

• REALYSE INSIGHTS • Q3 2026

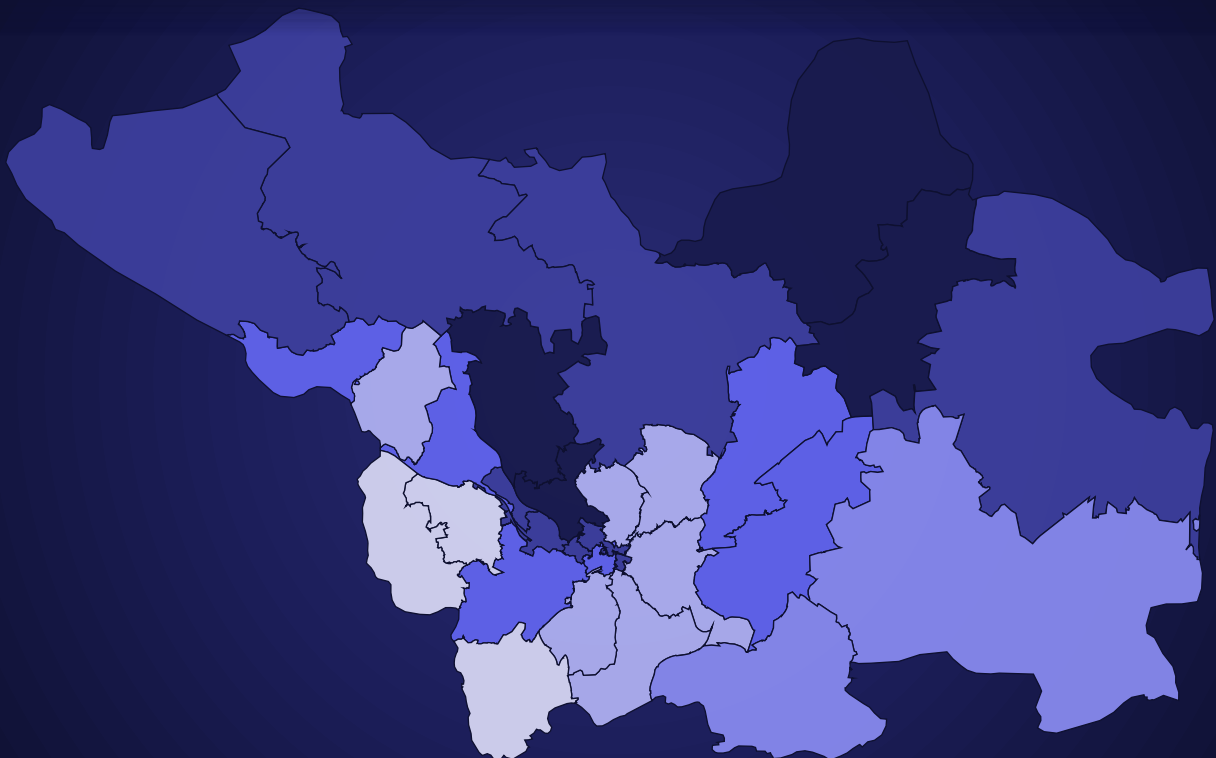
Leeds rental market.

Where the city lets.

Rents, yields and time to let across the 29 postcode districts of Leeds — built from live listings, reported on a trailing twelve-month basis.

12 months to 2026-08 • 30,588 homes to market • 29 postcode districts

Data as at 2026-09-21



Leeds rents, *barely moving.*

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

ASKING RENT

£1,077

+0.5% YoY

117,830 observations

GROSS YIELD

4.55%

+5.1% YoY

140,046 observations

DAYS TO LET

32

+6.1% YoY

117,830 observations

PRICE PER SQFT

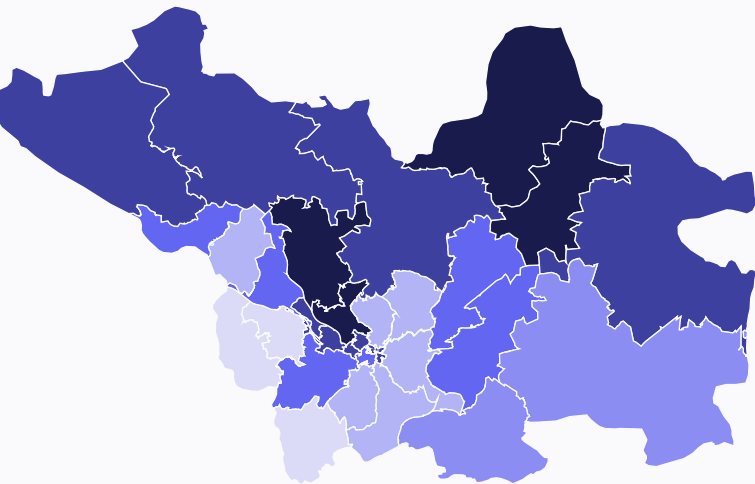
£290

-1.6% YoY

65,969 observations

Asking rent by postcode district

12 months to 2026-08



Highest and lowest

POSTCODE DISTRICT	£ PCM	YOY
LS22	1,350	+9.5%
LS6	1,305	-12.9%
LS23	1,283	+8.5%
LS16	1,204	-0.6%
LS4	1,197	-4.7%
LS17	1,187	+5.0%
LS29	1,179	+2.2%
LS2	1,128	-12.1%
...		
LS19	953	+7.7%
LS11	944	-5.5%
LS27	894	+5.2%
LS13	893	+2.0%
LS28	878	-1.1%

Under £900 £900 - £1,000 £1,000 - £1,050 £1,050 - £1,100 £1,100 - £1,200 £1,200 and above Insufficient data

What the data shows

A flat median covers a near-even split. Fifteen of the 29 districts rose and 14 fell, and the ends of the range are wide both ways: LS6 down 12.9% and LS2 down 12.1% against LS25 up 10.3% and LS22 up 9.5%. Price level does not sort them — the five highest-priced districts hold both the steepest fall and two of the largest gains. Achieved rent is reported for only seven districts and runs to April, so it is not a like-for-like check on the asking figures.

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.

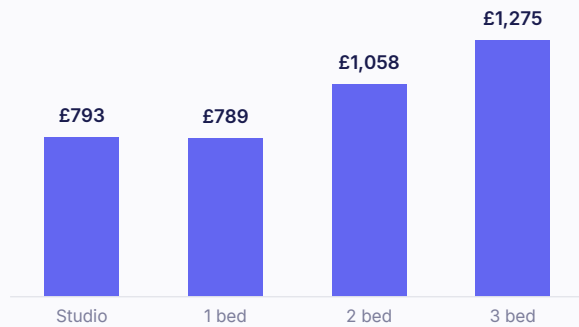
Analysis covers 28 postcode districts and 30,588 rental listings brought to market over the 12-month window, from 65,969 underlying records.

Underneath the headline.

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

Asking rent by bedroom count

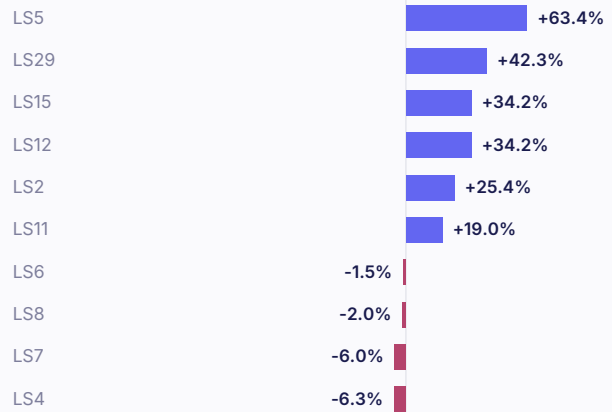
Median across postcode districts, 12 months to 2026-08



A third bedroom costs +62% over a one-bed.

New-build rental premium

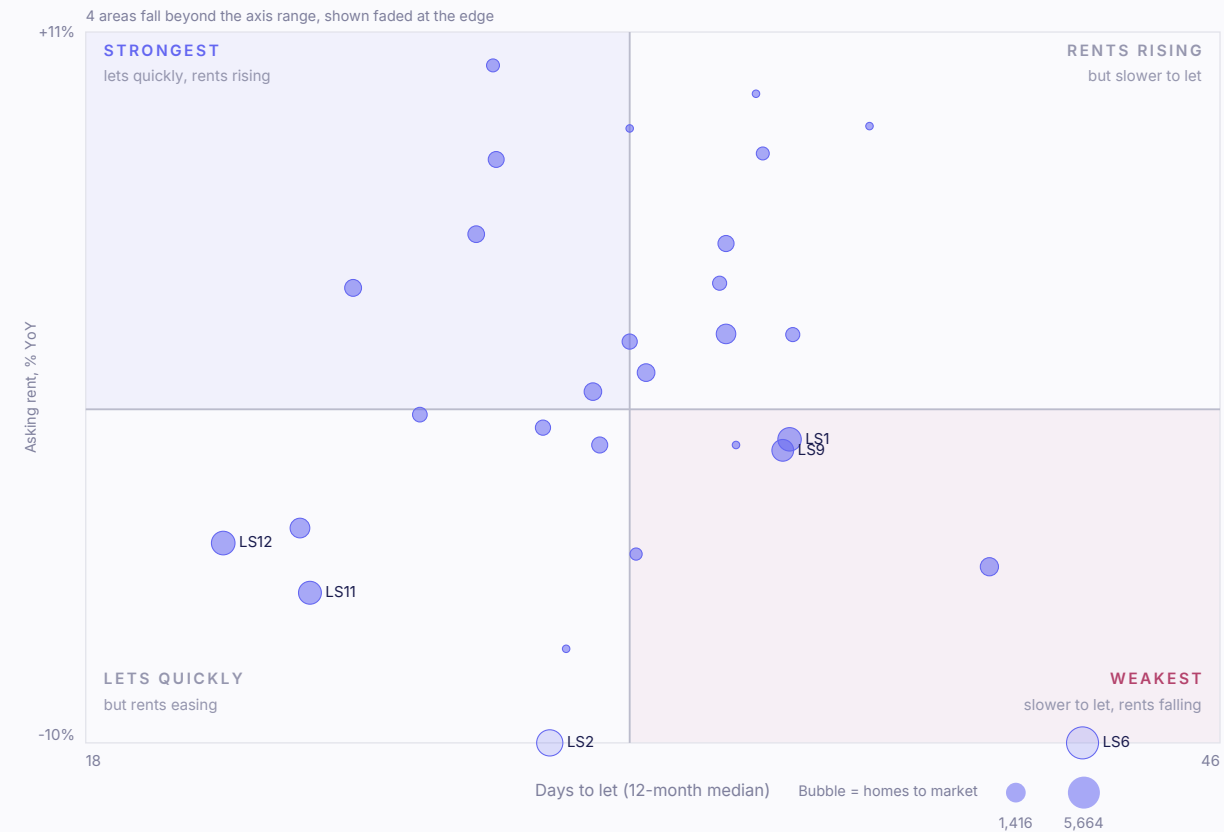
New-build against secondary asking rent
Raw comparison; not adjusted for unit size or specification.



17 of 29 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.



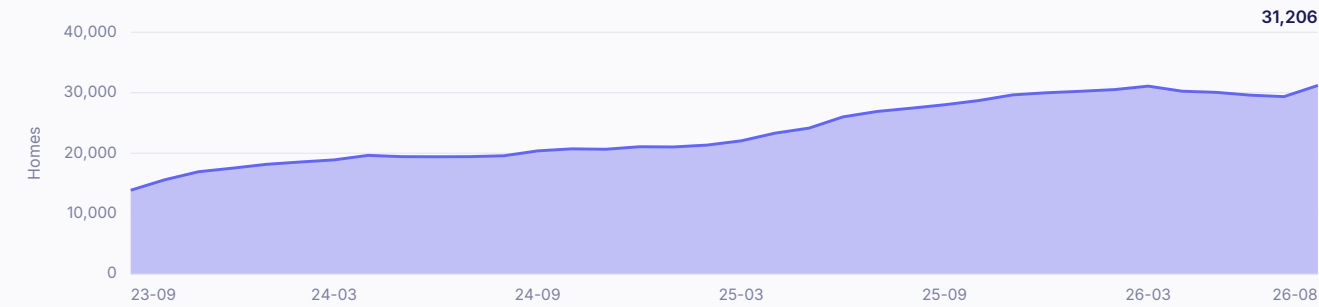
Studios and one-beds price within a few pounds of each other, the studio median resting on a sample of 4,521 against 34,214 one-beds. The ladder then steps twice, at two beds and again at three. New-build premiums cover 17 of the 29 districts, and five of those are negative.

Where tenants *have least room.*

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

Rental listings reaching the market

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

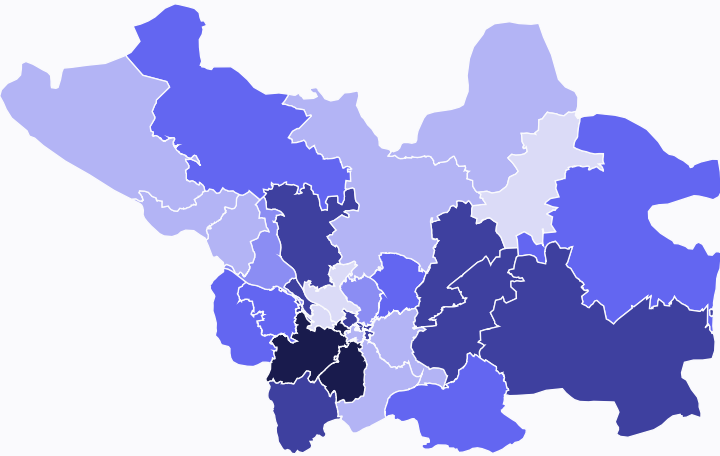


Supply is +13.7% against a year earlier.

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
LS12	22	-4.0%
LS3	23	-3.6%
LS11	24	-5.5%
LS14	25	+3.6%
LS5	26	-0.2%
LS27	28	+5.2%
LS25	28	+10.3%
LS15	28	+7.5%
...		
LS23	38	+8.5%
LS4	41	-4.7%
LS6	43	-12.9%

Leeds median 32; the spread across all 29 postcode districts is 22.

More homes came to market and they took longer to let. The flow rose 13.7% over the year, and time to let ranges from LS12 at 22 days to LS6 at 43. LS2 moved most, from 20 days a year earlier to 30. LS3 runs the other way — listings brought to market up 108.3%, and it still lets in 23 days. The flow figures cover 24 of the 29 districts, so five are absent from that map.

Below 24 days 24 days to 30 days 30 days to 32 days 32 days to 34 days 34 days to 36 days 36 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. Leeds 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.