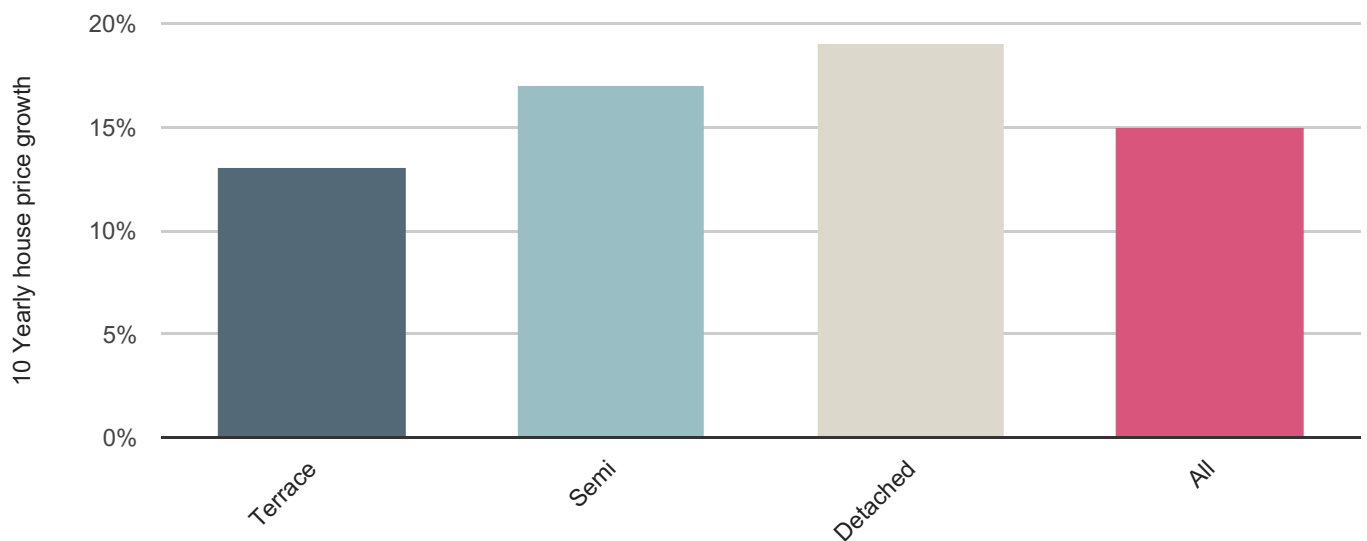


# Leeds Property Market News

for LS16

February 2020

## Which Leeds residents have seen the best house price inflation?



In September 2019, The Office for National Statistics reported that house prices across the UK saw a year-on-year rise of 1.3 per cent. Annual growth has declined in the last few years, yet the fact that there has been any growth at all during these years of political stagnation is very encouraging. If the trend continues, the average home in the UK will increase in value by over £3,000 in the next year. But what's in store for Leeds?

Over the last decade, local prices have seen a rise of 15.3 per cent, equivalent to £3,570 per year. Terraces tell a different story, having seen a rise of £2,450 per year or 13 per cent over the period. As the chart shows, all owners have benefitted from price rises, but some more than others.

The hike in house prices indicates good news for current homeowners, but those hoping to take their first steps on the property ladder will need to familiarise themselves with pros and cons of current schemes. There are several government schemes for first-time buyers: Help to Buy, Shared Ownership, ISA's and Starter Homes.

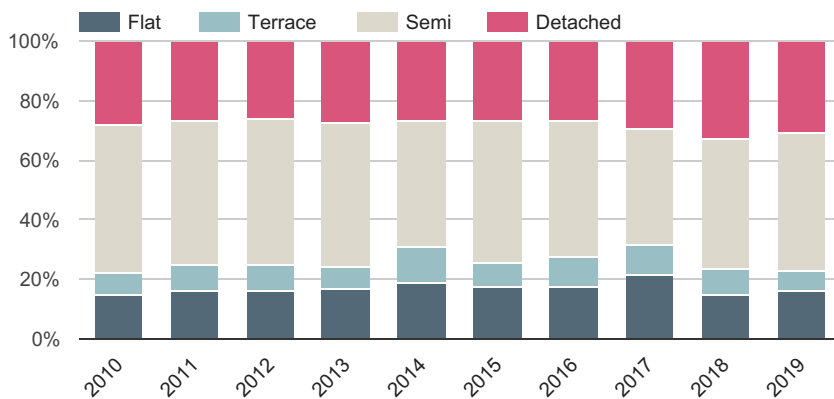
Local area residents thinking of selling their home will be buoyed by the price increases, especially if they have owned their property for a significant amount of time. If you would like to know how much your home is worth don't hesitate to give us a call. Alternatively, pop into our office for a friendly chat through your options.



*Over the last decade, local prices have risen by 15.3 per cent.*

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

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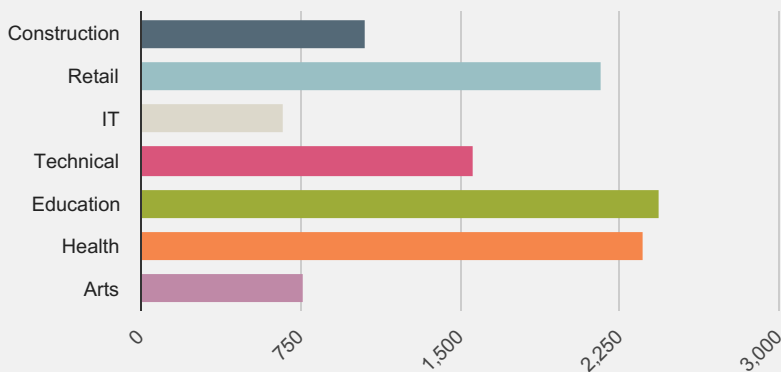
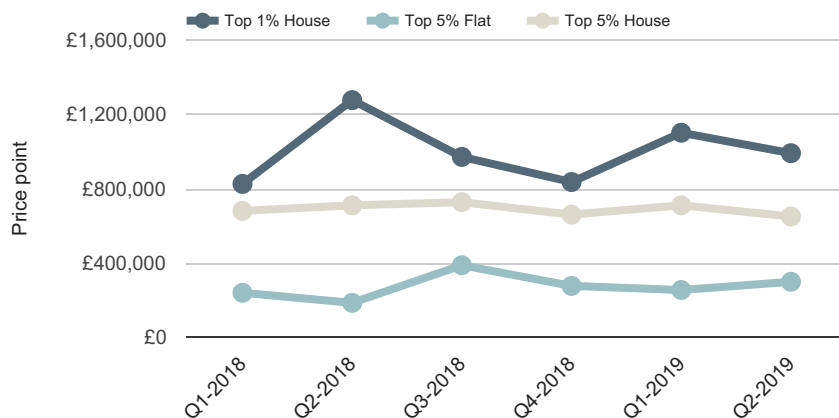


### The annual split of sales by house type

This chart shows what contribution each of the main house types has made to total sales over the last few years. As you can see, there are some year-on-year fluctuations, but the broad pattern remains the same.

### Premium price points for houses and flats

This chart shows the top 1% and top 5% price points for houses and flats in the local area. It shows how they have varied over time in the last few quarters. Because we're looking at a small subset of all transactions, you'll see a lot of volatility, which is inevitable with smaller sample sizes.



### Main industries of work

You may not have thought much about the sort of industries that local people work in, but it really explains a lot about our area. In this chart, we show the number of people working in each industry split into categories as determined by the Office for National Statistics.

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