

Aldermore

Buy to Let City Tracker

Ranking the latest property hotspots for landlords

Aldermore's **Buy to Let City Tracker** has named **Manchester, Glasgow, Coventry, Wigan** and **Bristol** as the best cities for landlords to invest in for 2025.

The tracker analyses a range of factors** to determine property hotspots for landlords, from average rent to house price growth and vacancies as a proportion of housing stock.



Manchester

Best city in the UK

for buy to let investment due to its long-term property price rises of any city tested (6.5% annual growth)



Average property price now

£243,560



32% of the city's residents privately renting

providing a dependable tenant base



Glasgow

Climbed up the leaderboard to become

2nd

most attractive place in UK for buy to let landlords (from 8th last year)



9.8% rental yields

indicating a very high return on investment



Steady annual property price increase of

5.4%



Buy to Let City Tracker

Top 10 Cities



Wigan



Birmingham

Ranking	2024	+/- change	2023 ranking	2022 ranking
1	Manchester	+1	Bristol	Manchester
2	Glasgow	+6	Manchester	London
3	Coventry	-	Coventry	Bristol
4	Wigan	+21	Brighton	Cambridge
5	Bristol	-4	London	Peterborough
6	Portsmouth	+1	Cambridge	Milton Keynes
7	Nottingham	+10	Portsmouth	Luton
8	Birmingham	+13	Glasgow	Reading
9	Milton Keynes	+1	Basildon	Southend
10	Peterborough	+3	Milton Keynes	Coventry

High riser

High riser

Dropping down

Biggest drops

in 2024 include Maidstone, Chelmsford and Bournemouth



Least attractive

major cities for buy to let investment are Wolverhampton, Newport and Swansea



*Average monthly rent per room is worked out using the estimated annual rent for an average property, divided by the average number of rooms per rental property in the city, divided by 12.

**Aldermore's Buy to Let City Tracker was designed by Opinium and comprises five core indicators: average rent per room per month, short-term yield for a new buy-to-let purchase, average property price rise over the last 10 years, proportion of vacant properties in the city and size of the private rental market. The index uses a series of secondary data sources including the ONS, Census and other official housing statistics.

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