

• REALYSE INSIGHTS • Q3 2026

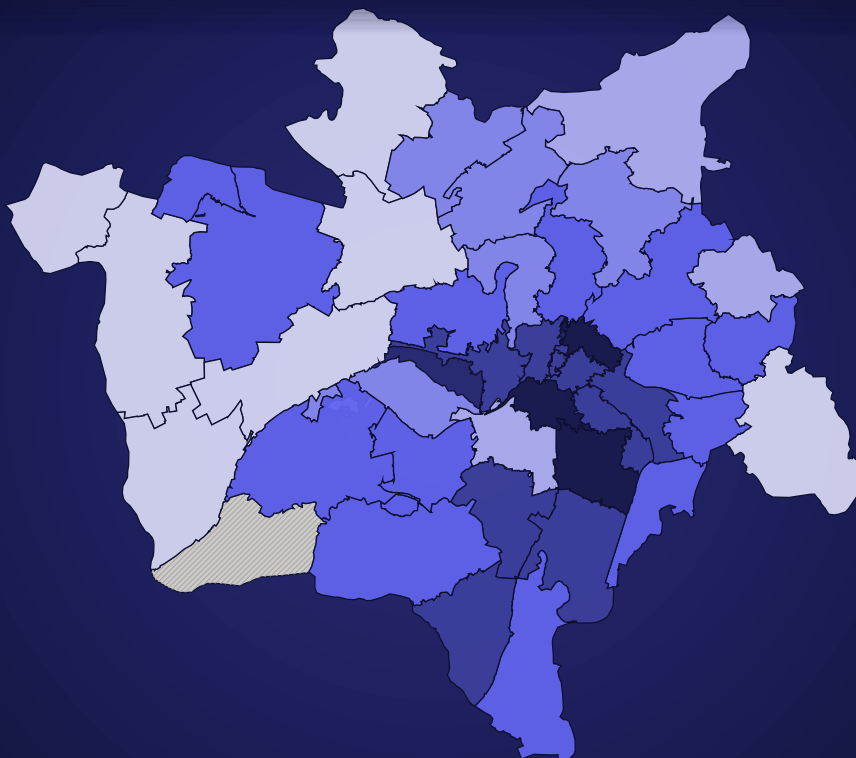
Manchester rental market.

Where the city lets.

Rents, yields and time to let across the 40 postcode districts of Manchester — built from live listings, reported on a trailing twelve-month basis.

12 months to 2026-08 • 59,578 homes to market • 40 postcode districts

Data as at 2026-09-21



Manchester rents, *still climbing.*

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

ASKING RENT

£1,185

+2.1% YoY

183,692 observations

GROSS YIELD

5.44%

+1.9% YoY

209,280 observations

DAYS TO LET

29

+2.9% YoY

183,815 observations

PRICE PER SQFT

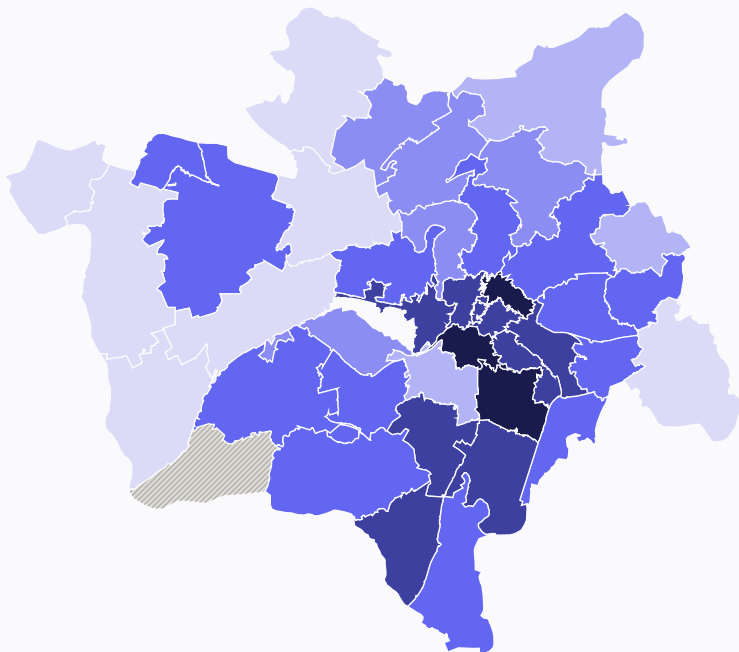
£295

+1.5% YoY

96,559 observations

Asking rent by postcode district

12 months to 2026-08



Highest and lowest

POSTCODE DISTRICT	£ PCM	YOY
M14	1,710	-6.9%
M15	1,425	-1.5%
M4	1,406	+2.1%
M20	1,395	+3.6%
M1	1,386	-1.1%
M3	1,365	-1.7%
M21	1,339	+4.1%
M12	1,333	+6.8%
...		
M44	1,036	+7.5%
M34	970	+0.3%
M26	959	+5.3%
M29	959	+2.6%
M46	917	+4.1%

Under £1,050 £1,050 - £1,100 £1,100 - £1,150 £1,150 - £1,250 £1,250 - £1,400 £1,400 and above Insufficient data

What the data shows

Three of the five dearest districts are down on the year, M14 from £1,836 a year earlier, with M15 and M1 off by less. The gains sit lower down the table: M44, M26 and M46 each added more than 4% from bases under £1,000, and M38 rose furthest of any district, from £1,029. Read that way, the +2.1% city median owes little to the top of the market. One of the 41 districts has no asking rent figure in the window.

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.

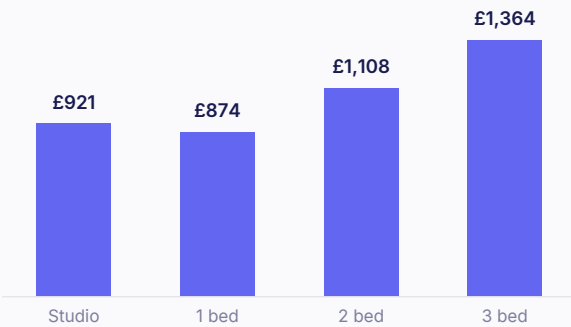
Analysis covers 41 postcode districts and 59,578 rental listings brought to market over the 12-month window, from 96,559 underlying records.

Underneath *the headline.*

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

Asking rent by bedroom count

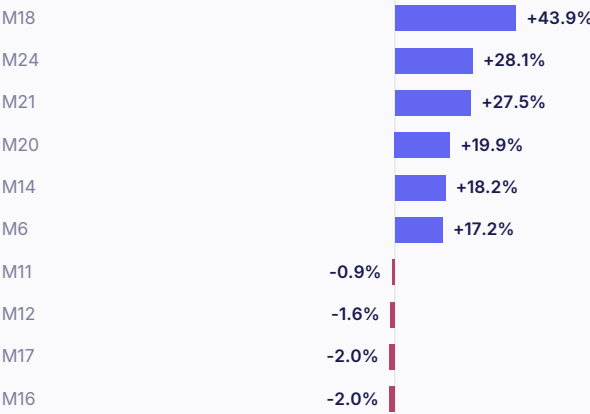
Median across postcode districts, 12 months to 2026-08



A third bedroom costs +56% over a one-bed.

New-build rental premium

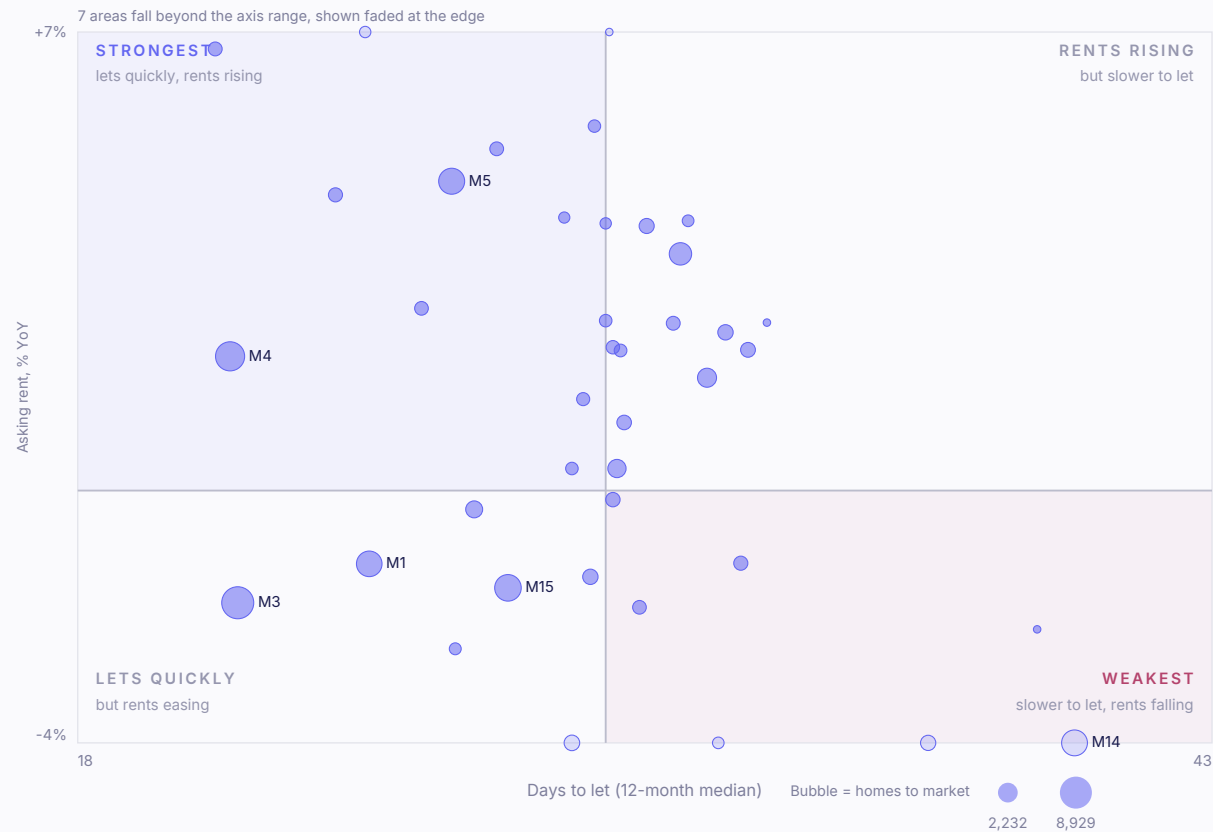
New-build against secondary asking rent
Raw comparison; not adjusted for unit size or specification.



30 of 41 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.



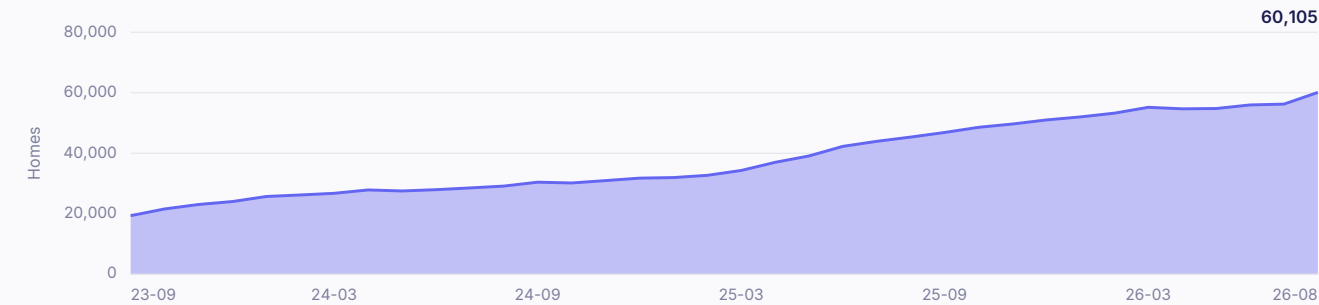
One-bed asking rents sit below studios, on a sample of 49,000 against under 5,000 — the studio figure is the thin one here. Among new-build premiums, five of the 30 districts with a reading sit below secondary rents, and 11 of the 41 have no reading at all.

Where tenants *have least room.*

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

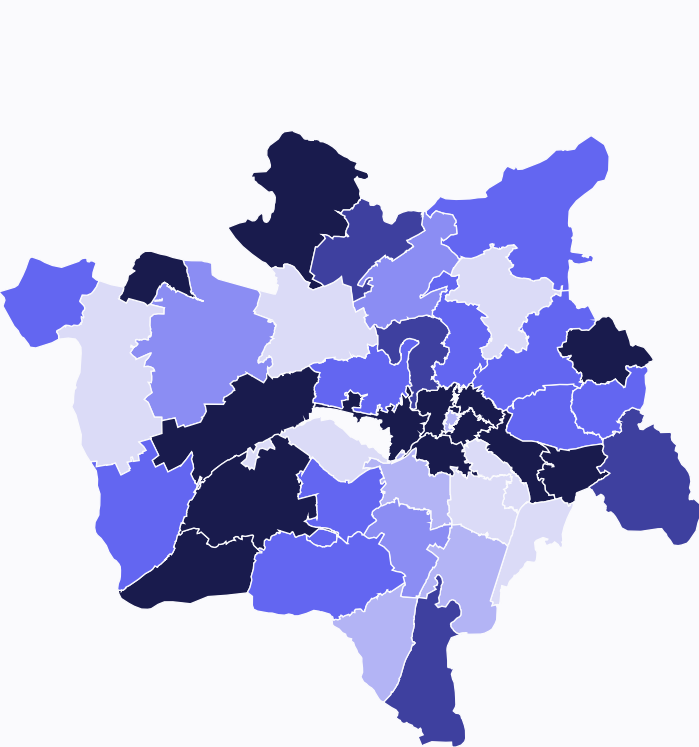
Rental listings reaching the market

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



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
M12	21	+6.8%
M4	21	+2.1%
M3	21	-1.7%
M31	23	—
M35	23	+4.6%
M38	24	+16.4%
M1	24	-1.1%
M18	25	+2.8%
...		
M13	37	-7.7%
M17	39	-2.1%
M14	40	-6.9%

Manchester median 29; the spread across all 41 postcode districts is 19.

Listings brought to market ran just under a third above the prior year, and the median time to let moved little against that. The spread did shift. M12 let fastest at 21 days, down from 35 a year earlier, while the flow of new listings there more than doubled. M17 went the other way, 24 days to 39, though it carries 54 homes on the market and the reading is thin on that count.

Below 28 days 28 days to 29 days 29 days to 30 days 30 days to 31 days 31 days to 32 days 32 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. Manchester figures are the median across postcode districts, not a population median. REalyze also holds EPC, title and ownership, land transactions, demographics and planning policy data at this geography. Source: REalyze. 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.