

Select Property

*The Manchester property market:
A snapshot for investors*

2026



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Why invest in Manchester?



22.2%

Predicted sales value growth over next five years ^[2]

50%

Increase in rents over past five years ^[2]

18.8%

Predicted rental growth ^[2]

51%

Graduate retention rate ^[3]

Crowned one of Europe's best cities

Europe's Investment Powerhouse

Manchester is one of the most established investment cities not only in the UK, but in Europe.

A city with deep industrial roots, a rich cultural heartbeat, and a global reputation for music, football, and innovation, it's a city that attracts a global audience.

With its ever-evolving skyline, Manchester is predicted to have some of the strongest rental and sales price growths over the next five years.



“In the last 10 years, Manchester's market has increased by 91% in capital growth terms. There's a really strong story here about continued growth in the market, that is showing no signs of slowing”



Jamie Adam
Head of Northern
England at Savills

*Watch this full episode from
Select Property's Investment
Insights Podcast*

[Watch on YouTube](#)



The UK property market

One of the most stable assets in the world

22.2% 

Sales price growth prediction 2025-29 ^[2]

18.8% 

Rental growth forecast 2025-29 ^[2]

A city in constant demand

With a population increasing at double the national rate, a booming job market, and a highly competitive residential landscape, Manchester attracts tenants from across the globe.



80% of the FTSE 100 companies boast a headquarters in Manchester, offering an abundance of opportunities, creating a thriving job market.

The vast range of blue-chip employers in Manchester has contributed to the city's high graduate retention rate (51%), with the young talent pool opting to stay within the city centre to build their careers.

This has led to a surge in demand from young professionals, with expectations increasing as this large demographic seeks luxury accommodation.



70%

Seek on-site leisure facilities (e.g. swimming pool, resident lounge)

65%

Desire fitness amenity (e.g. gymnasium, fitness studios)

75%


Want 24/7 concierge

25%

Prioritise co-working spaces for hybrid working

 JLL Buyers and Tenants Survey 2025^[7]

Manchester's Rental Boom



Manchester's incredible popularity results in a soaring rental market, with rents *increasing by 51%* in just the past five years.

“Private rents rose to an average of £1,300 in January 2025 in Manchester, an annual increase of 11.1% from £1,171 in January 2024. This was higher than the average rise in the North West (9.7%) over the year.”

Office of National Statistics February 2025¹⁶¹

Manchester: Momentum that is impossible to ignore



Sister, a world-class district ^[7]

- £1.7 billion investment
- 2 million sq ft of commercial, innovation and retail space
- 9 acres of public realm
- Innovative research hub with groundbreaking technology
- 10,000 new jobs, 1,500 new homes



Major city growth plan ^[8]

- £10 billion to be added to local economy
- 90,000 new jobs
- 10-year growth plan
- Old Trafford regeneration to become 'The Wembley of the North'



New UK GPA campus ^[9]

- £310 million project
- 900,000 sq ft of office space
- Home to 7,000 civil servants

*GPA - Government Property Agency



Unparalleled connection ^[10]

- 30 million passengers travel through Manchester each year
- Direct flights to four continents
- Multiple daily flights to the UAE and Asia
- Multi-billion pounds investment

An academic powerhouse



Home to one of the largest student populations in Europe, Manchester stands as a *prominent global education hub*, presenting a rich academic history and five innovative universities.

Manchester is home to the University of Manchester, one of the UK's few Russell Group universities. This elite collection of 24 research-focused UK universities is globally known for their exceptional teaching and academic excellence, and is one of the most consistently high-ranking universities in the UK. ^[1]

Manchester's young and vibrant culture is a magnet to young professionals, attracting an influx of graduates from across the nation. The city's famous music, sport, entertainment and eatery offerings are rooted in its renowned reputation, alongside the thriving, well established job market.

As the city presents an abundance of graduate schemes, Manchester retains an impressive 51% of its graduates. This youthful population is a driving force behind the surge for quality city centre accommodation, with the consistent current of tenants ensuring strong property growth and demand.

120K

Students a year ^[12]

170

Student nationalities ^[13]

51%

Graduate retention rate ^[13]

Select Property spotlight



Pay 10% deposit
then nothing until
August 2026

VITA LIVING
CIRCLE SQUARE

A high return investment opportunity catered to appeal to the city's thriving young professionals.



Located in the heart of the Oxford Road corridor



266 fully furnished luxury apartments



98% occupancy - one of the highest in the city



6.5-7% rental yields achieved



Largest residential co-working space in Manchester; appeals to the huge graduate demographic

Select Property spotlight



Completed
Q1 2026

ONE PORT ST.

Where luxury meets legacy, Manchester's newest residence redefines city living



Located in the iconic Northern Quarter



Incredible amenities including a stunning swimming pool



Lifestyle benefits featuring a state-of-the-art gymnasium



Premium living experience with grand lobby and residents



32 storeys high - a landmark on the skyline

Select Property spotlight



Affinityliving™

An award-winning resident-centric brand with four successful sites across Manchester



Four highly popular residences across Manchester



Located in desirable areas such as Spinningfields



Fosters a strong community, hosting 84 free cultural events for residents in 2024



Stunning apartments designed for the cities young professionals



96% occupancy rate achieved
Opportunities available now

Can I finance my UK property?



Both domestic and global investors can finance their property in the UK through a mortgage if they wish.

Applicable to both international and UK-based investors, UK property investment is accessible for a range of investors based globally.

The mortgage process consists of 3 key stages:

1. Securing your property

Once you have found your ideal investment, secure your property and reserve. If you have bought off-plan, you will often have several months to arrange your assets before needing to apply for a mortgage.

2. Pre-application & documentation

Buyers will be submitted to checks as part of the conveyancing process. To ensure a smooth transaction, ensure your assets are aligned and you have the required documentation ready. Select Property can connect you with a trusted mortgage partner to support you.

3. Application and offer

Once you have the above ready, simply submit your mortgage application with your chosen lender and you will receive your offer.

Your complete end-to-end investment partner

At Select Property, we're committed to your entire investment journey, offering dedicated support through each stage of your property investment.

Stage 1

Finding the right investment

We support you with your enquiry, identifying the best opportunities to suit your individual goals and choosing the perfect apartment for you.

Stage 2

Purchasing your property

You'll then be assisted with the purchase by our specialist in-house Investor Services team, who can support both domestic and international purchase.

Stage 4

Post-purchase property management

Our in-house property management team, Select Residential, handles all aspects of the property for you, including letting enquiries, tenant services and property upkeep, offering you an entirely hands-off investment, from wherever you are.

Stage 3

Lead up and handover

You'll receive regular video updates on your selected investment. If you've bought an off-plan property, you can track each stage of construction with quarterly updates. We'll continue to support you throughout the completion process, ensuring a seamless handover.

Stage 5

Exit strategy

If you wish to exit the investment, we provide an in-house exit strategy, and can sell the property on your behalf. With our strong knowledge of the property and the market, we can secure the best returns for you.

References

Click on the links below for more information

1. Savills residential forecasts
2. JLL Big Six Summer report 2025
3. Centre for cities
4. UK business mentoring
5. JLL buyers and tenants survey 2025
6. Office of National Statistics
7. Sister
8. Manchester City Council
9. Place North West
10. Manchester Airport
11. Russell Group
12. Statista
13. University of Manchester



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