

Buy to Let Market Barometer

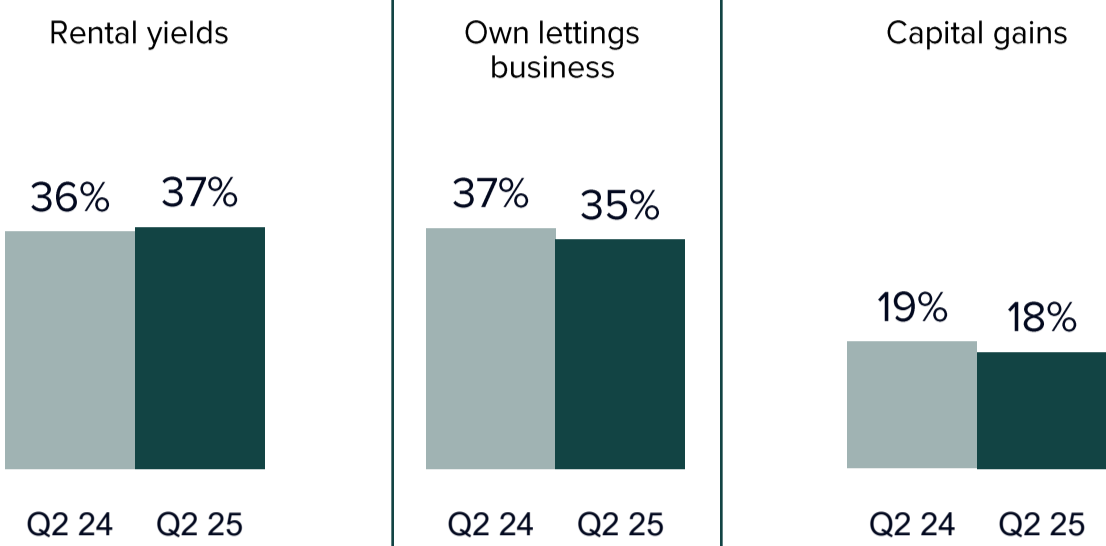


Q2 2025

Landlord confidence

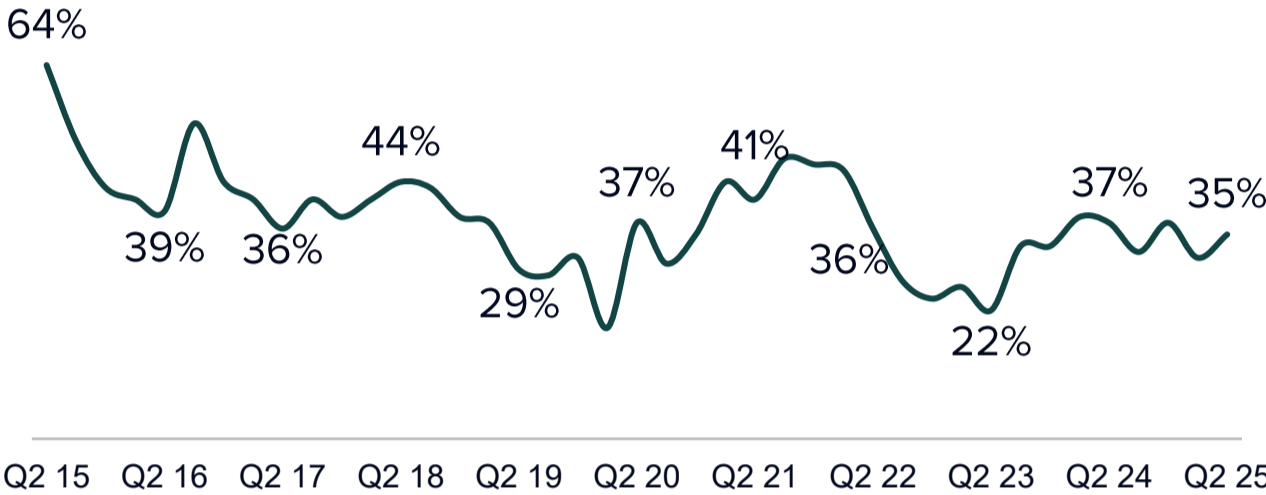
Compared to a year ago, landlord confidence in the near-term prospects for the Private Rental Sector remains largely steady. There has only been a modest drop in sentiment for landlord expectations for their own lettings business and capital gains, with the proportion feeling positive down to 35% (-2%) and 18% (-1%) respectively. There has been a slight increase in rental yield confidence – up 1% to 37%.

% rating prospects in next 3 months as ‘good’ or ‘very good’



Own lettings business confidence over time

(% rating prospects in next 3 months as ‘good’)



Market dynamics

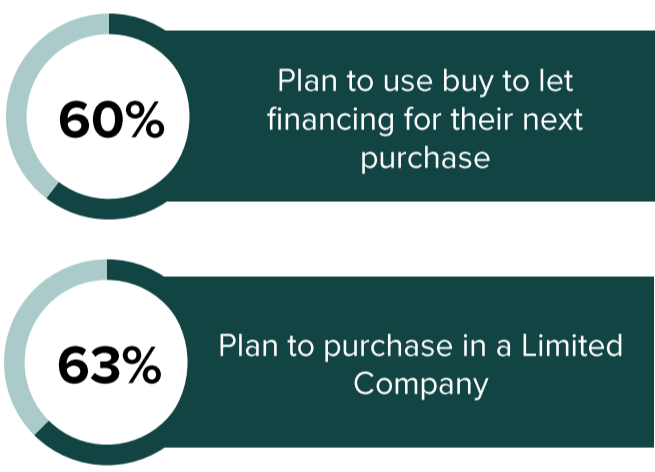
In the next year, 38% of landlords plan to sell property from their portfolio, this is over 6x the level of expected purchasing (6%). Although still high in historic terms, the proportion of landlords putting rents up in the last 12 months is now 5% lower than a year ago, and the lowest since Q1 ‘23. 4 in 10 leveraged landlords will remortgage or take a product transfer in the next year, 22% of these will do so within a Ltd Company.



6% Intend to buy in the next 12 months



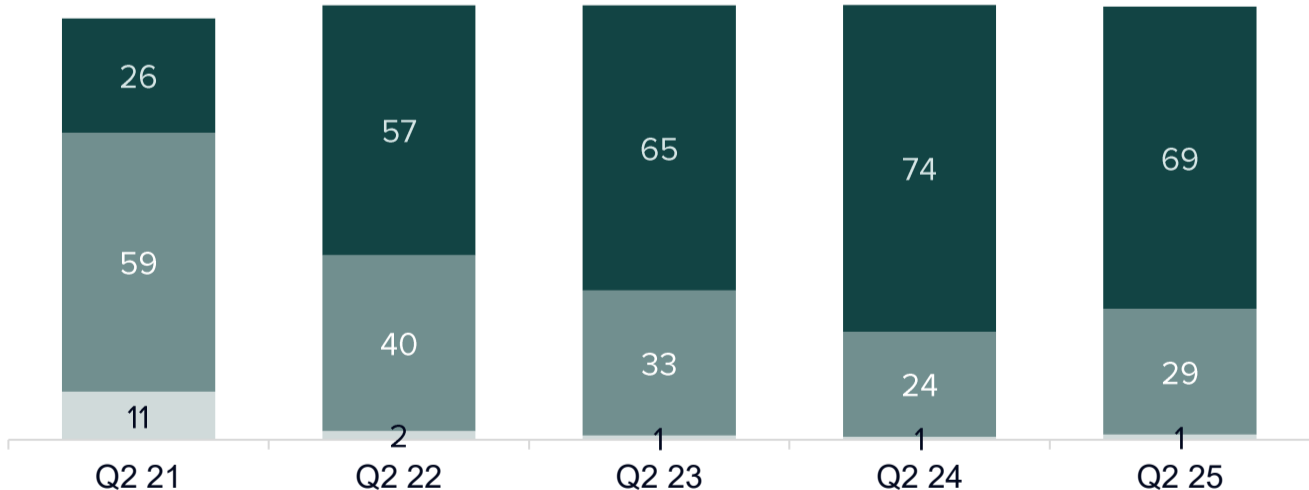
38% Intend to sell in the next 12 months



Rental trend over time

(% who put rents up in the last 12 months)

■ Rents decreasing ■ No change ■ Rents increasing



40%

of leveraged landlords intend to remortgage or take a product transfer in the next 12 months

22%

of these properties will be remortgaged in a Limited Company

Portfolio profile

The typical landlord has 6.9 properties in their portfolio and achieves a gross rental yield of 6.5%. Just over half of landlords have at least 1 Buy to Let mortgage, with those who borrow having 5.4 Buy to Let loans on average.



Properties in the average portfolio

6.5%

Typical rental yield achieved by landlords

51%

Have at least one Buy to Let mortgage, with an average of **5.4** Buy to Let loans held