lettings

North Leeds

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GOLDSTEIN**

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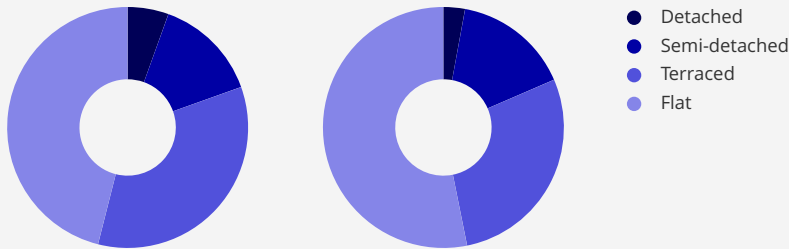
LOCAL MARKET ROUND UP



Over the last 12 months, the average rent achieved for properties let in **North Leeds** was **£734** per month. This is a **+0%** change on the previous 12 month period.

Properties let by type over the last 12 months

YORKSHIRE AND HUMBERSIDE NORTH LEEDS



Change in average rents over past year



+0%

Flats



+1%

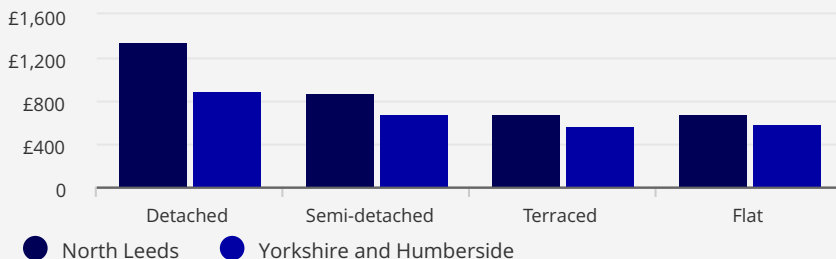
Houses

Average age of tenants over last 12 months



29

Average monthly rents by property type over last 12 months



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

NATIONAL MARKET

APRIL 2021



Alex Goldstein Property Consultants bring you the latest trends in the UK's housing market with a detailed focus on our local market.

Rental market

According to ONS average rental values across the UK rose by 1.4% in the year to February 2021. Rents in the UK excluding London increased by 1.7% in the year to February 2021.

The Government's 'Model Tenancy Contract' has been updated to make it easier for tenants to have pets. The new model tenancy agreement permits "well behaved" pets. Landlords will be required to provide a good reason if a request to keep a pet is rejected, and tenants will continue to have a legal duty to repair or cover the cost of any damage.

Economy

The UK economy is predicted to grow by 4% over 2021 and 7.3% over 2022, set to recover to pre-pandemic levels by mid-2022. The latest forecast by the Office for Budget responsibility now expects a faster and more sustained economic recovery than forecast in November.

The government has announced that the furlough scheme will be extended until the end of September. The scheme has supported over 11 million jobs since March 2020. Those in self-employment will also be entitled to further grant assistance.



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