

# THE HOUSING MARKETS TO WATCH IN 2024



**The average buy-to-let gross yield is currently around 5.5%, with some areas reaching 8% or more.**

That's thanks to rents having risen faster than house prices in the last couple of years, with the long-term average closer to 4%. If you're considering investing in HMOs, yields are generally higher, at 6-9%. But where's the best place in the UK to invest in at the moment?

## **Best annual performances**

The North West is one of the top regions for strong buy-to-let yields.

Liverpool's L7 postcode tops the buy-to-let yield table, generating yields of 10.30% from an average asking price of only £95,000.

Also, the postcode area of M14 in Manchester, offers yields of 7.60%. Both these cities have a solid student population, plus property prices are relatively low.

Bradford, Sunderland and Middlesbrough follow with yields of 10, 9 and 8% respectively.

Stratford-upon-Avon – the birthplace of Shakespeare – also features in the bottom 10 with an average yield of 2% and asking average prices at just over half a million.

Despite the capital having the worst yields of anywhere in the country, London does still have many pockets where rental yields are much stronger. London's rental market is huge and there is always a very large demand for rental properties in the capital.



[invest@berksequity.co.uk](mailto:invest@berksequity.co.uk)



+44 208 108 0709 | +44 778 6609 535



[www.berksequity.co.uk](http://www.berksequity.co.uk)