

Buy to Let Market Barometer



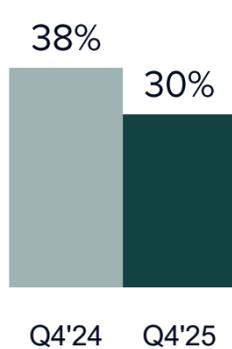
Q4 2025

Landlord confidence

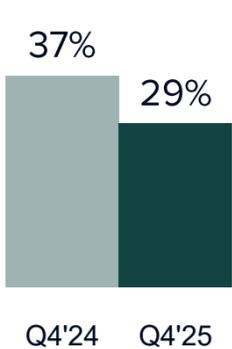
Compared with last year, landlord confidence in the short-term outlook for the Private Rented Sector has weakened. Confidence in individual lettings businesses has fallen from 37% to 29%, expectations for rental yields have dropped from 38% to 30%, and sentiment around capital gains has declined from 17% to 13%.

% rating prospects in next 3 months as 'good' or 'very good'

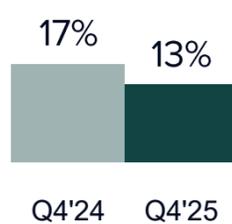
Rental yields



Own lettings business



Capital gains



Own lettings business confidence over time

(% rating prospects in next 3 months as 'good')



Market dynamics

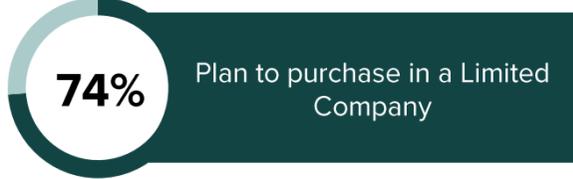
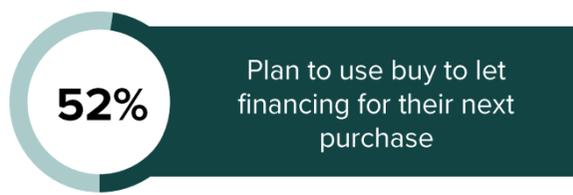
Over the next 12 months, 46% of landlords plan to sell at least one property, while just 5% expect to expand their portfolios. Although rent increases remain widespread, the proportion of landlords who have raised rents in the past year has fallen by 8%pts year on year to 65%. Among landlords with buy to let borrowing, 52% plan to use this for their next purchase in the coming year, with 74% intending to buy through a limited company structure.



5% Intend to buy in the next 12 months



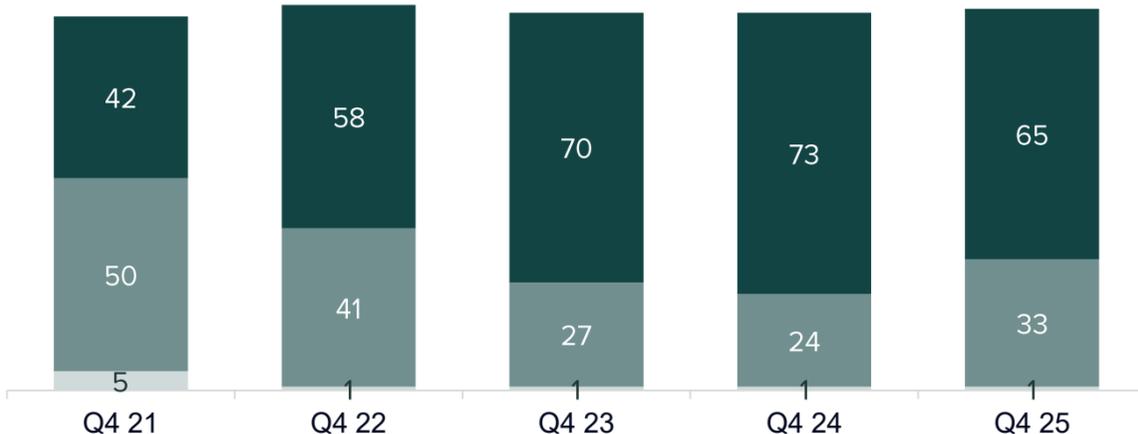
46% Intend to sell in the next 12 months



Rental trend over time

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

■ Rents decreasing ■ No change ■ Rents increasing



39%

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

19%

of these properties will be remortgaged in a Limited Company

Portfolio profile

On average, landlords now hold 6.6 properties in their portfolios, generating a gross rental yield of 6.4%. Just over half (53%) have at least one buy to let mortgage and, among those who do, the average number of loans is 5.6.



Properties in the average portfolio

6.4%

Typical rental yield achieved by landlords

53%

Have at least one buy to let mortgage, with an average of **5.6** buy to let loans held