

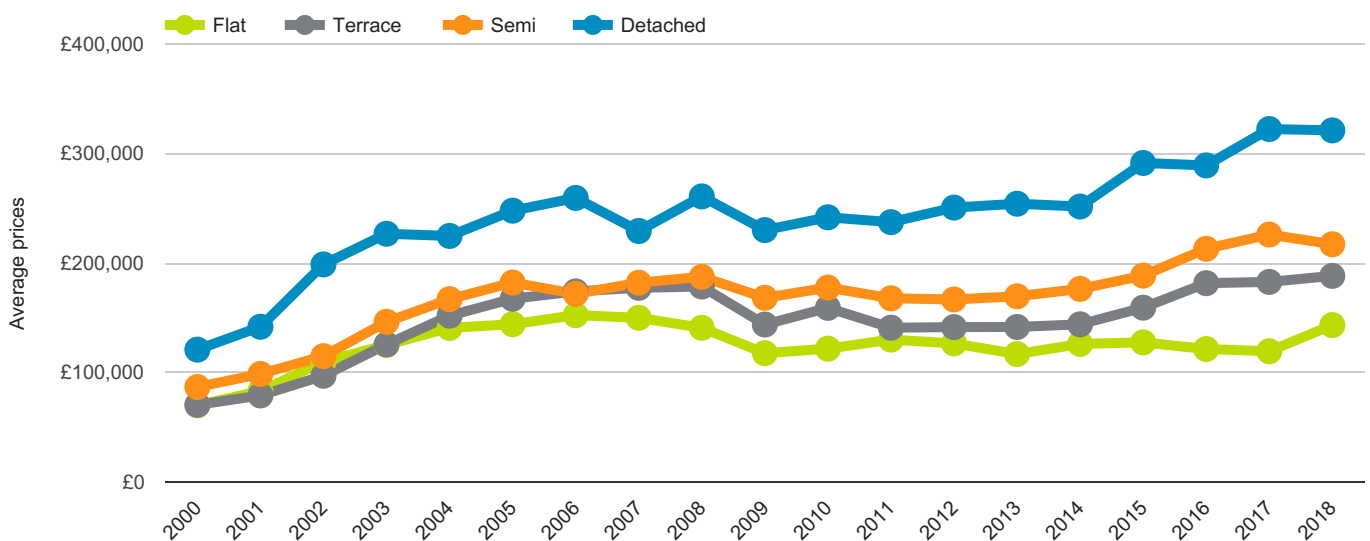
Leeds (LS4, LS5 & LS6)

Property Market News

May 2019

dwell.
leeds

Why buyers love Leeds so much, and why it matters to you



There are few things in life that you can trust more to enrich your family than the property they live in. While this is true in terms of the memories it creates and the special moments it hosts, it's also true in terms of cold, hard material gain.

Since 2000, the average Leeds home has increased in price by 140.5 per cent. The best performing property type has been terraced properties which have increased by 167.5 per cent, equivalent to £6,900 per year. The reason this particular type of home has outperformed the rest is down to a number of factors, but in essence it's simply down to this being the home of choice for Leeds residents.

For anyone who has ever spent much time here, the attractions are fairly obvious. A great balance of first-rate housing stock, solid transport accessibility and ready access to the amenities we need the most. It is these factors which explain why our area has outperformed the national market during this period of cooling which has been felt in many parts of the country.

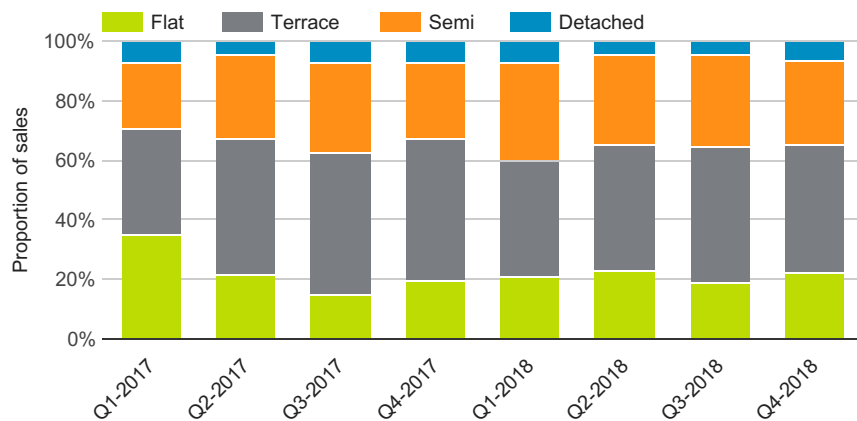
The popularity of Leeds as a place to live is unlikely to diminish any time soon. If you're considering buying or selling in this area, now is the ideal time. There are great opportunities for buyers and sellers in every corner of the market. As long as you work with a local market expert, you're destined to win big.



Since 2000, the best performing property type in Leeds has been terraced properties which have increased by 167.5%

Got a question about the local market? Talk to an expert today

www.dwell-leeds.com

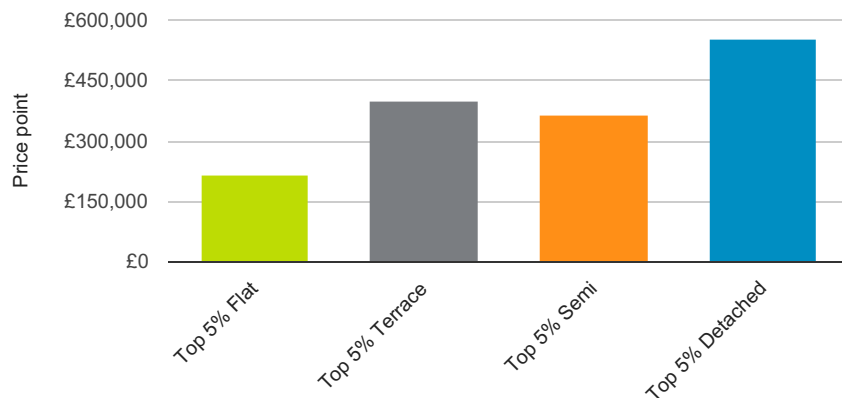


The proportion of sales by house type

For this month's market update, we've decided to take a look at what percentage of total sales each house type accounts for each quarter. Whilst it doesn't show the actual number of sales, it's very useful for seeing what each property type is contributing to the total level of transactions.

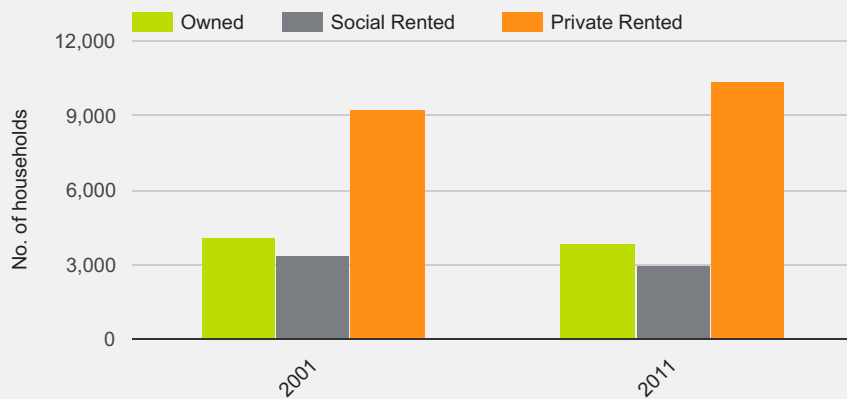
Top 5% of properties in the local area

We were interested in looking at the selling prices of the top 5% of properties in the local market. This chart displays the main house types side-by-side so you can see how they sit relative to one another.



Local tenure patterns

The tenure mix of properties really defines what makes the local market tick. This chart shows how many people own, rent privately and rent from the council or a housing association. It's very interesting to see how this changed between the last two censuses. In most, but not all of the country, private renting has increased substantially.



Source: ResiAnalytics, Office for National Statistics & Land Registry © Crown copyright 2018. Dotted lines & outlined columns on charts indicate estimates based on historical trends. For full terms of use, please visit resianalytics.com/docs/terms

*our area = LS4, LS5 & LS6



Jon Graham
MD

e jon@dwel-leeds.com
t 0113 357 2261
m 07966 662971
w dwel-leeds.com

Airedale House | 423 Kirkstall Road | Leeds | LS4 2EW

