

Local lettings

North Leeds

**ALEX
GOLDSTEIN**

& ASSOCIATES
PROPERTY CONSULTANTS
BESPOKE BUYING & SELLING

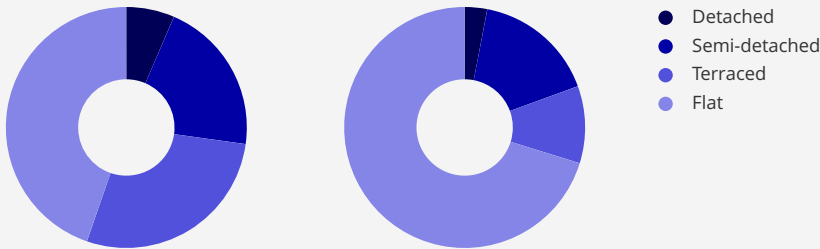
LOCAL MARKET ROUND UP



Over the last 12 months, the average rent achieved for properties let in **North Leeds** was **£795** per month. This is a **+2%** 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



+11%

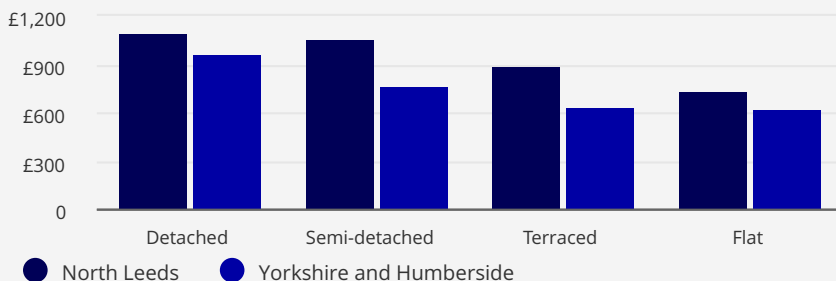
Houses

Average age of tenants over last 12 months



31

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

JUNE 2022



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

Average rents across the UK rose by 2.7% in the year to April according to latest figures released by the ONS. Excluding London at 3.4% annual rental price growth is twice the level of a year ago. The ONS index includes both rent renewals as well as new rents, hence reporting a lower annual growth than other indices.

The common tenancy length is now over 2 years, with 18% of landlords saying their average length of tenancy has increased over the past year according to new research by Rightmove. Many renters are choosing to stay to avoid facing significant rent rises when moving.

Economy

Retail sales, in store and on-line, fell for the second month in succession in May, as the rising cost of living is squeezing incomes. The British Retail Consortium report total retail sales fell 1.1% in May, consumers less likely to buy larger items such as furniture or electricals.

Fuel prices have hit record levels. The AA report the average price of diesel at the end of May was 182.59p, the average price of petrol 172.73p. As Brent oil prices continue to rise, the average price of diesel is up over 50p per litre compared to year ago petrol up 45p.



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.