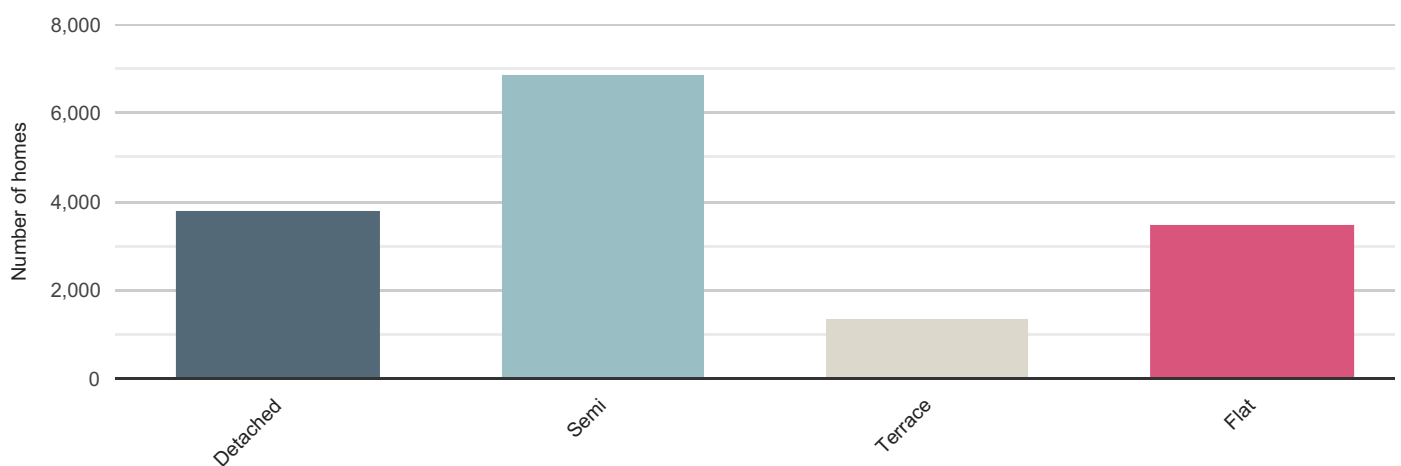


Leeds Property Market News

for LS16

September 2020

How much does outside space matter to homebuyers in Leeds?



Outside space has always been desirable in Leeds, but in this age of lockdowns, it's become more of a necessity. For many, the priority order when considering a new home (location, price, size, amenities, outside space) has changed fundamentally. It's more important than ever to remember that gardens, balconies and terraces aren't just eye candy; they now underpin a property's saleability.

Buyers' attitudes towards and appetite for outside space often comes down to the area where the property is located. As the chart above shows, the most common type of property in Leeds is a semi. This means that a significant number of homebuyers will expect a reasonably sized garden with room for a couple of flower beds.

In Leeds, there are approximately 36,500 people living across 3,300 hectares of land. This means that the population density is 11 people per hectare. To put that in the national context, it scores 4/5, five being the most densely populated areas. We can, therefore, classify our area as suburban, which means residents' will have very limited choices when it comes to outside space.

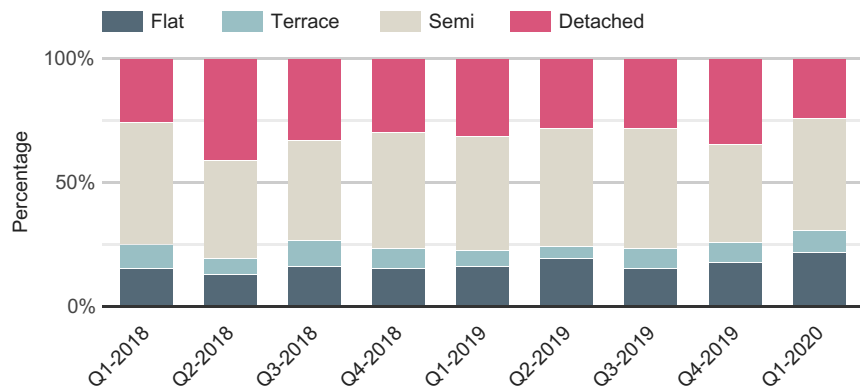
The demand for open space in Leeds is essentially down to the density of housing in the area. Outside space will now powerfully differentiate your property from others on the market, but quality and quantity both have parts to play. If you'd like to know how to make the most of what you've got, please pop into our office so we can give you the inside track.



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

www.dwell-leeds.com

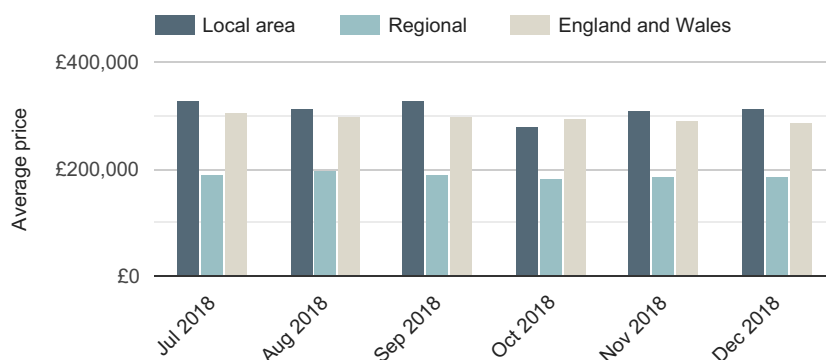


The proportion of sales by house type

This chart shows the 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.

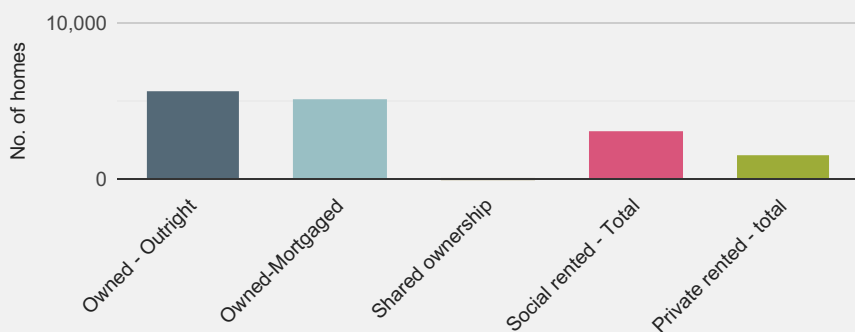
Local property prices vs region & country

This chart shows how prices in the local area compare with those in the regional and national picture. Given our geographical position relative to the national economic centre of gravity, the relative price levels are what we'd expect.



Local tenure patterns

The mix of tenure of properties is a substantial yardstick of the attributes of homes in a local market. One of the best parts of the planning system in the UK is that social housing is heavily mixed in with the private stock, so we don't get large geographical divides between people as is the case in urban France.



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