

• REALYSE INSIGHTS • Q3 2026

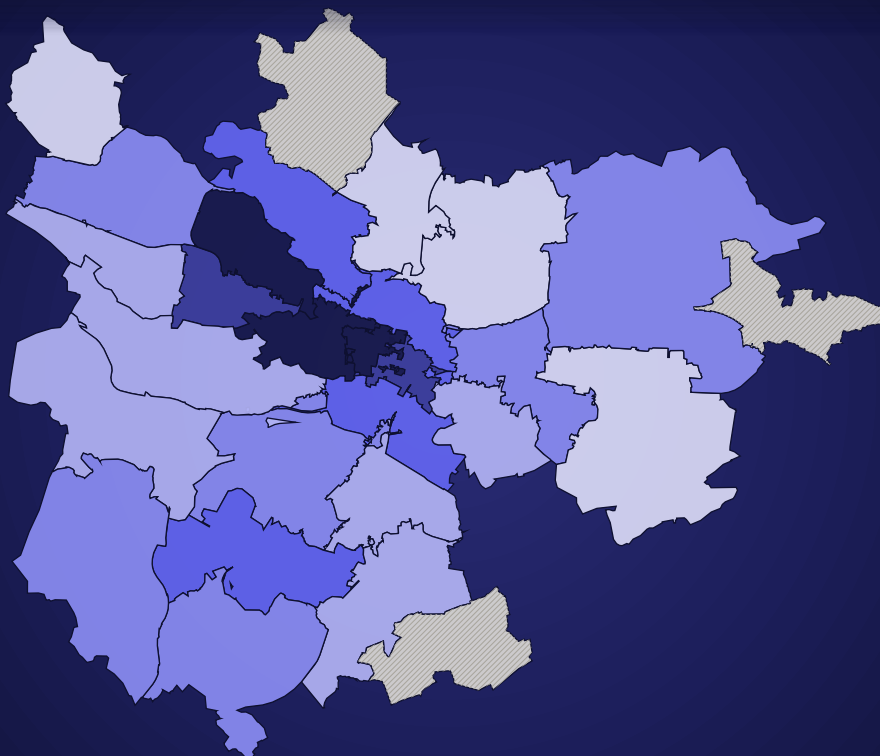
Glasgow rental market.

Where the city lets.

Rents, yields and time to let across the 25 postcode districts of Glasgow — built from live listings, reported on a trailing twelve-month basis.

12 months to 2026-08 • 17,873 homes to market • 25 postcode districts

Data as at 2026-09-21



Glasgow rents, *still climbing.*

All figures are trailing 12-month values. Cut-off dates differ by dataset.

ASKING RENT

£1,043

+2.4% YoY

61,919 observations

GROSS YIELD

7.33%

-4.1% YoY

73,140 observations

DAYS TO LET

25

-4.2% YoY

62,366 observations

PRICE PER SQFT

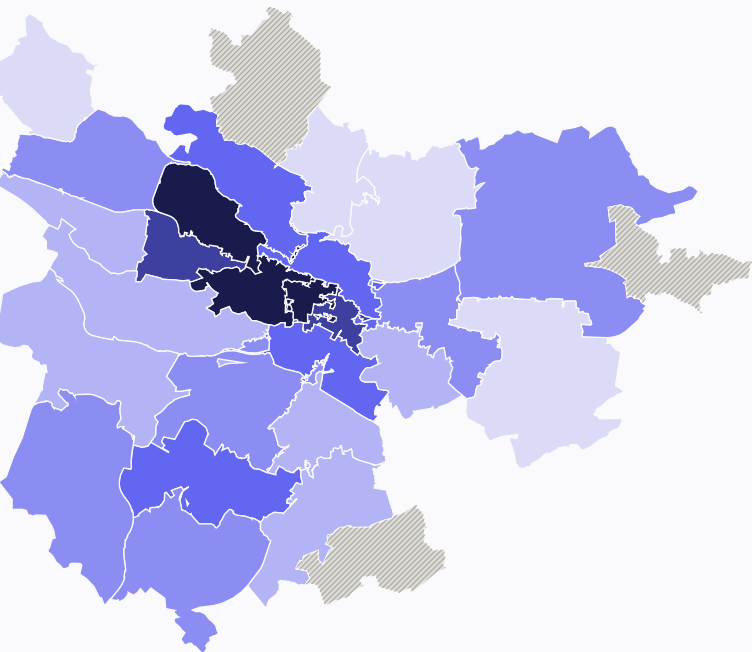
£226

+3.1% YoY

29,212 observations

Asking rent by postcode district

12 months to 2026-08



Under £900 £900 - £1,000 £1,000 - £1,100 £1,100 - £1,200 £1,200 - £1,300 £1,300 and above Insufficient data

Highest and lowest

POSTCODE DISTRICT	£ PCM	YOY
G2	1,469	+3.3%
G3	1,426	+0.2%
G12	1,409	+1.3%
G1	1,248	-0.8%
G11	1,206	-0.3%
G5	1,189	-1.1%
G4	1,184	+2.4%
G43	1,145	+5.4%
...		
G14	915	+3.0%
G22	885	+11.5%
G21	875	+4.0%
G32	845	+1.4%
G15	825	+2.5%

What the data shows

Growth sat at the bottom of the table rather than the top. G22 added 11.5% and G21 4.0%, while G1 and G11 both finished below a year earlier and G3 moved 0.2%. G2 is the exception at the top end, up 3.3%. The two largest falls are mid-priced rather than prime — G46 at -6.6% and G53 at -5.1%. That is a tilt in where the growth landed rather than a narrow move: 19 of the 25 districts with data rose. Three of Glasgow's 28 districts carry no asking rent figure at all.

IN THIS ISSUE

02 Segments

Rent by bedroom count, the new-build premium, and which areas are tightening.

03 Supply

Listings reaching the market, and how quickly homes let.

+ Also held

EPC, title and ownership, land transactions, demographics and planning policy.

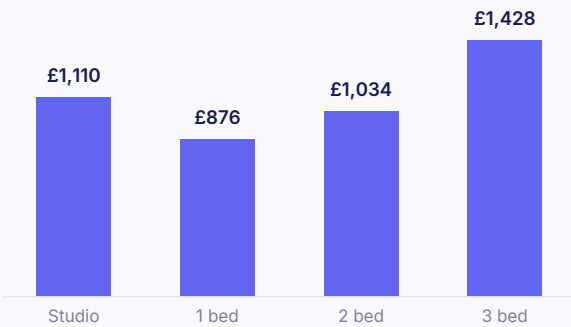
Analysis covers 27 postcode districts and 17,873 rental listings brought to market over the 12-month window, from 29,212 underlying records.

Underneath *the headline.*

The same 12-month window, cut by bedroom count and by build type.

Asking rent by bedroom count

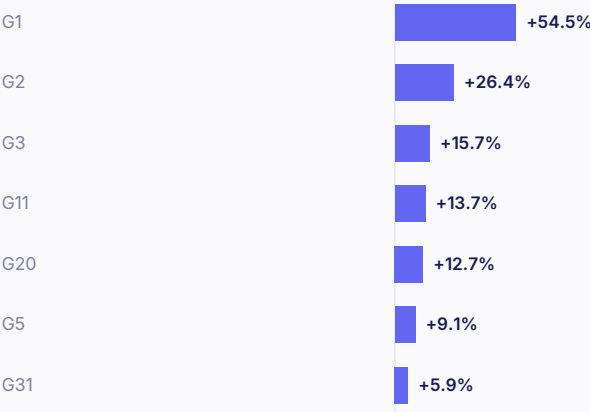
Median across postcode districts, 12 months to 2026-08



A third bedroom costs +63% over a one-bed.

New-build rental premium

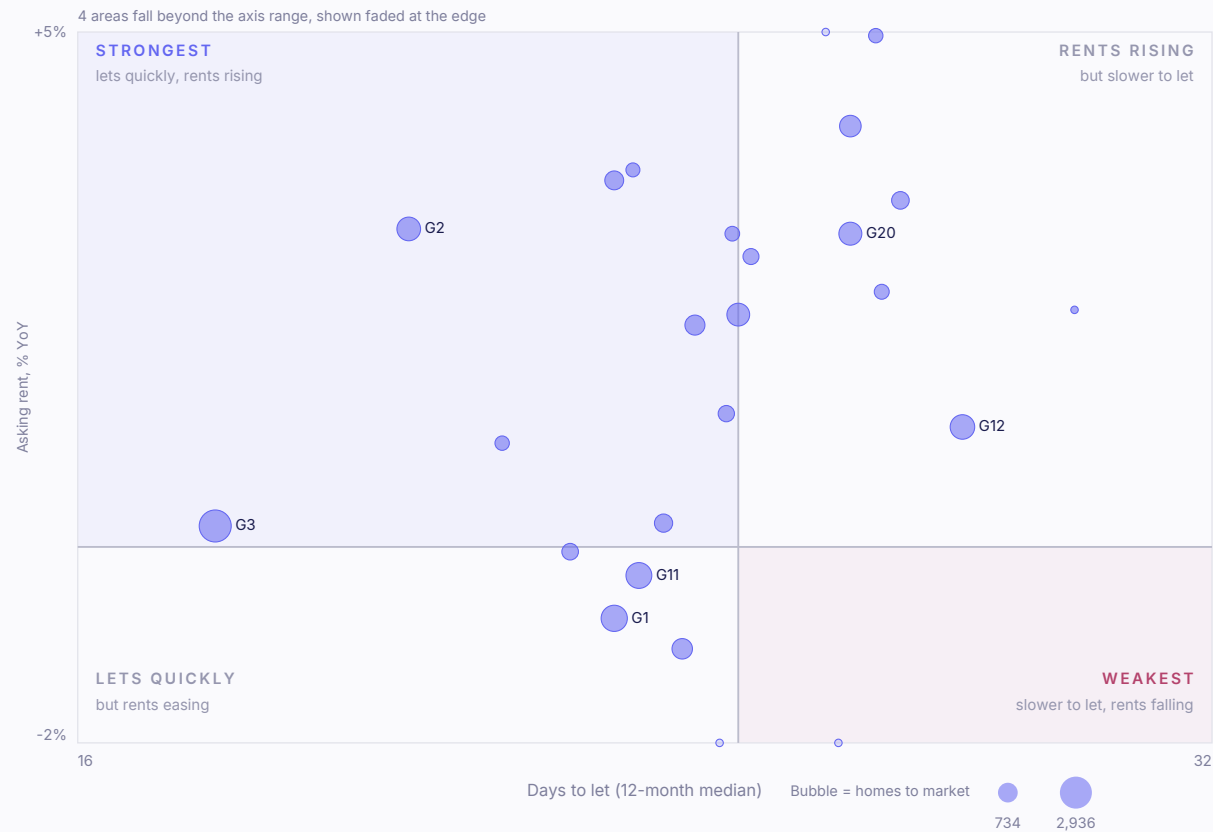
New-build against secondary asking rent
Raw comparison; not adjusted for unit size or specification.



7 of 28 postcode districts hold enough new-build stock to report.

Where the market is tight

Each postcode district placed by how fast homes let and how rents have moved. Bubble size is the number of homes brought to market.



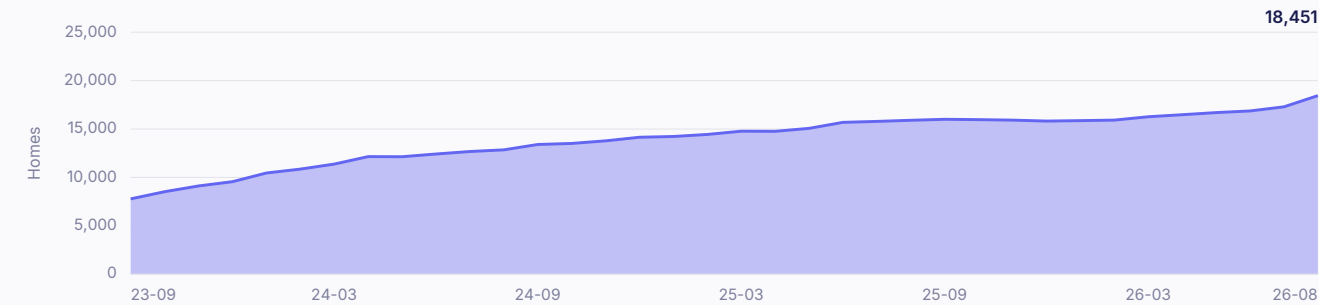
The bedroom ladder isn't one: studios ask more than both one and two beds. That rests on 2,422 studio listings against about 18,000 one-beds, the thinnest of the four steps. The scatter keeps speed and movement apart — G3 lets fastest at 18 days on +0.2%.

Where tenants *have least room.*

Rental supply on a 12-month rolling basis, and how quickly homes let.

Rental listings reaching the market

Glasgow total, homes that came to market in the preceding 12 months

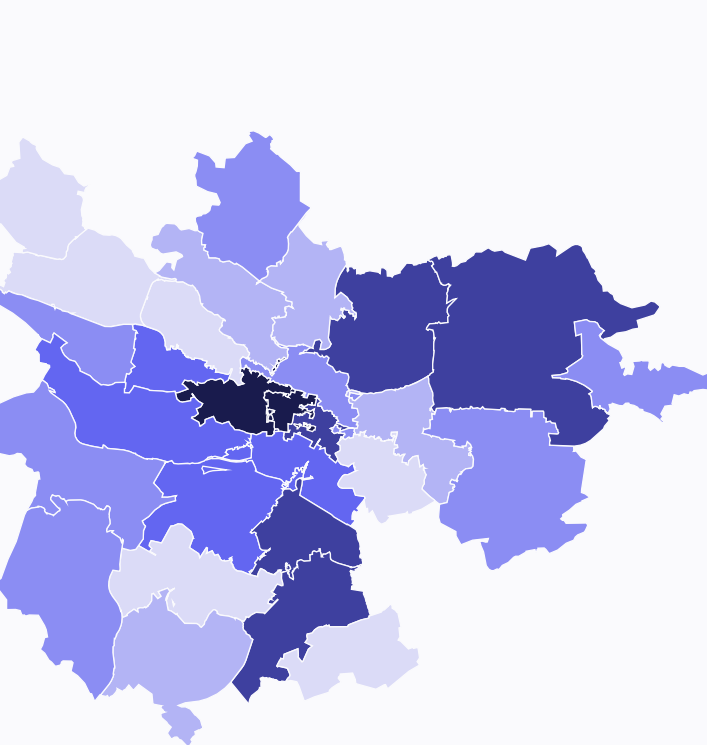


Supply is +16.0% against a year earlier.

Where demand is strongest

Median time to let, 12 months to 2026-08. The faster homes let, the less room tenants have to negotiate.

Darker areas let fastest. Time to let is the demand signal here because asking and achieved rents are not a like-for-like pair.



Fastest to let

POSTCODE DISTRICT	DAYS	RENT YOY
G3	18	+0.2%
G2	21	+3.3%
G33	22	+1.1%
G44	23	-0.1%
G1	24	-0.8%
G42	24	+3.9%
G21	24	+4.0%
G11	24	-0.3%
...		
G12	28	+1.3%
G45	29	—
G15	30	+2.5%

Glasgow median 25; the spread across all 28 postcode districts is 12.

More came to market and less stood on it. New listings ran 16.0% above the year before while live stock fell 6.5%, which reads as turnover rather than accumulation. The flow is uneven — G2 up 73.7% and G4 64.9%, against G33 at -13.4%. Days to let runs from 18 in G3 to 30 in G15, and G15's is the sharpest increase on the year of any district.

Below 22 days 22 days to 24 days 24 days to 25 days 25 days to 26 days 26 days to 27 days 27 days and above Insufficient data

METHODOLOGY AND SOURCES

All figures are trailing 12-month values; no single month is quoted. Recent months are excluded until their sample reaches 80% of the settled-period median, so cut-off dates differ by dataset (asking rent to 2026-08). Areas below the sample floor are shown as insufficient data. Yield is inferred and reported on the median only. Map bins are fixed between editions. Glasgow figures are the median across postcode districts, not a population median. REalyse also holds EPC, title and ownership, land transactions, demographics and planning policy data at this geography. Source: REalyse. Data vintage: land 2026-06-05, listings 2026-09-21, IrOtherTransactions 2026-06-03, planning 2026-09-25, poi 2024-12-17, postcodes 2022-08-05.

Best practices have been used in compiling this report; inaccuracies may nonetheless remain.