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### June's Market Overview

The lettings market entered a new chapter in May, as the Renters' Rights Act 2025 came into force, abolishing Section 21 evictions, fixed-term tenancies and rental bidding wars. It is the most significant shake-up the private rented sector has seen in years.

For anyone who has had concerns, the early signs show a market that is perhaps rebalancing, but in no way collapsing under any new burden of red tape.

Nationally, rental stock is up 11% year-on-year. According to figures from *Dataloft*, rents are up too, by 3.5%, as landlords continue to see returns, with average gross yields edging up from 7.0% to 7.2%.

Transition periods always come with teething issues, but for the time being, the market remains positive.



**Chris Whitaker**  
Managing Director

this continues to underpin steady demand from local professionals, families and students. That affordability cushion is one of Plymouth's enduring strengths, and it keeps the city attractive.

What's changed most noticeably is tenant behaviour. What we are noticing is more homes being available to rent, which means tenants have greater choice and are taking more time to make decisions. Sometimes offers do fly in within hours (or even minutes); but that is no longer the expectation. Today's renters are measured. They're visiting multiple properties, weighing up energy efficiency, broadband speeds, the condition of kitchens and bathrooms – and they *are* walking away from anything that feels overpriced or where landlords have not shown enough care about improvements and maintenance.

Well-presented homes priced sensibly are always going to attract tenants, but properties pushed too far on price genuinely risk void periods. That's a significant change to how things were a year or two ago. Landlords who haven't adjusted their approach may already be feeling it.

Hanging over all of this is the Renters' Rights Act, which came into force on 1 May 2026. We have had a month of it, and although it has led to a few landlords choosing to exit the sector, what it has really led to - overall - is a lot of noise, but not a huge amount of action. Plymouth City Council is scaling up its enforcement capacity to meet its new statutory duties, though – and this is something that will affect landlords locally. Landlords who don't take it seriously, that is. For our landlords? We *do take it seriously*, on their behalf. In fact, for good landlords, this change in legislation is a validation of what they do already. The landlords who thrive in this environment will be the ones who adapt, and indeed embrace this change.

### How does the Plymouth lettings market fit into the wider national picture?

For several years, the local Plymouth lettings story has been one of intense competition that has led to sharply rising rents – with tenants caught in the middle of it all scrambling to secure anything available.

Now, the market seems to be settling into a more measured rhythm. That's not a sign of a soft market; it is a sign of maturity – or, another word for this might be 'stability'. Something that serious landlords actively seek, and which tenants ultimately benefit from. Nevertheless, for those landlords who can read the runes correctly, this is a market that presents real opportunity.

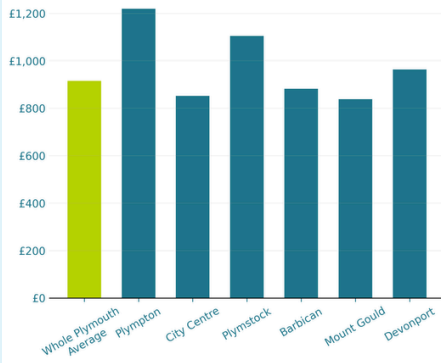
Private rents in Plymouth currently average £915 per month - a very, very marginal increase from the £914 per month recorded in April 2026. Marginal on a monthly basis, but 29% up on the same time last year. Nationally, rents for new lets have risen by around 1.9%. Plymouth has outpaced the national average, but the era of double-digit rental inflation appears firmly behind us.

Compared with many southern markets, Plymouth remains relatively affordable – and

### Plymouth Rental Market News

June 2026

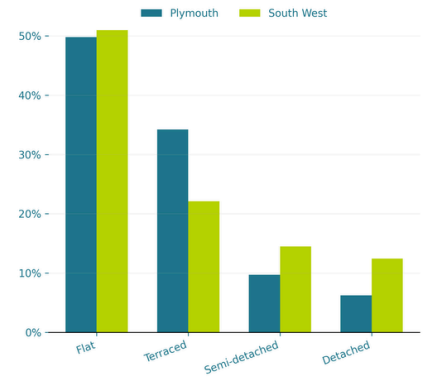
Current Average Rents Across Plymouth



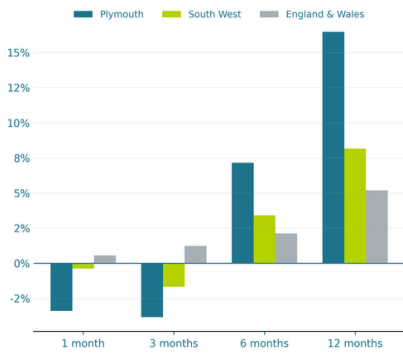
Currently available to let



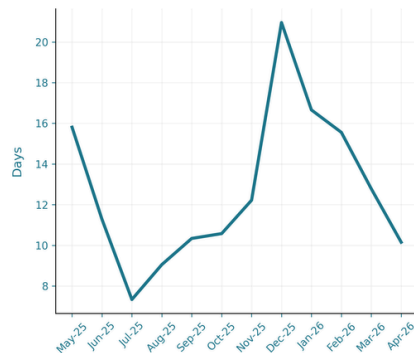
Rental property profile - regional comparison



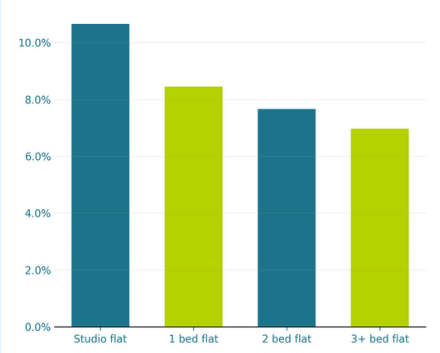
Average asking rent change



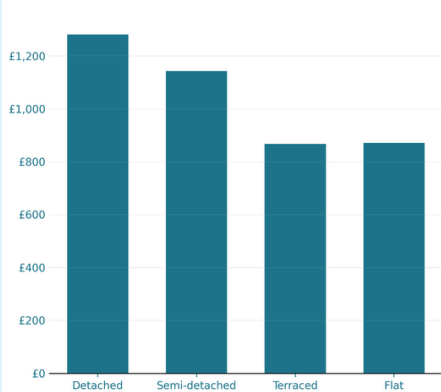
Average time before let agreed



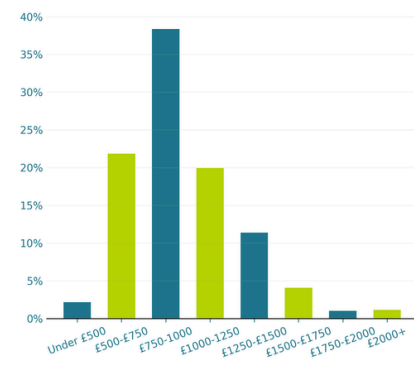
Average gross yield by property type



Average rent by property type



Rental demand by price band



Local Factsoids



**1.2%**  
Public green spaces



**19.9%**  
Homes near Ofsted Outstanding primary



**87.7%**  
Homes within 200 metres of bus or train



**2,766**  
Number of residents per restaurant

Source: This report has been made by The Property Pen for Martin&Co Plymouth. The data in this report comes from HM Land Registry, Office for National Statistics and Dataloft by Pricehubble. 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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