

BUY-TO-LET INDEX

March 2017 data, April 2017 report

March sees booming rental market in the East of England



Fast Facts

- East of England a big gainer as rents grow 7.4% in a year
- Average rent in England and Wales was £800 in March
- North East remains cheapest place to rent



Quick Quotes

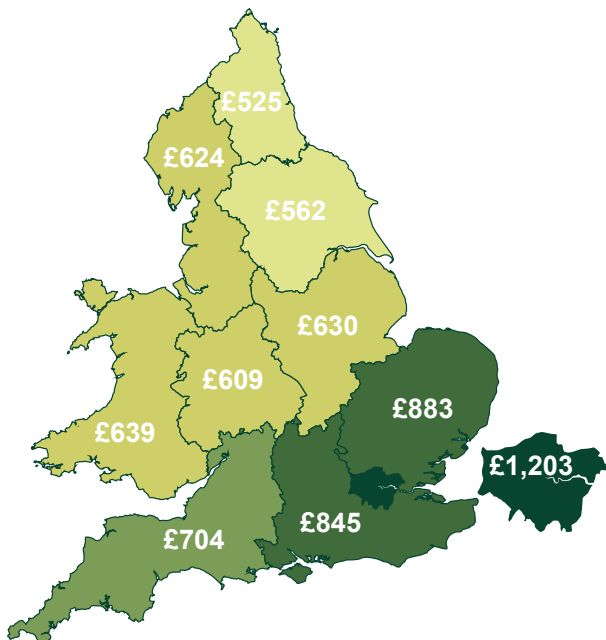
Valerie Bannister, Lettings Director, Your Move, comments:

- “Rents in London have declined in the last 12 months, falling from £1,297 a year ago to £1,203 in March 2017.”
- “In previous months we have seen rents in the South East rise as people looked to move beyond the capital, but it is the East of England which appears to be seeing the benefit as rents here have risen 7.4% in the last year.”
- “Though rents have dropped in the South East as demand continues to outstrip supply for affordable housing, the area remains good value for renters.”



Key findings at a glance

Monthly rents in March:
 By region



Key insights about the data

- London and the South East were among the regions to see rents fall in the past 12 months as people continued to look outside the capital for rental properties, the Your Move England & Wales Buy to Let Index found.
- London remains the most expensive place to rent a property, but the South East has slipped back in the last year. The East of England is now the region with the highest rents outside of London, moving ahead of the South East.

London sees sharp fall in rents

- The rental market in London has continued to slow down with rents falling both month-on-month and on a yearly basis, Your Move found.
- The average rental property in the capital was let for £1,203 during March 2017. This is 6.4 % down on January's total of £1,280 and 7.5% lower than the same point last year.
- London was not the only region surveyed to see rents fall on both a monthly and annual basis. The South East also saw decreases, although not on the same scale.
- The average property in the South East now costs tenants £845 per calendar month. This is 3.9% down on last month and 0.9% lower than a year ago. This change means the East of England is now the most expensive place to rent a property outside of London.
- In the East of England the average property was let for £883 in March 2017. Prices here have increased by 1.6% in the last month and are now 7.4% higher than in March 2016.
- The North East was the only other region which saw rents decline in both the last month and last year. Prices in this region now average £525 per month after falling 3.7% since last month and 3.1% versus March 2016. It remains the cheapest place to rent a property in this survey.

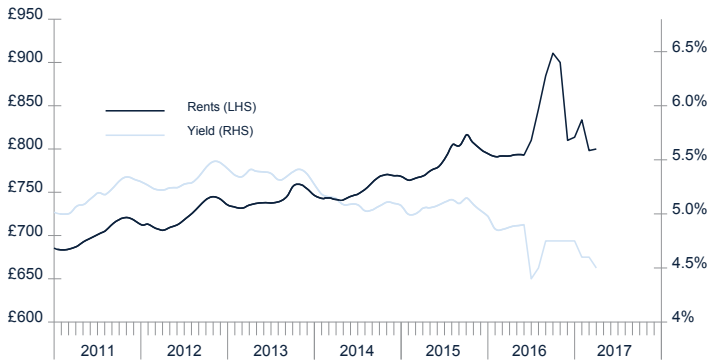
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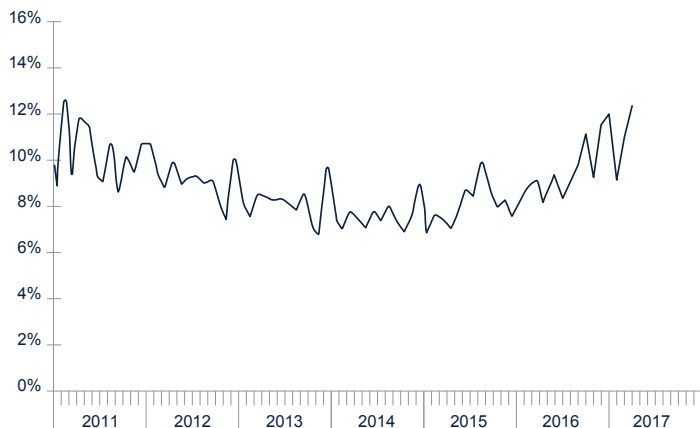


Key findings at a glance

Total annual rent and yield from residential property




Proportion of all rent in arrears



Regional Breakdown

Region	Rents Mar (£) 2017	One month change	Yields Mar 2017
East Midlands	630	-0.6%	4.4%
South East	845	-3.7%	3.4%
North East	525	-3.6%	5.2%
London	1,203	-6.0%	3.2%
East of England	883	1.7%	3.9%
Yorkshire & The Humber	562	-0.7%	4.5%
West Midlands	609	0.4%	4.1%
South West	704	6.3%	3.3%
North West	624	0.6%	5.0%
Wales	639	7.7%	4.8%
England & Wales	800	0.2%	4.6%



Key insights about the data

Yields remain strong despite market changes

- Yields continued to fall in most regions surveyed, Your Move found. Across all of England and Wales the typical yield was 4.5% in March, having declined on both a monthly basis and year-on-year. In March 2016 the average yield was 5% while last month it stood at 4.6%.
- Wales was the only area not to see yields fall in the last 12 months. The average return for landlords in Wales was 4.8%, exactly the same as both last month and a year ago.
- Places with higher house prices continue to have the smallest yields – and these are typically in the areas closest to London. In the capital itself the average yield was 3.2% this month, the same as last month but down on the 3.6% recorded a year ago.
- In the South East the typical yield was 3.4%, flat versus last month but lower than the 3.7% seen in March 2016. In the East of England, where rents have risen strongly, yields have fallen from 4.4% to 3.9% in the last 12 months.
- Properties in the northernmost regions saw the highest recorded yields. In the North East the typical return was 5.2% while in the North West it was 5% - although both were down on the same point in 2016. These are the only two areas to see yields above the 5% mark this month.

Arrears levels increase in March

- The proportion of tenants in arrears increased month-on-month, Your Move found. In March 2017 the percentage of households in arrears was 9.05%, higher than the 8.1% seen a month ago.
- Despite this change, the long-term trends continue to be encouraging. The proportion of tenants in arrears remains well below the all-time high of 14.6%, recorded in February 2010.

Links, Downloads & Images

For more information, images, downloads including the full report, visit:
<https://www.your-move.co.uk/media-centre>

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This survey and its underlying methodology is created and reviewed in partnership with Cebr. It is based on analysis of approximately 20,000 Your Move properties across England and Wales.