

Local lettings

North Leeds

**ALEX
GOLDSTEIN**

& ASSOCIATES
PROPERTY CONSULTANTS
BESPOKE BUYING & SELLING

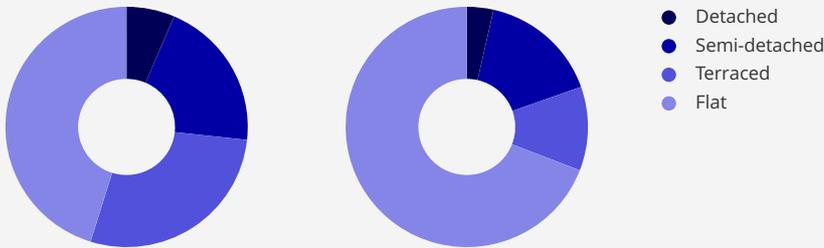
LOCAL MARKET ROUND UP



Over the last 12 months, the average rent achieved for properties let in **North Leeds** was **£804** 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



Change in average rents over past year



+4%
Flats



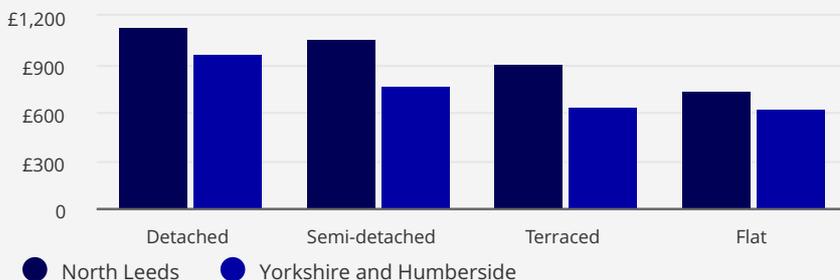
+13%
Houses

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

MAY 2022



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

Rental market

Rental values continue to rise across all regions of the UK, annual growth currently strongest in the East and South West. Demand for property continues to outpace supply creating sustained pressure on prices.

Rental values across all regions of the UK are expected to rise over the next three months, with surveyors projecting annual growth of 4.5%. Rents are anticipated to rise by an average of 5% per annum over the next five years (RICS).

Economy

The base rate of interest has been raised by 0.25% from 0.75% to 1%, its highest rate since 2009 as the Bank of England tries to tackle the surging cost of living. This is the fourth consecutive rise since December.

Forecasts for the UK economy have been downgraded as inflation is predicted to rise to 10% this year. The Bank of England now predict the UK economy will shrink over the final quarter of 2022 and by 0.25% over 2023.



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