HARDISTY

Quarterly Market Update

Q3 | 2025

Yorkshire

From Harrogate and York to Leeds and Sheffield, our branches span the breadth and depth of Yorkshire.

"Working with a managing agent will ensure clients are kept fully informed and ensure access to the best advice in a constantly changing rental landscape."

David Mear
Managing Director

LINLEY & SIMPSON

HARDISTY

Whether you're a seasoned landlord with an extensive portfolio or a first-time investor, a buyer or a seller, our expertise ensures your property is handled with professionalism and attention to detail. Thousands trust us for seamless tenant placement, proactive support and management.

LETTINGS

Solid demand from tenants whilst the market awaits legislative updates.

Activity
Lets agreed
▼-14%
Q3 2025
2,371 vs 2,767 Q3 2024

Demand
Tenants
▼-6%
Q3 2025
10,235 vs 10,854 Q3 2024

SALES

Potential vendors hesitate in anticipation of the November Budget, but activity sustained.

Demand
Buyers
▲1%
Q3 2025
3,845 vs 3,818 Q3 2024

Activity
Sales agreed
▼-6%
Q3 2025
613 vs 655 Q3 2024

Market adaptation strategies

Patient landlords

For Yorkshire, Q3 has remained relatively stable in terms of lets agreed and valuations despite many landlords awaiting implementation timelines for the Renters' Rights Act (RRA). Managed landlords appear to have a stronger understanding of the proposed changes, compared to their self-managed counterparts, likely due to them having more direct communication with teams of agents.

Investors continue to expand their portfolios, though in modest numbers, however new investors, undeterred by past market conditions, and with the lowest BTL mortgage rates since August 2022 could find themselves entering a changing landscape ripe with opportunity. Not only could they find it easier to adapt and manage the new circumstances but they may be pleasantly surprised by the potential advantages the Renters' Rights Act could bring.

Yorkshire has achieved a 33% penetration rate for RLP and NDS since their introduction. Rent & Legal Protection (RLP) has likely become increasingly important to landlords who anticipate the implementation of the Renters' Rights Act, and are preparing for the new measures by focussing on protecting their investments. Landlords who were considering offloading their properties and exiting the rental market, but then found the slower pace of sales activity a deterrent, may well reconsider their approach as the Government moves towards clarity regarding implementation of the RRA.

Strong demand in Auction

As for the sales side, this quarter Yorkshire has seen a significant positive shift in the Modern Method of Auction, with a 29% increase in sellers using this service compared to Q3 2024. This approach is gaining popularity as it removes much of the uncertainty for sellers; contracts are binding at the point of the accepted bid, constituting a more reliable and trusted method of selling. Linley & Simpson has driven this growth, ramping up auction sales throughout Q3, a trend that is expected to continue into Q4.

Q3 has also been a busy period for traditional sales. Before COVID, mid-July to August was typically quiet, but post-pandemic it has become a more active time for movers. More affordably priced properties are being quickly snapped up at auction by investors. Meanwhile, families appear to be holding off on moving, likely awaiting the Budget announcement and clarity around Stamp Duty. Many are expected to act once the details are confirmed.

Suburban areas such as Bingley and Pudsey are proving particularly popular with buyers, likely because they are less affected by potential changes in the upcoming Budget, with the average property price here being £220,000.

The continuation of a steady market

The Budget announcement and further clarity on the Renters' Rights Act implementation timelines will provide much needed certainty. This should help both investors and homeowners make more confident, long-term decisions.

Clarity in Q4 should set the stage for a strong start to Q1, with greater confidence and thus activity across all sectors. For buyers, investors and landlords seeking guidance, we're here to help, offering expert mortgage advice, trusted solicitor connections and clear answers to any questions about the evolving market landscape.

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