



MARKET INSIGHTS

Quarterly Takes on UK Property Trends

£285,000	+4.1%	5.2%	4.68%
Avg. UK Price	Annual Growth	Avg. BTL Yield	Avg. 2yr BTL Fix

Q2 2025 · Edwin Inayat Properties Market Briefing

UK house prices rose 4.1% in the year to Q2 2025, driven by easing mortgage rates and persistent undersupply in commuter corridors. Rental demand remains structurally elevated across all major cities. But the numbers alone only tell part of the story — what matters to an investor is where the opportunity sits and how long the window stays open.

This briefing covers the four themes shaping the UK property market right now. The full quarterly report — with regional data, sector breakdowns and our investor outlook — is available by getting in touch.

Q2 2025 — FOUR THEMES TO WATCH

1. Mortgage Rates Are Creating a Window

The Bank of England held base rate at 4.25% through Q2, but lender competition has driven the average 2-year BTL fix to 4.68% — down 73 basis points year-on-year. More deals now pass stress tests. More investors can refinance stuck assets. This window will not stay open indefinitely.

The full report includes a rate history table from Q2 2023 to today and our analysis of what the next BoE cut means for BTL affordability.

2. The North Continues to Outperform

Nottingham, Liverpool, Sheffield and Leeds are delivering gross BTL yields of 6.5–8.2% — significantly above the national average. Price growth in these cities is accelerating, but purchase prices remain accessible. The arbitrage between yield and entry cost is the most attractive it has been in four years.

The full report includes our 10-city yield comparison and a regional signal tracker rating each area Bullish, Neutral or Cautious for Q3.

3. Rental Supply Is Still Critically Tight

The average letting agent branch has just 9 available rental properties — less than half the pre-pandemic norm. Average void periods in major cities are down to 12 days. This environment strongly favours landlords who price correctly and maintain quality stock.

The full report includes Edwin's rental pricing framework and the void-minimisation checklist used across the EI portfolio.

4. Legislation Is Separating Serious Landlords from the Rest

The Renters' Rights Bill, approaching EPC upgrade obligations and evolving HMO licencing requirements are making compliance genuinely complex. Landlords who stay ahead of the changes are protecting margin and tenant quality. Those who don't are accumulating risk they may not see until it's expensive to fix.

The full report includes a legislation timeline for 2025–2028 and the compliance checklist Edwin uses when assessing any new acquisition.

REGION	SIGNAL	FULL ANALYSIS
North West	Bullish	<i>Members only</i>
Yorkshire	Bullish	<i>Members only</i>
East Midlands	Bullish	<i>Members only</i>
West Midlands	Neutral	<i>Members only</i>
London	Neutral	<i>Members only</i>
Scotland / Wales	Cautious	<i>Members only</i>

Full regional breakdown with investor notes available in the complete quarterly report.

What You Get Each Quarter

- Full regional hotspot tracker with Bullish / Neutral / Cautious ratings.
- Mortgage market update: rate movements, product availability, lender appetite.
- Rental market data: yields by city, void trends, supply constraints.
- Legislative update: what's changing, when it lands, and what to do about it.
- Edwin's personal investor outlook for the quarter ahead.

Get the full Q2 2025 report — contact us:

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