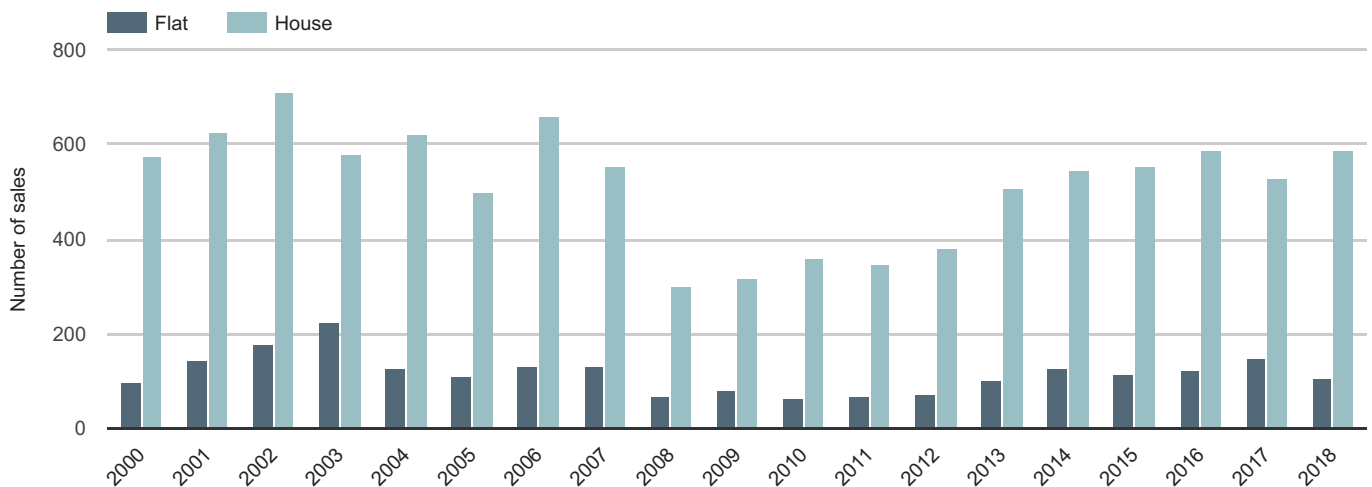


Leeds Property Market News

for LS16

December 2019

Time to make your move in the Leeds property market



As a team, we've got more combined years working in the Leeds property market than some of us might care to admit! Of the many great benefits to having so much experience, probably the most important is having seen all the market's ups and downs. This experience puts us in a better position to advise our clients on the best time to make their move.

Back in 2000, the market saw an almost unbroken run of growth in both house prices and sales volumes. For the eight subsequent years, prices rose by an average of 14.4 per cent per year, and by the end had lifted the price of the average home by £131,000. That was only part of the story. Transaction levels built up steadily over the period and by 2007, 4.4 per cent of the entire housing stock was changing hands each year.

As we all know, the credit crunch brought things to a sudden stop. A new market cycle began, which saw more subdued levels of market activity. This cycle is now trying to come to a halt, but Brexit uncertainty has delayed the start of its successor. At the time of writing, it's still 18 days until the 2019 election. The result has the potential to be decisive.

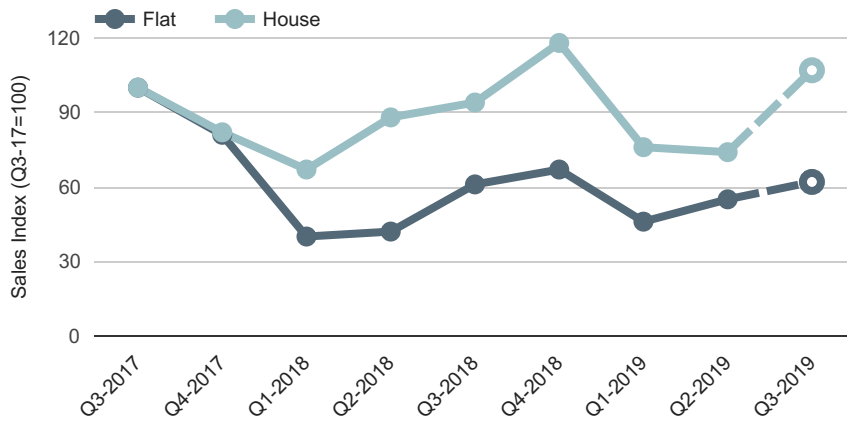
The end of the market cycle is often the perfect time to make your move. Journalists often rely on data which is at least three months out of date. The reality on the ground, as described by the multitude of buyers and sellers we speak to every month shows that things are finally starting to pick up in Leeds. There are opportunities left, right and centre. If you'd like to make your next move with us, we'll tell you all about them.



Between 2000 and 2008, prices in Leeds rose by an average of 14.4 per cent per year

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

www.dwell-leeds.com

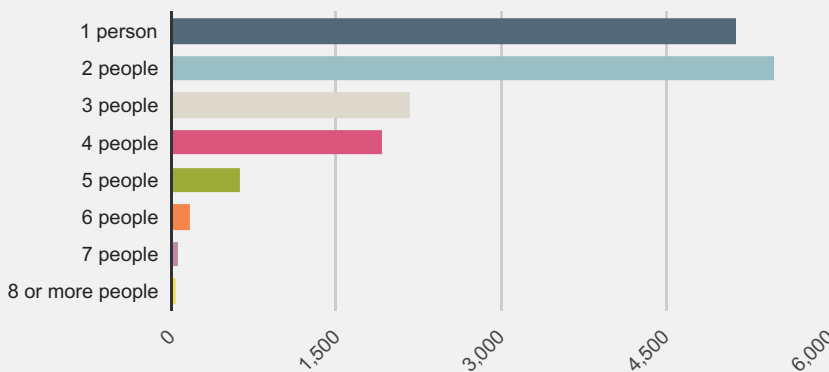
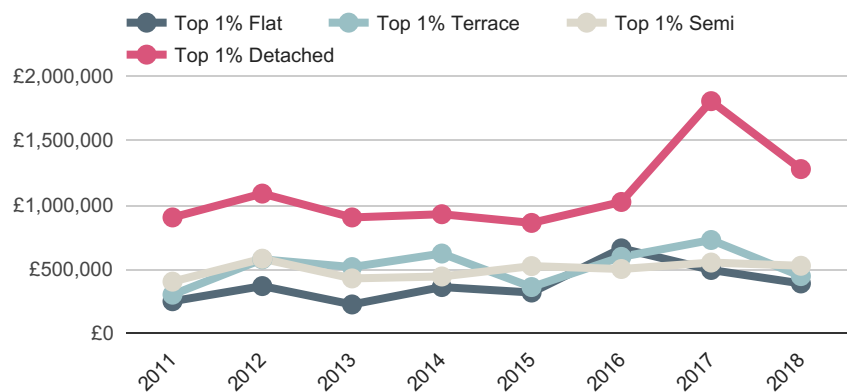


Index of quarterly sales levels by type

In this chart we've compared sales levels for flats and houses in the last few quarters. Instead of looking at absolute numbers, we've indexed the rates. This means that flats and houses start at 100 at the start of the period and you can see how they've changed since, on an equal basis.

Top 1% prices over time in our area

We were interested in looking at the starting prices of the top 1% 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.



People in each home

The number of people living in homes in the local area tells us a lot about the character of our market. Areas with lots of smaller households tend to be dominated by either the very young or very old. Homes with more people tend to be dominated by families and this is the case for most housing markets around the country.

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 357 2261

jon@dwell-leeds.com
www.dwell-leeds.com

Dwell Leeds
Estate & Letting Agents
Airedale House,
423 Kirkstall Road,
Leeds, LS4 2EW