

Local lettings

North Leeds

**ALEX
GOLDSTEIN**

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PROPERTY CONSULTANTS
BESPOKE BUYING & SELLING

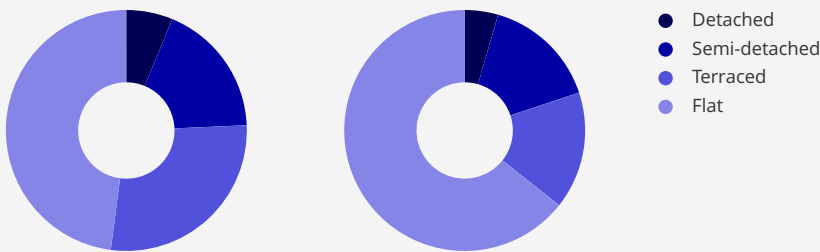
LOCAL MARKET ROUND UP



Over the last 12 months, the average rent achieved for properties let in **North Leeds** was **£795** per month. This is a **+7%** 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



+4%
Flats



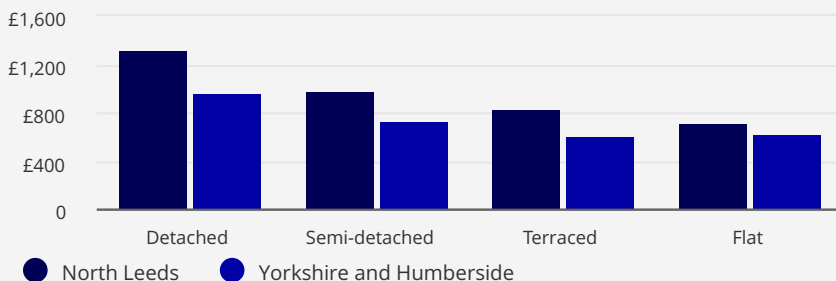
+13%
Houses

Average age of tenants over last 12 months



32

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

OCTOBER 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

Rental values are rising at their strongest pace in three years. Average values across the UK, excluding London, rose by 2.0% in the year to August (ONS). Rental values across the capital continue to buck the trend, 0.4% lower year-on-year.

According to the RICS July sentiment survey, tenant demand rose for a fifth straight quarter, with a net balance of +52% of respondents noting a rise in demand.

Economy

The UK economy grew by 0.1% in July, its sixth consecutive month of growth although growth slowed significantly from the 1% recorded in June. Output in the service sector remained broadly unchanged, the construction sector contracting by 1.6%.

The number of job vacancies in the UK has risen above 1 million for the first time since records began in 2001.. There were 1.03 million vacancies recorded in the three months to August. The ONS also report employee numbers are now back to pre-Covid levels.



Alex Goldstein Property Consultants

Rydal House, 5 Princes Square, Harrogate, HG1 1ND

T:01423 788377
E:alex@alexgoldstein.co.uk

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