HARDISTY

Quarterly Insights

Summer 2026

Yorkshire

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

“We prepared landlords well ahead of the Renters' Rights Act, and the reality has matched what we expected all along: it represents a change in operational practice, not a change in the fundamentals of a good investment.”

David Mear
Managing Director

LETTINGS

Rents continue to rise steadily.

Supply	Market rate
Move-ins	Average rent
▲10%	▲5%
Q2 2026 vs Q2 2025	Q2 2026 vs Q2 2025

SALES

Lower supply improves market conditions for sellers.

Supply	Demand
Instructions	Net sales
▼15%	▼9%
Q2 2026 vs Q2 2025	Q2 2026 vs Q2 2025

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.

New rules, same resilience

Settled landlords

Lettings in Yorkshire remained solid this quarter, with more tenants moving into properties compared with the same period last year. Extensive regional and national preparation ahead of the Renters' Rights Act's implementation meant teams were fully trained well before the changes took effect on 1st May. This groundwork is reflected in a quarter that has played out much as anticipated rather than as some of the more alarmist coverage suggested by the media.

For landlords who manage their properties professionally, maintain them to a high standard, and take a long-term approach to tenancies, the Act is unlikely to change day-to-day operations significantly. Well-maintained properties help keep tenants satisfied, encourage longer tenancies, and reduce tenant turnover. Rents have risen by 5% year on year, reflecting the importance of comparable market evidence rather than an automatic uplift and that measured approach has kept both landlords and tenants comfortable and engaged with the process, supporting the strong move-in activity seen across the region this quarter.

Investment appetite has strengthened in the region. We continue to see a mix of clients growing their portfolios, from professional landlords to newer entrants, including several investors based in the south drawn north by more accessible price points relative to yield. Two- and three-bedroom terraces and semi-detached homes remain the most sought-after property types, with freehold interest continuing to outperform leasehold.

Rise in demand

Sales began Q2 cautiously as broader concerns around rising mortgage rates unsettled buyer confidence and led some sellers to hold back from bringing property to market. As the quarter progressed, competition between mortgage lenders led to lower rates, easing some of that early caution and giving both buyers and sellers more reason to proceed.

For vendors who have been hesitant, the case for coming to market now is a strong one. Supply remains down 15% while demand, including from active investors, has stayed consistent, meaning well-priced homes are finding buyers against less competition.

Suburban demand

Leeds's northern and eastern suburbs, particularly Horsforth, Roundhay and Headingley, have seen increased demand this quarter, continuing to attract everyone from first-time buyers to growing families. Auction activity has also picked up notably, with around 11% of Yorkshire sales completed via auction this quarter compared to the same period last year, suggesting sellers are increasingly viewing auction as a credible, faster route to a sale.

Rising activity

Momentum is expected to build into the second half of the year as mortgage rates ease further and the market absorbs the reality that the Renters' Rights Act has changed working practices without fundamentally reshaping the sector. On the sales side, the higher end of the market is showing signs of renewed activity heading into Q3 and that is anticipated to broaden as confidence continues to settle.

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