

Plymouth Rental Market: More Choice Emerging as Growth Normalises



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The Plymouth rental market is moving further away from the ultra-competitive conditions of the past few years and towards a steadier, more balanced rhythm. Demand remains healthy, but tenants now have more choice and are taking longer to decide—meaning presentation, pricing and responsiveness matter more than ever for landlords.

Nationally, Zoopla reports UK rents rising 2.2% annually (the slowest pace in four years), with 15% more homes to rent and demand down by around a fifth, taking rental demand to its lowest level for this time of year in six years. The average time to let has increased to 17 days, the longest since 2019—an important sign that the market is becoming less frantic.

Rightmove's latest Rental Price Tracker supports the same narrative: advertised rents outside London dipped 1.1% in Q4 2025, and annual growth outside London was 2.2% across 2025. Rightmove expects rents to rise by around 2% in 2026, but notes the balance of supply and demand is improving, even if the longer-term shortage hasn't disappeared.

For the South West, Zoopla's rental index shows annual inflation of around 3.0% (as of October 2025) and highlights that availability is up by more than 20% in the South West—consistent with the broader story of improving supply. ONS

data also shows that UK rents are easing in growth terms, with average UK private rents up 3.5% annually to £1,367 in January 2026.

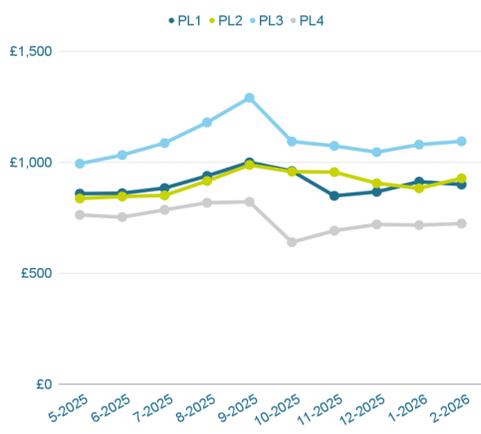
In Plymouth, these forces typically translate into a clearer “value check” by tenants. Well-presented homes—especially those with strong energy efficiency, modern kitchens/bathrooms and sensible bills—continue to let reliably. But where rents are pushed too hard, void periods can lengthen quickly as renters compare options more carefully.

“As choice improves, Plymouth is becoming a rental market where value and quality—not just scarcity—set the pace.”

- Chris Whitaker

Looking ahead, Zoopla expects rents for new lets to rise by around 2.5% over 2026—a sign of stability rather than rapid inflation. For Plymouth landlords, the priority now is protecting occupancy and long-term returns through realistic pricing, proactive maintenance, and strong tenant retention. And as always, working with a local lettings expert is the simplest way to get the pricing and positioning right in a market where small mistakes can create costly voids.

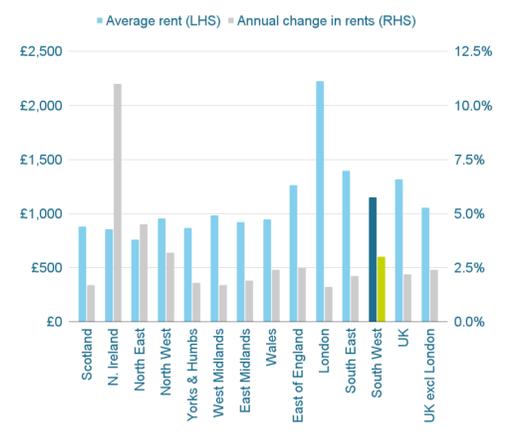
Average monthly rent over time



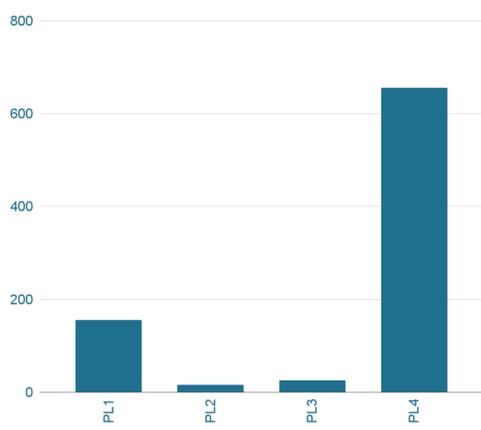
Monthly rents by postcode



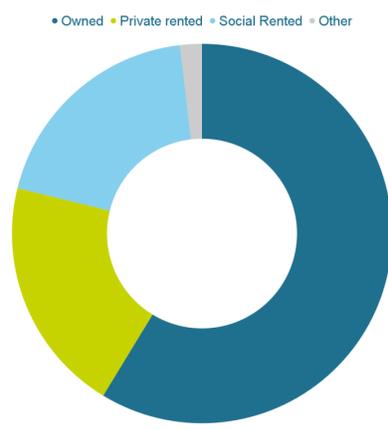
Zoopla regional rent levels



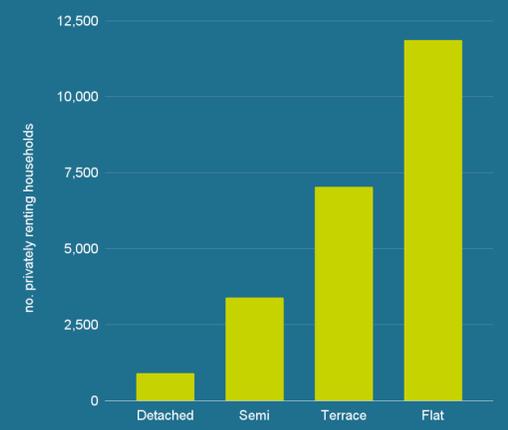
Rental listings on Rightmove



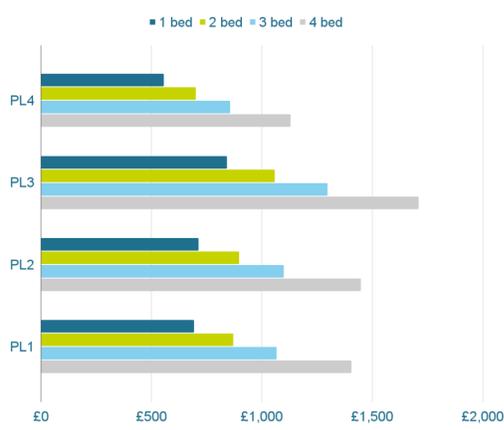
Local tenure mix



No. renting households by type



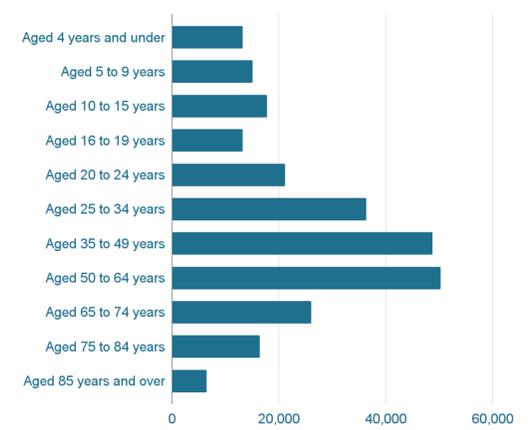
Rents PCM by bedrooms



Current yields by postcode



Local resident age profile



Source: This report has been made by ResiAnalytics for Martin&Co Plymouth. The data in this report comes from HM Land Registry, Office for National Statistics and ResiAnalytics. The last three months of sales data displayed are projections based on historical data. Disclaimer: This property market report is for informational purposes only and should not be used as a substitute for conducting your own research when making a property purchase decision. Please consult with a qualified professional to ensure all factors are considered in your investment choices.



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