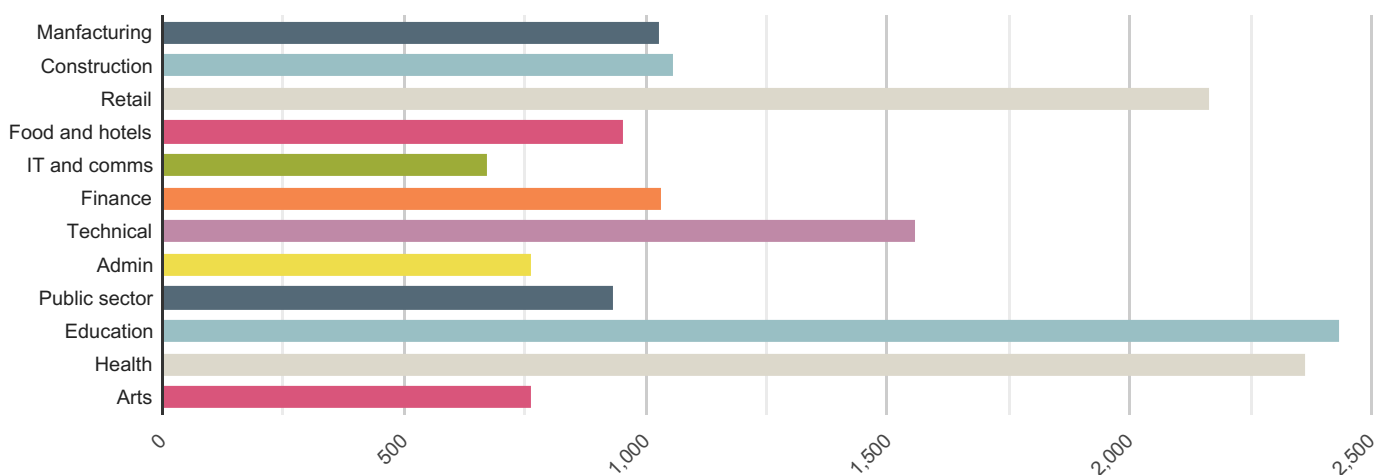


Leeds Property Market News

for LS16

July 2020

Will the Leeds property market face up to post-lockdown challenges?



The performance of the Leeds property market in the second half of 2020 is still anyone's guess I'm afraid. However, there are now some concrete features we can talk about. The withdrawal of lower-deposit mortgages by Nationwide says quite a lot about their expectations. The building society is clearly worried about the ability of new low equity home buyers to make their monthly mortgage payments.

It's important not to overstate the similarities between Covid and the Credit Crunch. The former is a natural disaster; the latter was about poor financial governance. However, the housing market will be shaped by both events through the prism of mortgage lending. Both will have strengthened the position of more equity-rich movers and weakened everyone else.

So how vulnerable is Leeds? In our area, there are 36,457 people, 46 per cent of whom are economically active, i.e. have some kind of job. Average earnings in the wider district are between £20,867 and £39,718, with £28,848 as the midpoint. The most common industry of employment here is Education which accounts for 15% of workers.

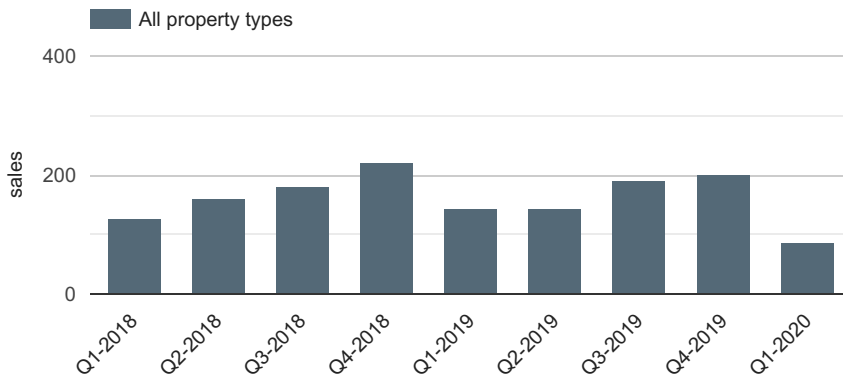
With jobs in retail being quite risky at the moment it doesn't look like our housing market is too exposed, but anyone fearful of losing their job probably shouldn't stretch for a new home right now. However, if your employment position is stable, it's worth remembering a great quote from Warren Buffet; that it is wise to be "Fearful when others are greedy and greedy when others are fearful".



It's important not to overstate the similarities between Covid and the Credit Crunch in terms of their origin

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

www.dwell-leeds.com

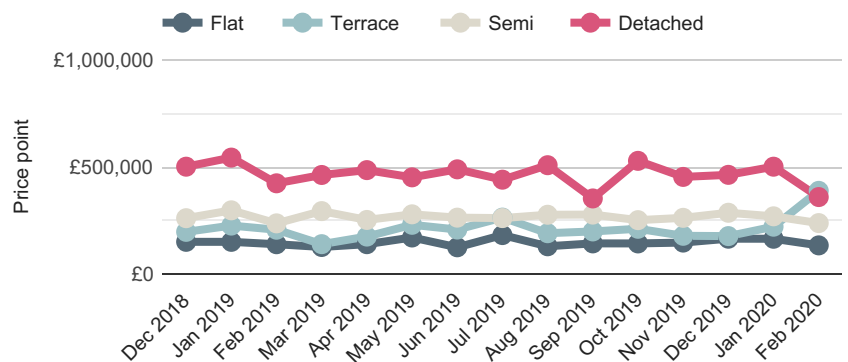


Total number of sales by quarter

The quarterly sales chart for the local area provides a detailed overview of how the market has performed in the last couple of years. Here we show the total number of property transactions every quarter. This is a useful way to look at how market liquidity has changed since the previous year, whilst accounting for seasonality.

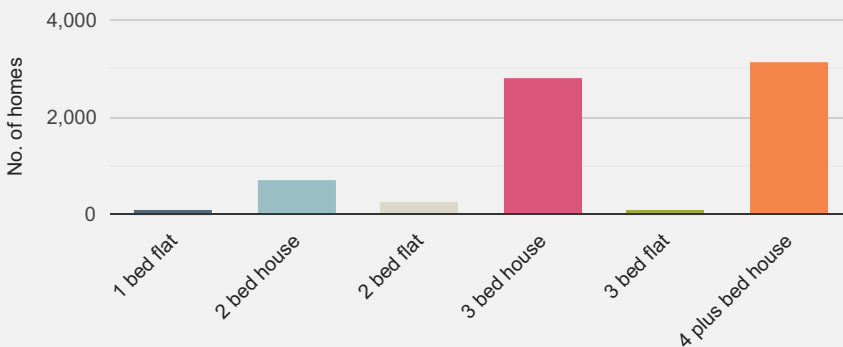
Prices by type in the last few months

An analysis of monthly changes in house prices should always be taken with a pinch of salt, particularly when looking at very local area. To try to strip out some of the nuances, we've displayed flats and houses separately but you'll see the usual amount of volatility.



Breakdown of housing stock

Home sizes are a vital gauge of the character of housing stock in a locality. The chart here might surprise you a bit as lots of people think that everyone lives in the same kind of home as them but there are large minorities of people living different types of home.



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



Call us for a free valuation
0113 246 4860

info@dwell-leeds.com
www.dwell-leeds.com

Dwell
 Estate & Letting Agents
 5/6 St Chads Parade.
 Leeds, LS6 5JH