LINLEY &
SIMPSON

Quarterly Insights

Autumn 2026

Yorkshire

From Harrogate and York to Leeds and Sheffield, our branches span the breadth and depth of Yorkshire.

LETTINGS

Rising tenant registrations reflect market activity.

Average monthly rent

£1,053



Q3 2026 vs Q3 2025

Tenants registered

+4% YoY



Q3 2026 vs Q3 2025

SALES

Subdued instructions, sustained demand.

Sales instructions

-1.9% YoY



Q3 2026 vs Q3 2025

LINLEY & SIMPSON

HARDISTY

Whether you're a seasoned landlord with an extensive portfolio or a first-time investor, a buyer or a seller, our expertise ensures your property is handled with professionalism and attention to detail.



“Demand has remained consistent across the market and landlords who understand the changes brought about by the Renters’ Rights Act have adapted accordingly. The market continues to reward those who take a realistic and proactive approach, while remaining open to all available routes to a successful sale, including auction.”

David Mear
Managing Director

Holding ground in Yorkshire

Landlords adapt

Demonstrating continued resilience, the Yorkshire lettings market recorded average monthly rents of £1,053 in Q3, representing annual growth of 5.6%. Tenant registrations also increased by 4% over the same period, reflecting sustained demand across the region. Available stock levels remained consistent, with key Yorkshire towns showing no signs of reaching an affordability ceiling, highlighting that tenants are happy to pay a higher price for the right property.

Despite initial concerns surrounding the introduction of the Renters’ Rights Act (RRA), the market has remained relatively stable six months on, with little evidence of the widespread landlord sell-off that had been anticipated. Landlords have adapted to the regulatory changes and are refining their strategies, accordingly, adjusting rents to align with market rates, and looking for new investment opportunities. Those committed to long-term property ownership are confident in both the underlying fundamentals of the lettings market and their ability to navigate the changes.

Tax changes shape decisions

Following the Budget announcements, landlords have greater clarity on the evolving tax landscape, prompting portfolio reviews and consideration of their longer-term investment strategies. While changes to taxation may influence individual investment decisions, they also present an opportunity for landlords to reassess their strategies, identify potential efficiencies and ensure their portfolios remain well positioned for the future.

Market resilience

August provided a boost to the Q3 sales market, with a notable uplift in both new instructions and sales agreed. September saw a more moderate level of activity, with the market settling following August's stronger performance. Sales instructions remain 1.9% lower year on year, while sustained buyer demand has contributed to an improved completion rate compared with 2025. This suggests that, despite more subdued levels of new supply, activity among committed buyers and sellers remains encouraging.

Market activity is increasingly being driven by motivated vendors, with speculative sellers becoming less prevalent. Vendors entering the market are increasingly likely to have a clear motivation to move, creating a more considered and realistic sales environment.

A proactive approach

As the market moves into Q4 and the new year, the focus will be on maintaining a proactive approach to sales, supporting vendors in achieving successful transactions and maximising opportunities across the market. Communicating the continued strength of the auction sector to prospective sellers will remain a key priority, reinforcing its position as an effective alternative route to sale.

The lettings market is expected to remain robust through the remainder of the year, supported by consistent stock levels, strong tenant demand and continued rental growth. The Budget announcements have provided greater clarity around the evolving tax landscape, with some landlords likely to review their portfolios and reassess their longer-term investment strategies. However, those with a long-term commitment to the sector are expected to remain active. Furthermore, with many properties being purchased by private buyers rather than other landlords, any significant shift in the supply of rental homes is considered unlikely.



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