

LINLEY &
SIMPSON

Quarterly Insights

Spring 2026

Yorkshire

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

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.

LETTINGS

Strong demand combined with limited supply has supported steady growth in rental prices.

Supply

New Instructions

▼ 6%

Q1 2026 vs Q1 2025

Pricing

Average Rent

▲ 5%

Q1 2026 vs Q1 2025

SALES

Sales momentum accelerating, with strong instructions and steady agreed growth.

Supply

Sales Instructions

▲ 65%

Q1 2026 vs Q4 2025

Activity

Sales Agreed

▲ 12%

Q1 2026 vs Q4 2025



“Our teams are committed to clear, honest communication, ensuring all queries and issues are addressed promptly. An approach our clients value.”

Emma Kerrywood
Head of Client Services

Market momentum builds amid demand

Strong tenant demand

Q1 remained relatively stable across the Yorkshire region, with minimal overall change in market conditions. New rental stock levels experienced a 6% decline year on year largely driven by tenants choosing to remain in longer-term periodic tenancies, an encouraging indicator of tenant satisfaction and stability. As a result of reduced supply, average rental values increased by 5% year on year, with the average rental price now at £959pcm, reflecting continued strong demand within the market. This also suggests tenants are generally content within their current properties and in many cases, willing to accept rental increases to remain in situ.

Following the passing of the Renters' Rights Act at the end of 2025, landlords have continued to seek clarification on the changes, particularly in relation to how the reforms may affect their properties and responsibilities. This increased focus on compliance has prompted a notable shift in management preferences, with many let-only landlords opting to transition to a fully managed service. In Q1 alone, 74 let-only landlords converted to fully managed arrangements, with this trend expected to strengthen over the course of the year.

A steady start

The sales market recorded a steady start to the year, before gaining momentum towards a typical Spring uplift. Average house prices in Yorkshire have risen by 3% year on year, suggesting continued resilience in the market despite ongoing geopolitical issues. Sales instructions rose by 65% in Q1 2026 compared with Q4 2025, highlighting resilient demand in the market despite geopolitical issues.

Auction activity strengthened in Q1, with the number of properties for sale using this method up 25% year on year. Both sellers and buyers continue to favour this route, attracted by the speed, security and certainty it offers.

Recognition for high performance

The start of the year represents a key period for promotions in Yorkshire. In January, approximately 10% of the team received promotions, highlighting both the strength of individual performance and the company's commitment to developing talent. This underscores a positive and high-performing work culture, where career progression is actively supported and achieved.

This in turn elevates the service our clients receive, with clear and consistent communication a key priority when it comes to the management of their property. This commitment to service is reflected in the brand's average rating of 4.8 out of 5 stars, based on over 4,000 reviews on Trustpilot. Client feedback frequently highlights individual team members who have gone above and beyond to deliver exceptional support, reinforcing the strength of the customer-focused culture across the business.

Demand to continue

Looking ahead into the year, supply levels are expected to increase as more clients bring properties to market for sale. At the same time, tenant demand is anticipated to remain strong, with limited rental stock driven by reduced tenant turnover as more occupants choose to stay in their current homes.

Buy-to-let investments continue to present attractive opportunities, with potential for both capital growth and sustained rental income, particularly for well-maintained properties. With rents and property values projected to continue rising, current market conditions suggest that investing now remains a compelling option.



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