

TK MANCHESTER CITY INSIGHTS



MANCHESTER,
NORTH WEST

80/100

OF THE TOP 100 FTSE
COMPANIES ARE NOW
OPERATING IN
MANCHESTER

MANCHESTER'S
AVERAGE NET
YIELD

6.35%

+28.8%

THE NORTH WEST HAS
THE HIGHEST
PROJECTED REGIONAL
PRICE GROWTH BY 2028
IN THE UK

+15.4%

PREDICTED RENTAL
GROWTH BY 2026

THE UK'S 2ND
MOST
POPULOUS
CITY

+36.31%

PROPERTY PRICE GROWTH
IN THE LAST 5 YEARS

+36%

RISE IN
TENANT
DEMAND IN
THE PAST 5
YEARS

+56,000

PREDICTED CITY OF
MANCHESTER
POPULATION GROWTH
BY 2034

POPULATION (APPROX)

2,832,580

61% OF THE POPULATION IS
IN A FORM OF RENTED
ACCOMMODATION

481%

THE HIGHEST
PRICE GROWTH
IN THE UK IN
THE LAST 20
YEARS

PROJECTED REGIONAL
PROPERTY PRICE
GROWTH BY 2028

AVERAGE PRICES

UK AVERAGE	+21.6%
EAST ENGLAND	+18.1%
EAST MIDLANDS	+22%
LONDON	+14.2%
NORTH EAST	+22%
NORTH WEST	+28.8%
SOUTH EAST	+18.2%
SOUTH WEST	+18.7%
WEST MIDLANDS	+22%
YORKSHIRE	+28.2%

UK AVERAGE	£267,200
LIVERPOOL	£176,000
BELFAST	£197,696
SHEFFIELD	£217,000
BIRMINGHAM	£236,000
LEEDS	£245,000
MANCHESTER	£247,000
CARDIFF	£276,000
EDINBURGH	£289,000
LONDON	£531,000

11M

TOTAL
ANNUAL
OVERNIGHT
STAY VISITS

20.4%

AVERAGE YEAR-ON-YEAR
RENTAL GROWTH