

• REALYSE INSIGHTS • Q3 2026

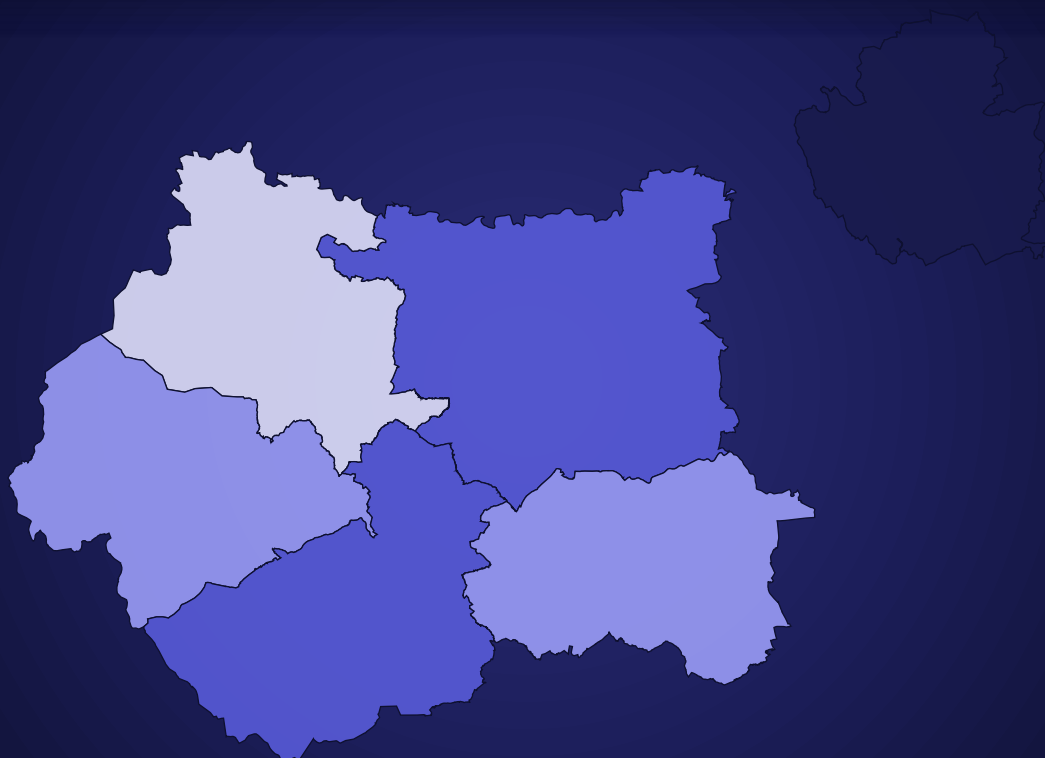
Leeds City Region sales.

What the region pays.

Prices, time to sell and discount to asking across the 6 local authorities of Leeds City Region — built from Land Registry sales and live listings, reported on a trailing twelve-month basis.

12 months to 2025-12 • 49,188 homes to market • 6 local authorities

Data as at 2026-09-21



Leeds City Region sold prices, *still climbing.*

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

SOLD PRICE

£198,310

+3.8% YoY

38,491 observations

PRICE PER SQFT

£249

+0.1% YoY

196,945 observations

DAYS TO SELL

57

-19.3% YoY

208,746 observations

DISCOUNT TO ASKING

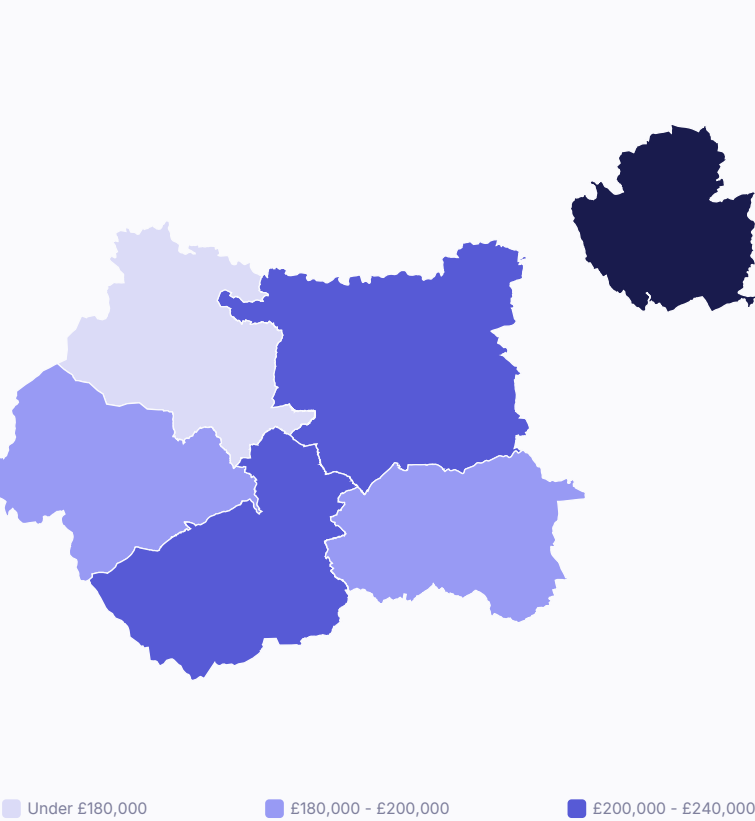
1.21%

-16.9% YoY

25,437 observations

Sold price by local authority

12 months to 2025-12



Highest and lowest

LOCAL AUTHORITY	£	YOY
York	299,125	-1.0%
Leeds	233,549	+2.4%
Kirklees	201,375	+3.1%
Wakefield	195,246	+4.5%
Calderdale	182,708	+6.7%
Bradford	175,458	+7.2%

What the data shows

Leeds City Region sold prices are rising. The median local authority sits at £198,310, +3.8% on a year earlier.

Homes to market: +83.7% on the year, to a median 7,373 homes per local authority.

Bradford moved furthest, +7.2% against +3.8% across Leeds City Region.

IN THIS ISSUE

02 Segments

Price by property type, the new-build premium, and which areas are tightening.

03 Supply

Homes coming to market, and how close sales settle to asking.

+

Also held

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

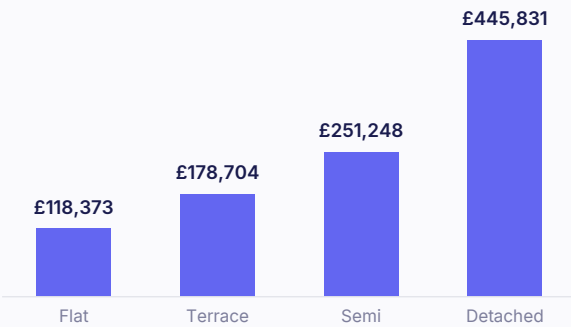
Analysis covers 6 local authorities and 49,188 homes brought to market over the 12-month window, from 25,437 underlying records.

Underneath *the headline.*

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

Asking price by property type

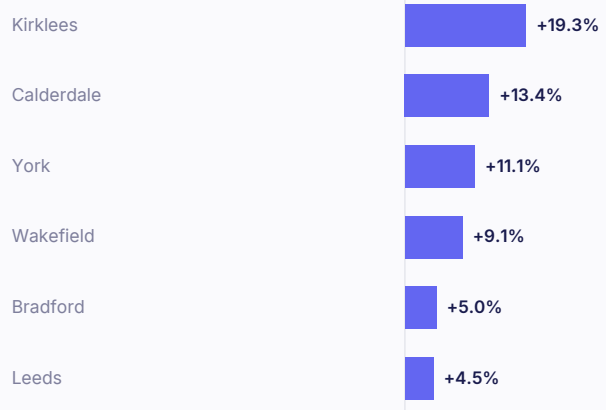
Median across local authorities, 12 months to 2026-08



A detached home asks +277% over a flat.

New-build price premium

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



6 of 6 local authorities hold enough new-build stock to report.

Where the market is tight

Each local authority placed by how fast homes sell and how prices have moved. Bubble size is the number of homes brought to market.



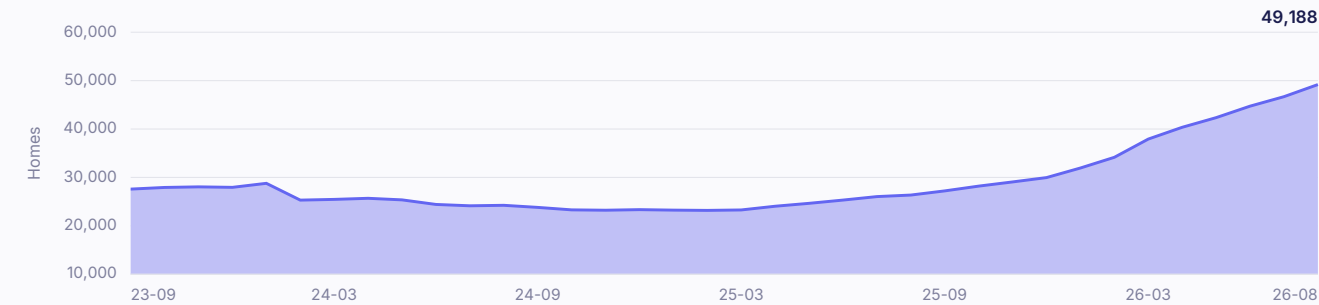
Property-type and build-type cuts draw on the same listings base as the headline, so they are directly comparable.

Where buyers *have least room.*

Homes coming to market on a 12-month rolling basis, and how close sales settle to asking.

Homes coming to market

Leeds City Region total, homes that came to market in the preceding 12 months



Supply is +86.6% against a year earlier.

Where demand is strongest

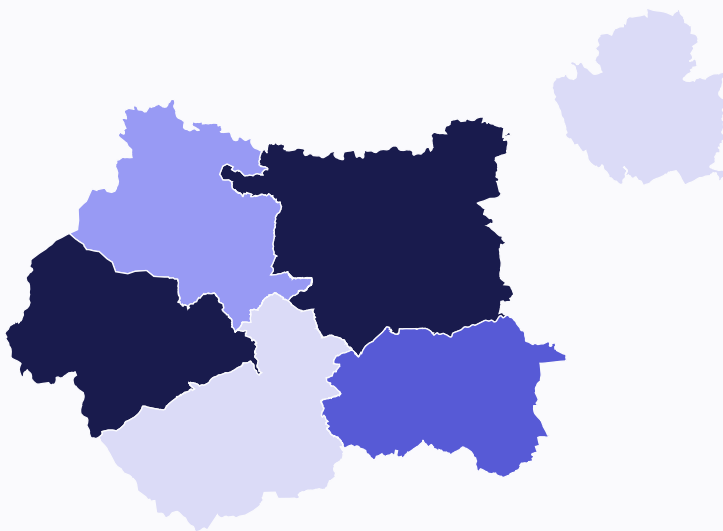
Median discount to asking price, 12 months to 2025-12. The smaller the discount, the stronger the demand.

Darker areas carry the smallest discount. This is a matched asking-to-sold measure on the same properties, not two different samples compared.

Smallest discount to asking

LOCAL AUTHORITY	DISCOUNT %	PRICE YOY
Calderdale	0.87	+6.7%
Leeds	0.97	+2.4%
Wakefield	1.15	+4.5%
Bradford	1.26	+7.2%
York	1.28	-1.0%
Kirklees	1.37	+3.1%

Leeds City Region median 1.26%; the spread across all 6 local authorities is 0.50%.



Below 1.00% 1.00% to 1.25% 1.25% to 1.27% 1.27% 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 (sold price to 2025-12). Areas below the sample floor are shown as insufficient data. Map bins are fixed between editions. Leeds City Region figures are the median across local authorities, 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.