

• REALYSE INSIGHTS • Q3 2026

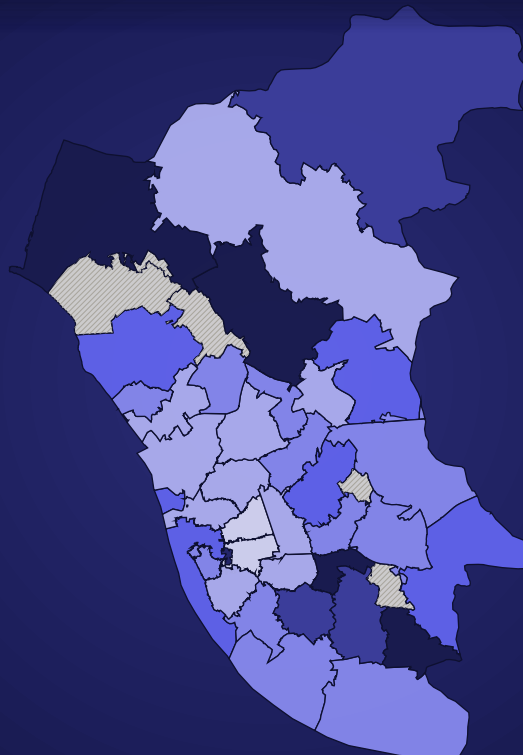
Liverpool rental market.

Where the city lets.

Rents, yields and time to let across the 36 postcode districts of Liverpool
— built from live listings, reported on a trailing twelve-month basis.

12 months to 2026-08 • 22,532 homes to market • 36 postcode districts

Data as at 2026-09-21



Liverpool rents, *climbing firmly.*

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

ASKING RENT

£959

+4.2% YoY

77,487 observations

GROSS YIELD

5.58%

+2.0% YoY

104,515 observations

DAYS TO LET

29

+8.6% YoY

77,629 observations

PRICE PER SQFT

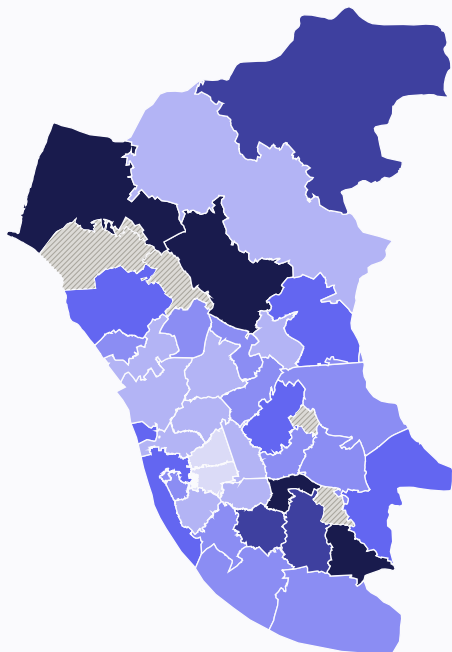
£231

+2.4% YoY

69,190 observations

Asking rent by postcode district

12 months to 2026-08



Under £700 £700 - £900 £900 - £1,000 £1,000 - £1,100 £1,100 - £1,200 £1,200 and above Insufficient data

Highest and lowest

POSTCODE DISTRICT	£ PCM	YOY
L16	1,404	+13.8%
L26	1,333	+15.7%
L37	1,276	-4.6%
L31	1,217	+13.8%
L18	1,157	-0.6%
L40	1,117	-9.7%
L25	1,115	-1.5%
L23	1,098	+2.2%
...		
L9	822	+6.1%
L20	804	+6.7%
L15	745	+4.1%
L6	674	-1.8%
L7	608	-7.3%

What the data shows

The nine districts that fell sit at both ends of the table rather than in one band. L40 came off the top five, second a year earlier at £1,237. L37 stayed in it despite a 4.6% fall. L7 and L6, already the cheapest here, fell further — L7 by 7.3%. L34 rose furthest, +17.3%. That leaves a 2.3x gap between L16 at the top and L7 at the bottom, a gap that widened over the year given L16 rose and L7 fell. Four of the 40 districts are not reported, so the ranking beneath covers 36.

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 39 postcode districts and 22,532 rental listings brought to market over the 12-month window, from 69,190 underlying records.

Underneath *the headline.*

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

Asking rent by bedroom count

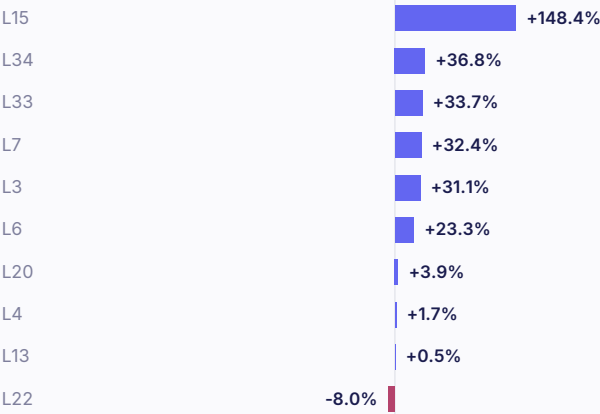
Median across postcode districts, 12 months to 2026-08



A third bedroom costs +67% over a one-bed.

New-build rental premium

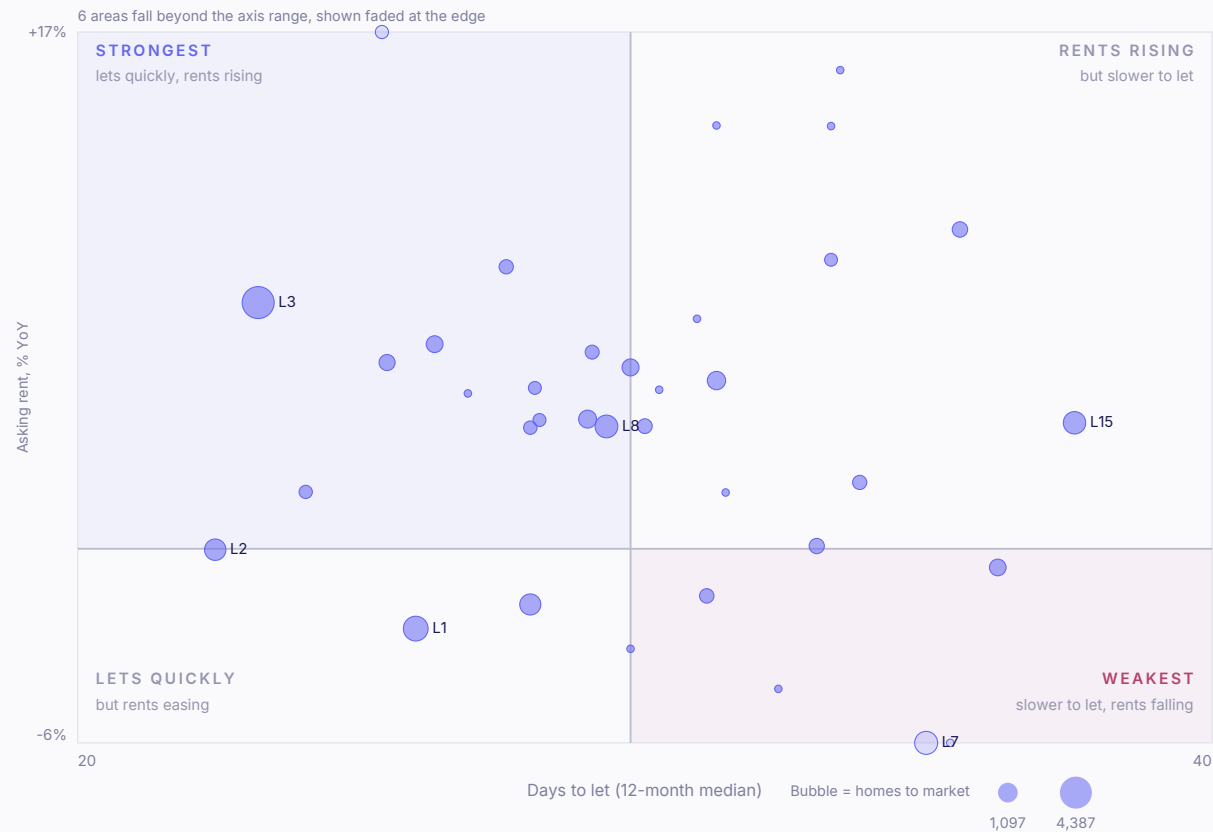
New-build against secondary asking rent
Raw comparison; not adjusted for unit size or specification.



19 of 40 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.



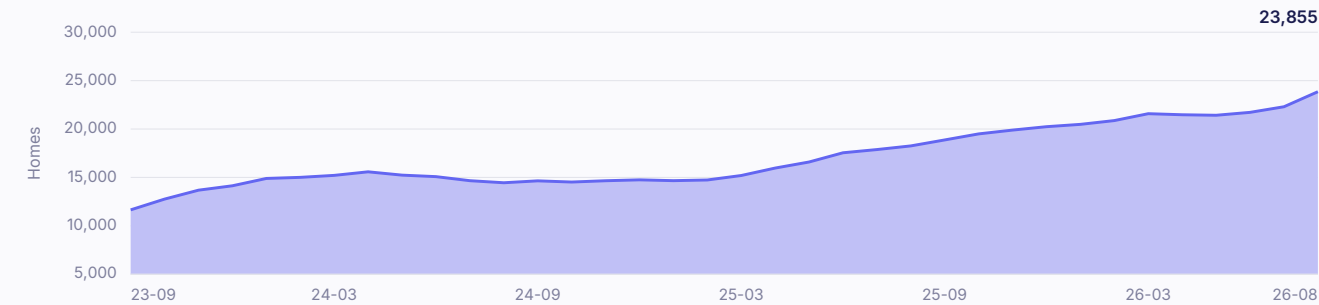
Studios ask more than one-beds, on the smallest sample of the four. The new-build comparison covers 19 of the 40 districts, and L15's +148.4% sits well clear of the next, L34 at +36.8%. The fastest-letting districts are not the ones that moved most: L2 lets in 22 days on a flat year.

Where tenants *have least room.*

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

Rental listings reaching the market

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

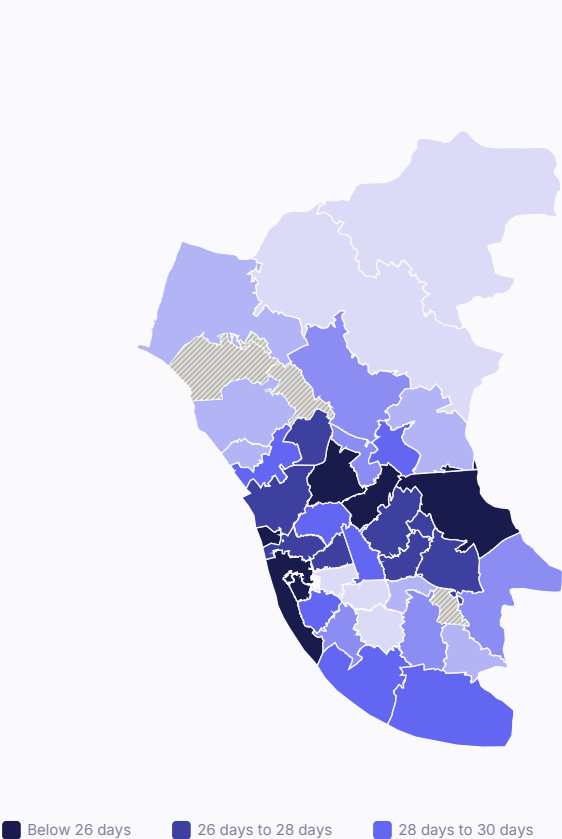


Supply is +30.7% against a year earlier.

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
L2	22	+0.0%
L3	23	+8.1%
L11	24	+1.9%
L34	25	+17.3%
L9	25	+6.1%
L1	26	-2.6%
L20	26	+6.7%
L28	26	—
...		
L39	35	+10.4%
L18	36	-0.6%
L15	37	+4.1%

Liverpool median 29; the spread across all 37 postcode districts is 15.

Listings brought to market rose 30.7% on the year, and letting times lengthened alongside them. L33 and L10 each took more than a fifth longer to let than a year earlier. The two do not move together everywhere: L3 took the largest rise in new supply, +81.3%, and still let faster, 23 days against 28, as did L15, L12 and L9 on smaller increases. The flow series carries only 36 months, so there is no earlier cycle to set this against.

Below 26 days 26 days to 28 days 28 days to 30 days 30 days to 32 days 32 days to 34 days 34 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. Liverpool 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.