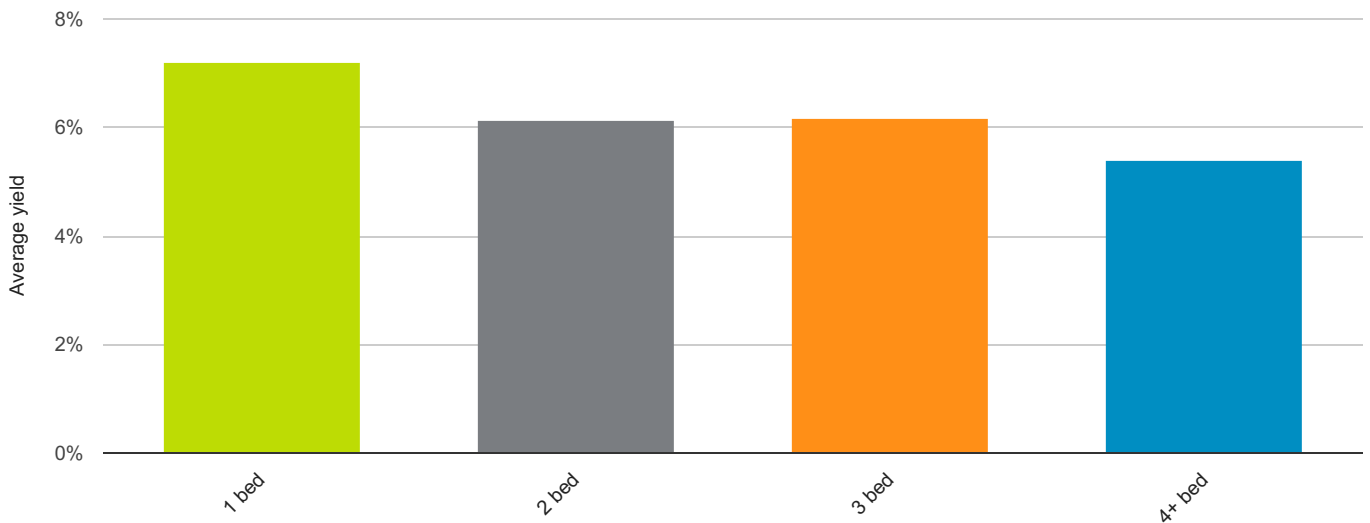




## Why the Leeds market is still a great investment



Believe it or not, the buy-to-let sector is probably more appealing now than ever. It is true that some have been scared off by having to pay an extra three per cent on stamp duty and the generally less hospitable tax environment. However, there are fantastic deals to be had for the canny investor who thoroughly researches the market and works with a local expert.

The rental market in Leeds is very robust. Rising capital values have led to moderate yield compression but nothing which would lead a professional landlord to alter their strategy. In some areas, yields have strengthened as rents have outstripped price inflation.

Over the last couple of years, the rental market in the UK has been levelling out. Whereas a few years ago, the best opportunities for landlords were in London other areas have started to see increasing rental yields as the number of people choosing to rent instead of buy continues to grow. In Leeds the average yield across all property types is 6.2 per cent.

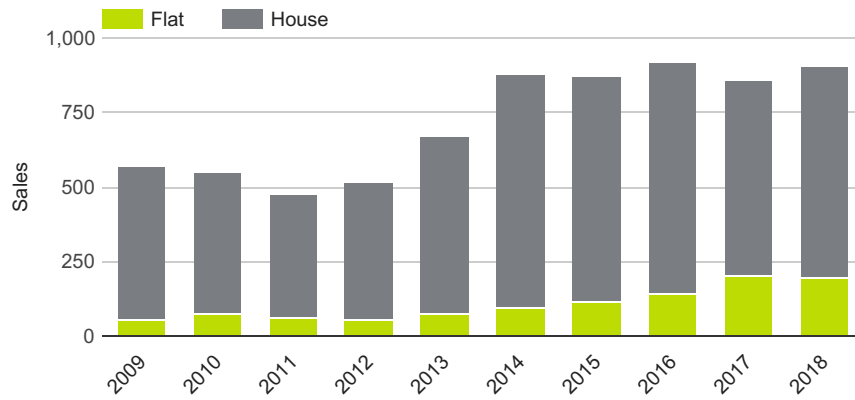
The rental market is only going to expand further here in the long term, with predictions suggesting it will grow by a third by 2030. All signs suggest that the only way is up. If you are interested in buying a property as an investment or would like to know how much your current home is worth in the rental market, please pop into our office for a friendly chat.



*In Leeds the average yield across all property types is 6.2 per cent*

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

[www.dwell-leeds.com](http://www.dwell-leeds.com)

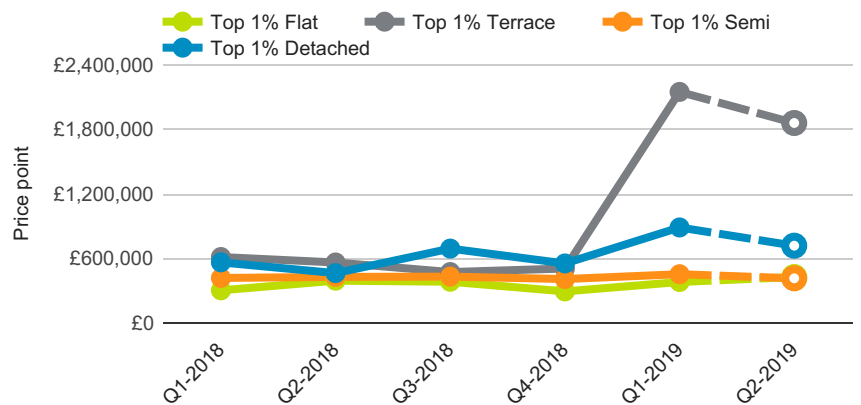


## Annual transaction levels split by type

Have you ever wondered how many people buy flats in the local area as opposed to houses? Well wonder no longer, we've done the analysis. This is useful information for anyone with an interest in the local market as it affects the overall market dynamic.

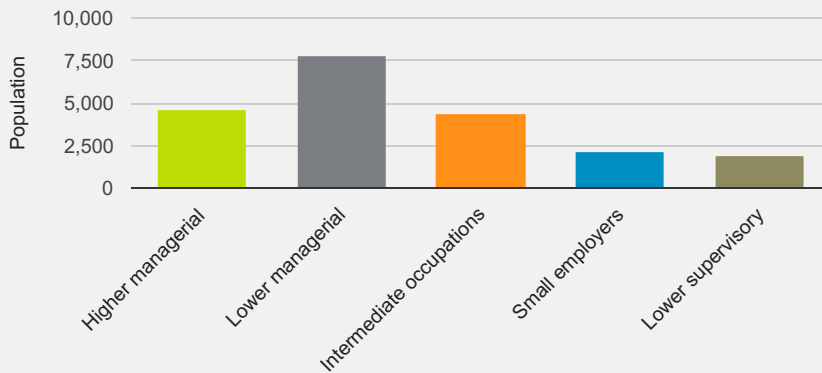
## Top 1% of properties in the local area

We were interested to look 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.



## Socio-demographics

The socio-economic profile is a telling measure of the constitution of people in a local market. We have to be careful when talking about the economic profile of local residents because no statistical measure will really illustrate the character of an area. However, we've used the governments 'NS-Sec' classification data on our area which defines local residents in those terms.



**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](http://resianalytics.com/docs/terms)

\*our area = LS4, LS5 & LS6



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