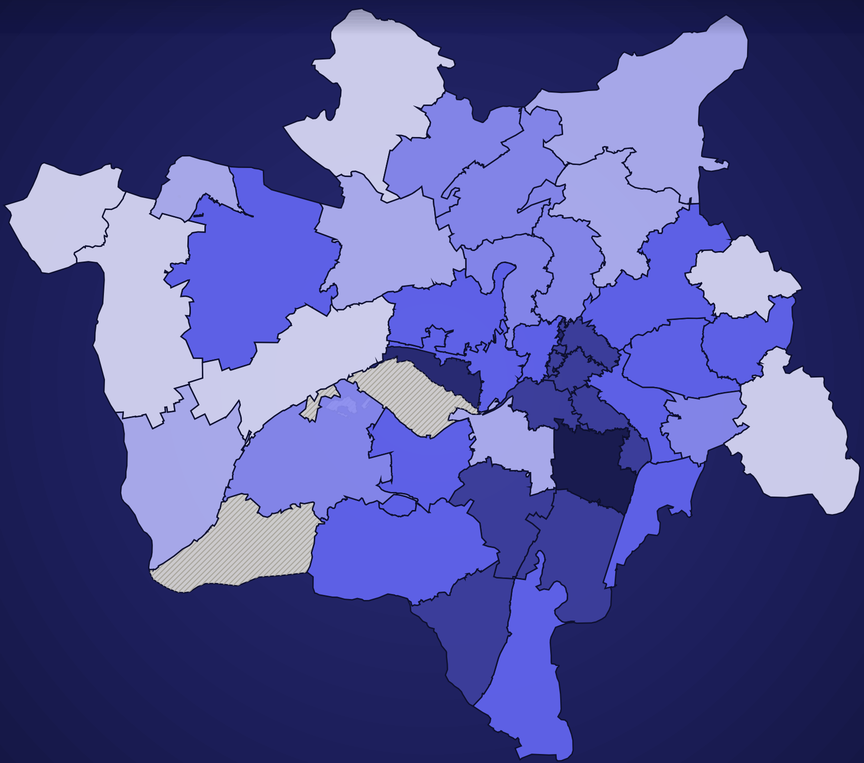
• REALYSE INSIGHTS · Q3 2026

Manchester rental market.
Where the city lets.

Rents, yields and time to let across the 39 postcode districts of Manchester — built from live listings, reported on a trailing twelve-month basis.

12 months to 2026-04 · 26,059 homes to market · 39 postcode districts

Data as at 2026-08-11



• MARKET OVERVIEW

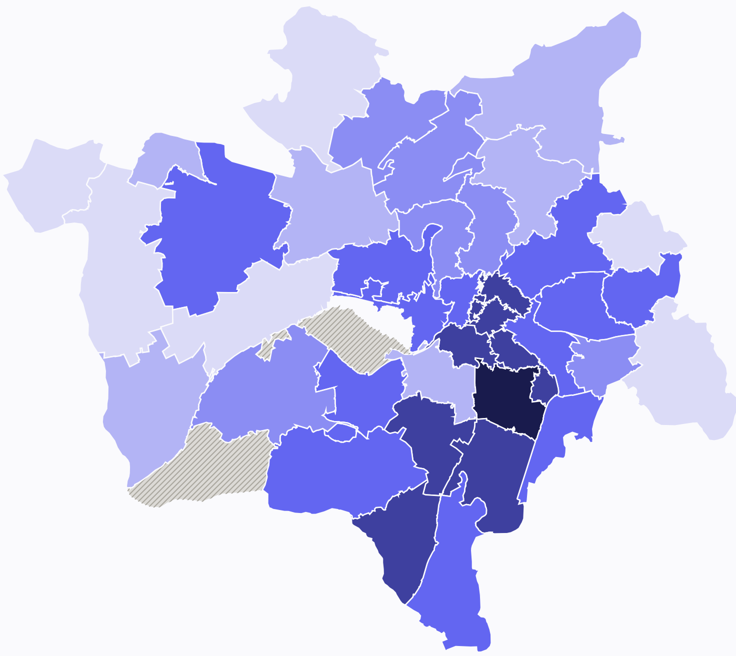
Manchester rents, *barely moving.*

All figures are trailing 12-month values. Cut-off dates differ by dataset.

ASKING RENT	GROSS YIELD	DAYS TO LET	PRICE PER SQFT
£1,167	5.40%	30	£285
+0.6% YoY	-1.7% YoY	+7.3% YoY	+2.6% YoY
95,765 observations	124,424 observations	95,945 observations	91,068 observations

Asking rent by postcode district

12 months to 2026-04



Under £1,050 · £1,050 - £1,100 · £1,100 - £1,150 · £1,150 - £1,250 · £1,250 - £1,400 · £1,400 and above · Insufficient data

Highest and lowest

POSTCODE DISTRICT	£ PCM	YOY
M14	1,695	-3.5%
M20	1,382	+3.4%
M2	1,362	+2.8%
M1	1,325	+1.4%
M21	1,300	+3.0%
M15	1,268	-6.1%
M13	1,263	-3.4%
M4	1,262	+0.6%
...		
M35	1,010	-0.5%
M34	981	+3.4%
M29	949	+4.3%
M26	902	+1.6%
M46	896	-1.4%

What the data shows

Asking rents sit broadly flat on the year. Twenty-five of the 39 districts with data rose and 14 fell, and M44 moved furthest at +11.5%, well clear of the +0.6% median. The contrast is at the top of the table: M14 is the most expensive district but is down 3.5% from £1,756 a year earlier, while M20 and M2 both gained. The gap from M14 to M46 is still 1.9x, and two of the 41 districts have too little data to report.

IN THIS ISSUE

Analysis covers 41 postcode districts and 26,059 rental listings brought to market over the 12-month window, from 91,068 underlying records.

• SEGMENTS

Underneath
the headline.

The same 12-month window, cut by bedroom count and by build type.

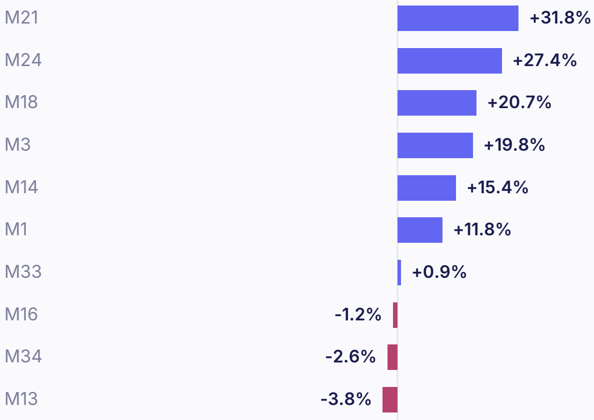
Asking rent by bedroom count

Median across postcode districts, 12 months to 2026-04

A third bedroom costs +59% over a one-bed.

New-build rental premium

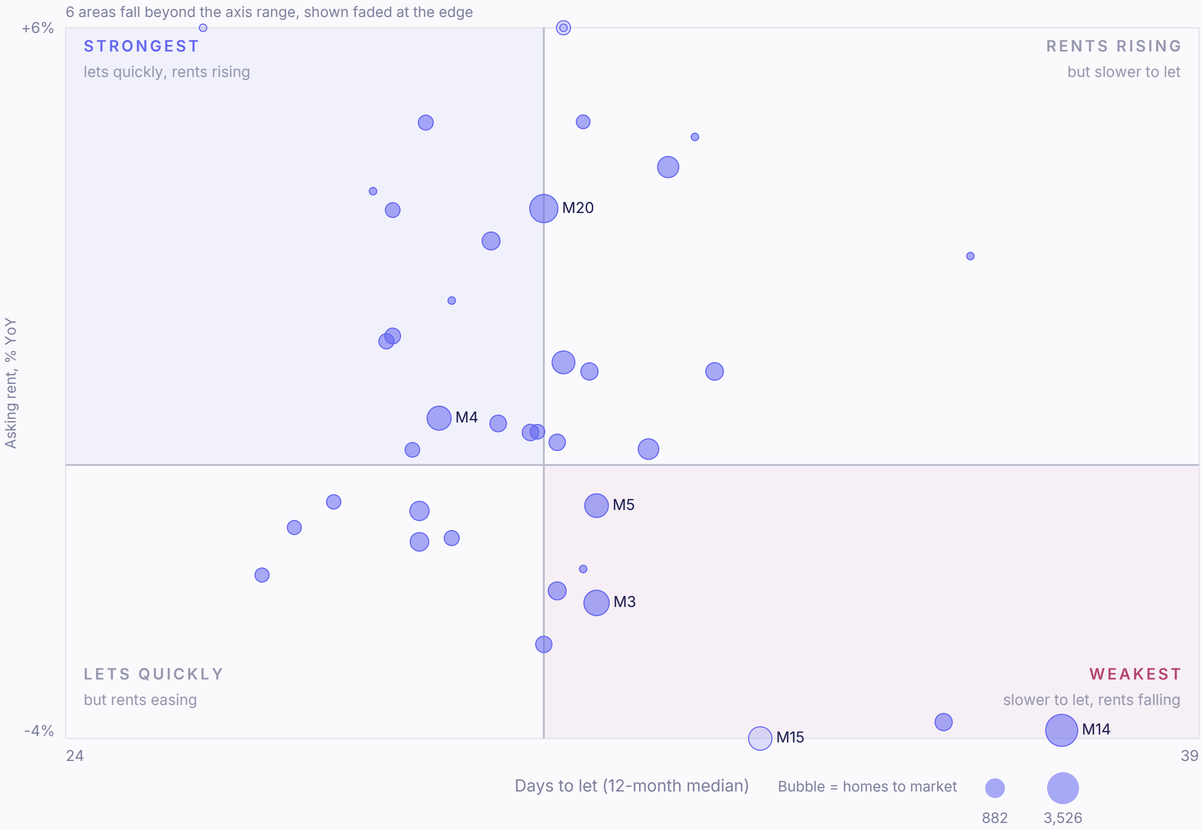
New-build against secondary asking rent
Raw comparison; not adjusted for unit size or specification.



20 of 41 postcode districts hold enough new-build stock to report.

Where the market is tight

Each postcode district placed by how fast homes let and how rents have moved. Bubble size is the number of homes brought to market.



Rents step up with bedroom count except at the bottom, where studios ask more than one-beds — though the studio sample is 1,958 listings against 22,990 one-beds. New-build carries a premium in 17 of the 20 districts with a reading, topped by M21, and the other 21 districts have no reading at all.

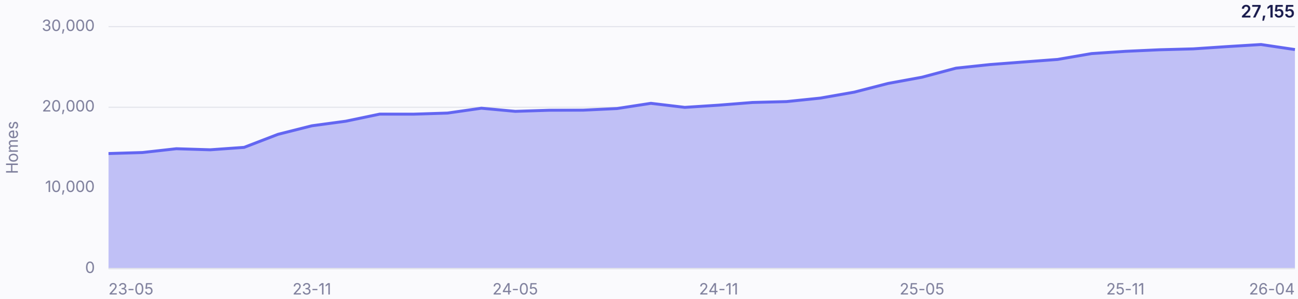
• SUPPLY AND DEMAND

Where tenants *have least room.*

Rental supply on a 12-month rolling basis, and how quickly homes let.

Rental listings reaching the market

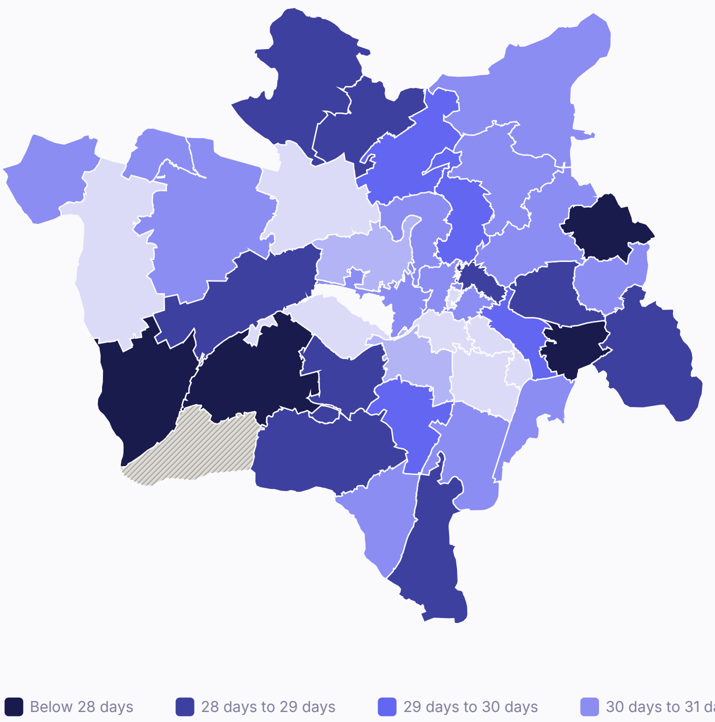
Manchester total, homes that came to market in the preceding 12 months



Supply is +18.3% against a year earlier.

Where demand is strongest

Median time to let, 12 months to 2026-04. The faster homes let, the less room tenants have to negotiate.
Darker areas let fastest. Time to let is the demand signal here because asking and achieved rents are not a like-for-like pair.



Fastest to let

POSTCODE DISTRICT	DAYS	RENT YOY
M44	26	+11.5%
M18	27	-1.5%
M41	27	-0.8%
M35	28	-0.5%
M45	28	+3.6%
M26	28	+1.6%
M22	28	+1.7%
M34	28	+3.4%
...		
M2	36	+2.8%
M14	37	-3.5%
M17	41	–

Manchester median 30; the spread across all 40 postcode districts is 15.

Listings brought to market ran 18.3% above the previous twelve months, on three years of history. Days to let lengthened over the same window, with the median district up 7.3%. The spread runs from M44 at 26 days to M17 at 41, and M17's wait is up from 24 days a year earlier, the largest move on this measure.

METHODOLOGY AND SOURCES

All figures are trailing 12-month values; no single month is quoted. Recent months are excluded until their sample reaches 80% of the settled-period median, so cut-off dates differ by dataset (asking rent to 2026-04). Areas below the sample floor are shown as insufficient data. Yield is inferred and reported on the median only. Map bins are fixed between editions. Manchester figures are the median across postcode districts, not a population median. REalyse also holds EPC, title and ownership, land transactions, demographics and planning policy data at this geography. Source: REalyse. Data vintage: land 2026-06-05, listings 2026-08-11, lrOtherTransactions 2026-06-03, planning 2026-08-21, poi 2024-12-17, postcodes 2022-08-05.

Best practices have been used in compiling this report; inaccuracies may nonetheless remain.