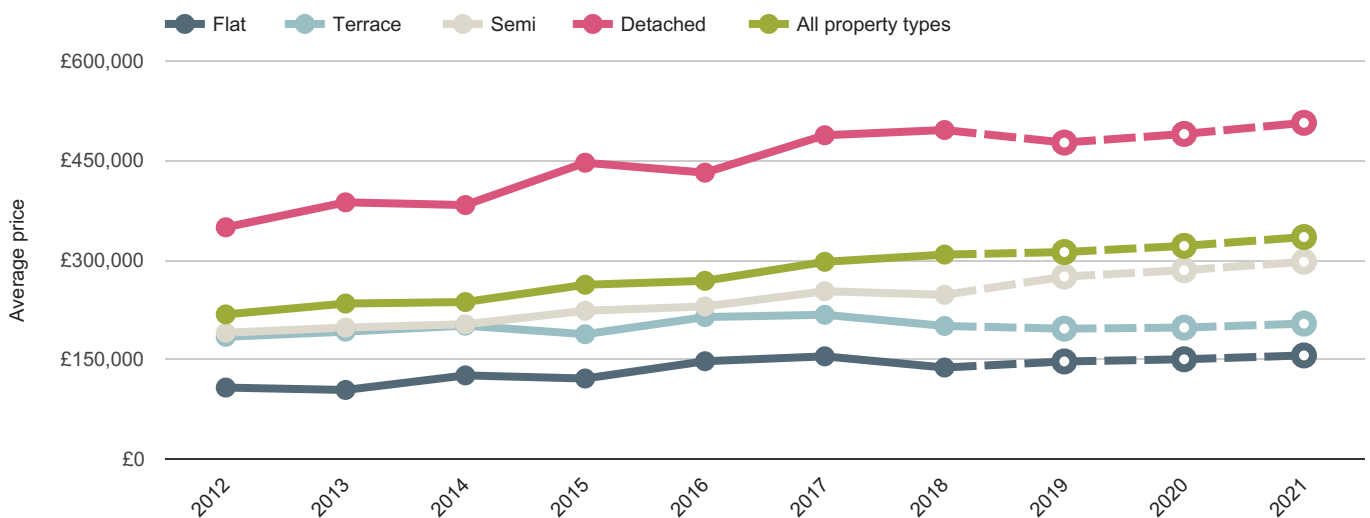


# Leeds Property Market News

for LS16

March 2020

## What does the future hold for house prices in Leeds?



There have probably never been more factors at play in the UK property market than there are right now. The national market is making steady progress as it moves through the middle of its current cycle. While the solid Conservative majority at the last election has created some much needed forward-visibility, the question now is 'what happens to stamp duty?'

So why are we so bullish about the market in Leeds? Well the data shows us that in the second half of 2019, sales levels were 0.8 per cent lower than the first half, which is very impressive when we account for the level of uncertainty which haunted the market. Based on market trends, we expect the price of the average home here to reach £334,500 by the end of 2021.

Projecting future price trends is never straightforward. The construction of new homes impacts on this heavily; residential developments will often increase the value of other properties in the area due to the way valuers use 'comparables'. Other important aspects they consider when determining the future value of property are upgrades to travel networks and new businesses opening in the area.

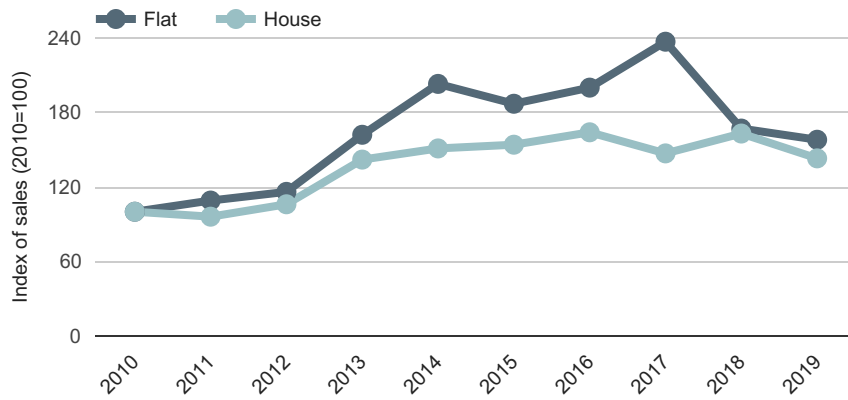
The future looks bright for the local property market; now is the time to think about getting on it if you're not already, especially while interest rates remain so low. If you would like to sell your property, pop into our office for a friendly chat with one of our local experts. We'd love to help. Alternatively, find us on social media.



*Based on market trends, we expect the average price of a local home to reach £334,500 by the end of 2021.*

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

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

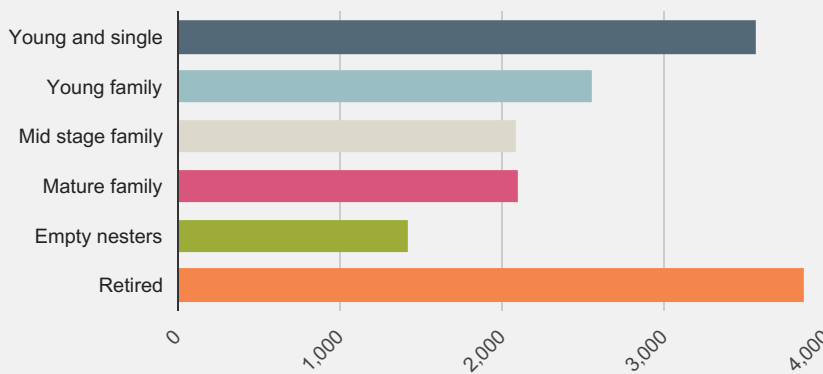
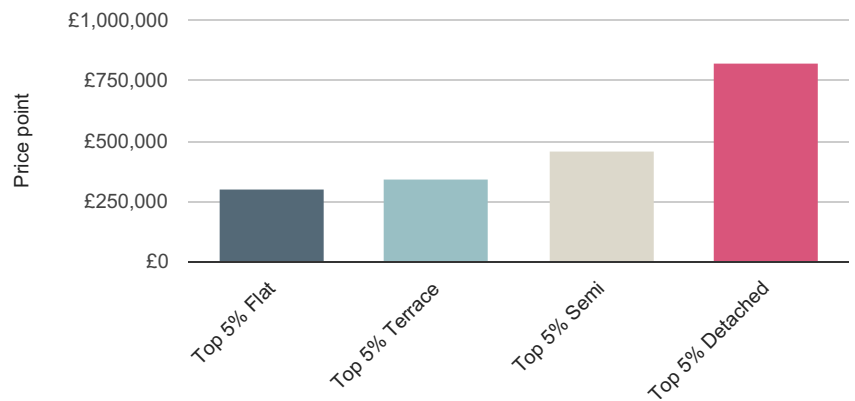


### Index of annual sales levels by type

In this chart, we've compared sales levels for flats and houses in the last few quarters. We've opted to look at an index, rather than absolute numbers, to expose the underlying patterns. This means that both property types start at 100 at the start of the period, and you can see how they've changed since, on an equal basis.

### Top five per cent of properties in the local area

We were interested in looking at the starting prices of the top five per cent 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.



### Lifecycle of our residents

You might think you know our area inside out, but this chart might make you think again. We've split the area according to where people and families are in their lifecycle. This has a big impact on the housing market, with people needing different types of housing at different points in their life.

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](https://resianalytics.com/docs/terms)



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