

Local lettings

North Leeds

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GOLDSTEIN**

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BESPOKE BUYING & SELLING

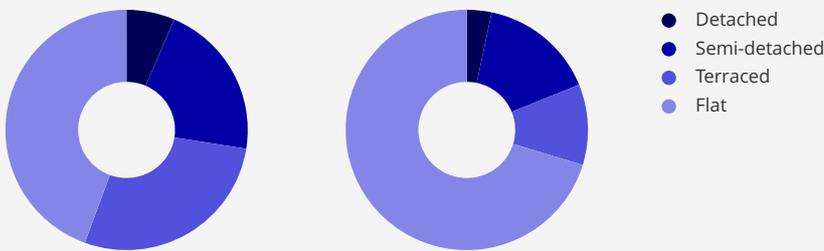
LOCAL MARKET ROUND UP



Over the last 12 months, the average rent achieved for properties let in **North Leeds** was **£791** per month. This is a **+1%** 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



+6%

Flats



+10%

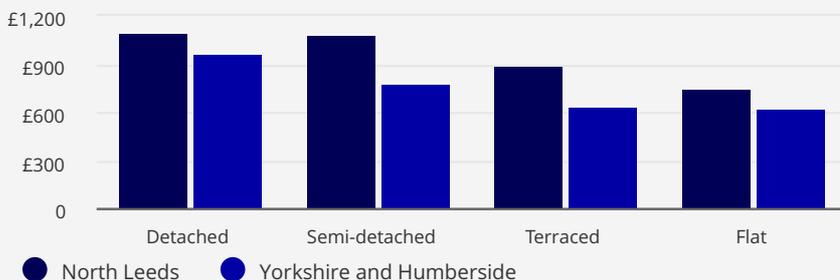
Houses

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

JULY 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 Great Britain rose by 2.8% in the year to May, their highest rate of annual growth in nearly a decade. The latest figures released by the ONS, indicate rising rates of growth in all regions. Across the capital, rents are rising at their strongest rate in five years.

The Government have outlined their planned rental reforms in the long awaited Fairer Private Rented Sector White Paper. A suite of measures include the banning of Section 21 "no-fault" evictions and "arbitrary" rent review clauses, a doubling of notice periods for rent increases, allowing all tenants the right to request a pet in their house and outlawing a ban on renting to families with children or those on benefits.

Economy

The Bank of England has raised the base rate of interest to 1.25%, its highest rate in 13 years. This represents the fifth consecutive increase since December as the Bank aims to control inflation which is anticipated to rise to 11% by October.

Inflation, the rate at which prices rise, continues to edge upwards, rising to 9.1% in the year to May up from 9% in April (ONS). The rising price of food was a significant contributor to the rise in May, fuel prices too remain historically high.



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