



ECONOMICS



UK Residential Market Survey

June 2021

New listings becoming increasingly scarce

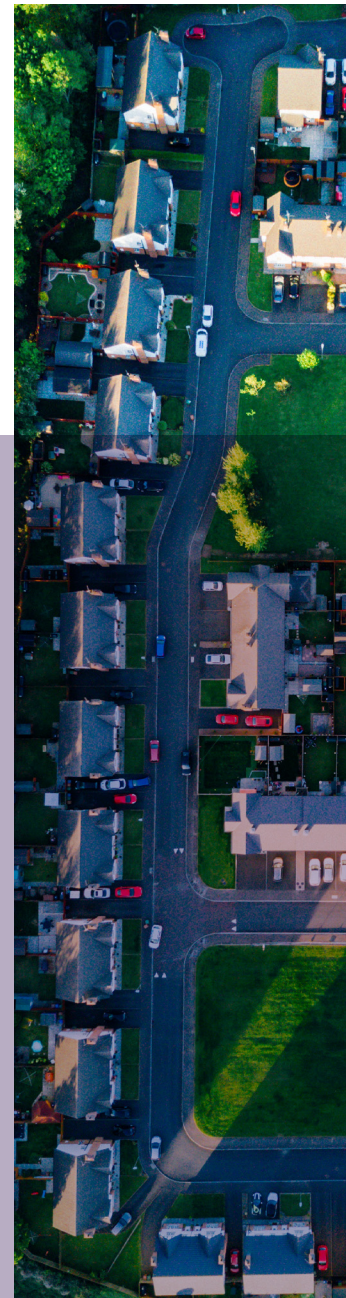
- New instructions fall for a third successive month
- Demand and sales metrics remain positive albeit more modestly than before
- House price inflation yet to show any sign of easing at the headline level

The June 2021 RICS UK Residential Survey results point to another solid month for activity across the sales market, even though indicators capturing new buyer demand have eased somewhat as the Stamp Duty holiday moves towards its tapered withdrawal. Crucially, a scarcity of new instructions coming onto the market has become more prominent during recent surveys, with measures tracking fresh listings moving deeper into negative territory over the month.

At the headline level, a net balance of +14% of contributors reported an increase in new buyer enquiries during June. Although this is the fourth successive positive monthly reading, it does represent a noticeable moderation compared to the recent high of +43% posted back in April. What's more, this easing in momentum is visible across virtually all regions/countries of the UK covered by the survey.

Nevertheless, the latest feedback continues to signal a clear excess of demand over supply. Indeed, the net balance for new instructions came in at -34% (down from -24% previously) during June, consistent not only with a third consecutive monthly fall in new listings but also pointing to an accelerated rate of decline. While a net balance of +17% of survey participants still note that the number of market appraisals being undertaken is running ahead of the comparable period last year, this gauge has turned slightly softer in each of the past two months (net balance was +34% in April, +24% in May).

Meanwhile, the number of agreed sales picked up once again in June, evidenced by a net balance of +8% of respondents noting an increase. Again, although still positive, the net balance for this metric has eased over recent months, having hit +46% back in March.



Looking ahead, near term sales expectations are now signifying a broadly flat outlook in the three months ahead, with the latest net balance slipping to -4% from +8% last time out. Moreover, the twelve-month sales expectations series returned a net balance of -12% during June (down from -5% previously), suggesting the level of sales activity being conducted across the market in aggregate may now soften slightly over the year to come.

Alongside this, a national net balance of +83% of respondents cited an increase in house prices over the survey period (compared to +82% in May). Comments submitted to the survey frequently highlight that this prices growth is being underpinned by the sheer lack of supply on the market at present. All parts of the UK continue to exhibit strong rates of house price inflation, led by exceptionally robust upward pressure in Yorkshire & the Humber, Northern Ireland and Wales.

With regards to the outlook for house prices, a net balance of +56% of survey participants sense that prices will increase further over the next twelve months. Again, all parts of the UK display elevated price expectations, albeit those returned in London are a touch more modest compared with the rest of the country.

In the lettings market, tenant demand growth seemingly accelerated over the month, with a net balance of +60% of contributors noting a rise (up from a reading of +48% in May). At the same time, the shortfall in new landlord instructions intensified further, as a net balance of -32% of respondents saw a decline (a deterioration on -21% beforehand). As a result, survey participants continue to envisage widespread rental growth going forward, with headline projections standing at +3% for the coming twelve months. In London, twelve-month rental growth projections have now been in modestly positive territory in each of the last three reports, signalling a turnaround relative to the negative assessment for rents being returned earlier in the year.



Methodology

About:

The RICS Residential Market Survey is a monthly sentiment survey of Chartered Surveyors who operate in the residential sales and lettings markets.

Regions:

The 'headline' national readings cover England and Wales.

Specifically the 10 regions that make up the national readings are: 1) North 2) Yorkshire and Humberside 3) North West 4) East Midlands 5) West Midlands 6) East Anglia 7) South East 8) South West 9) Wales 10) London.

The national data is regionally weighted.

Data for Scotland and Northern Ireland is also collected, but does not feed into the 'headline' readings.

Questions asked:

1. How have average prices changed over the last 3 months?
(down/ same/ up)
 2. How have new buyer enquiries changed over the last month?
(down/ same/ up)
 3. How have new vendor instructions changed over the last month?
(down/ same/ up)
 4. How have agreed sales changed over the last month?
(down/ same/ up)
 5. How do you expect prices to change over the next 3 months?
(down/ same/ up)
 6. How do you expect prices to change over the next 12 months?
(% band, range options)
 7. How do you expect prices to change over the next 5 years?
(% band, range options)
 8. How do you expect sales to change over the next 3 months?
(down/ same/ up)
 9. How do you expect sales to change over the next 12 months?
(down/ same/ up)
 10. Total sales over last 3 months i.e. post contract exchange (level)?
 11. Total number of unsold houses on books (level)?
 12. Total number of sales branches questions 1 & 2 relate to (level)?
 13. How long does the average sales take from listing to completion (weeks)?
 14. How has tenant demand changed over the last 3 months?
(down/ same/ up)
 15. How have landlords instructions changed over the last 3 months?
(down/ same/ up)
 16. How do you expect rents to change over the next 3 months?
(down/ same/ up)
 17. How do you expect average rents, in your area, to change over the next 12 months?
(% band, range options)
 18. What do you expect the average annual growth rate in rents will be over the next 5 years in your area?
(% band, range options)
- Questions 6, 7, 17 and 18 are broken down by bedroom number viz. 1-bed, 2-bed, 3-bed, 4-bed or more. Headline readings weighted according to CLG English Housing Survey.

Net balance data:

- Net balance = Proportion of respondents reporting a rise in prices minus those reporting a fall (if 30% reported a rise and 5% reported a fall, the net balance will be 25%).
- The net balance measures breadth (how widespread e.g. price falls or rises are on balance), rather than depth (the magnitude of e.g. price falls or rises).
- Net balance data is opinion based; it does not quantify actual changes in an underlying variable.
- Net balance data can range from -100 to +100.
- A positive net balance implies that more respondents are seeing increases than decreases (in the underlying variable), a negative net balance implies that more respondents are seeing decreases than increases and a zero net balance implies an equal number of respondents are seeing increases and decreases.
- Therefore, a -100 reading implies that no respondents are seeing increases (or no change), and a +100 reading implies that no respondents are seeing decreases (or no change).
- In the case of the RICS price balance, a reading of +10 should not be interpreted as RICS saying that house prices are going up by 10%, but that 10% more surveyors reported increases rather than decreases in prices (over the last three months).
- A change from +30 to +60 does not mean that the variable grew by 30% in one period and by 60% in the next period, but it does indicate that twice as many surveyors reported an increase compared to a decrease than in the previous period.
- Likewise, if we get a reading dropping from +90 to +5, this still means that more respondents are reporting increases than decreases overall, but the breadth of those reporting increases has fallen dramatically; meanwhile, a shift in the reading from -90 to -5 still means that more respondents are reporting decreases than increases overall, but the breadth of those reporting decreases has fallen dramatically.

Seasonal adjustments:

The RICS Residential Market Survey data is seasonally adjusted using X-12.

Next embargo date:

July survey: 12 August
August survey: 9 September
September survey: 14 October

Number of responses to this month's survey:

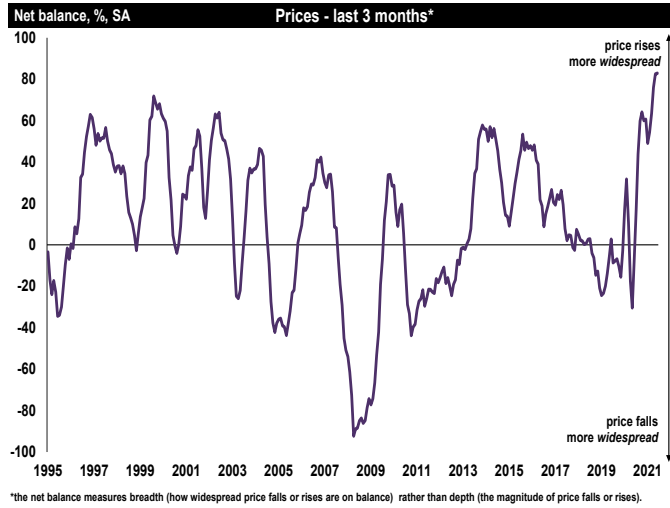
This survey sample covers 422 branches coming from 252 responses.

Disclaimer

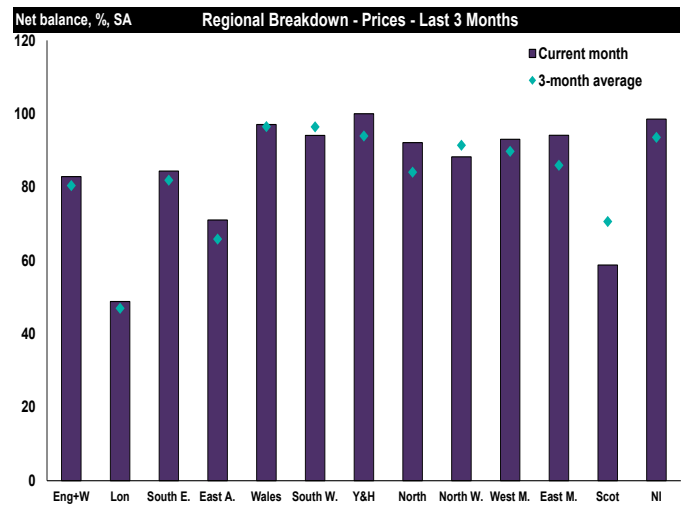
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Sales market charts

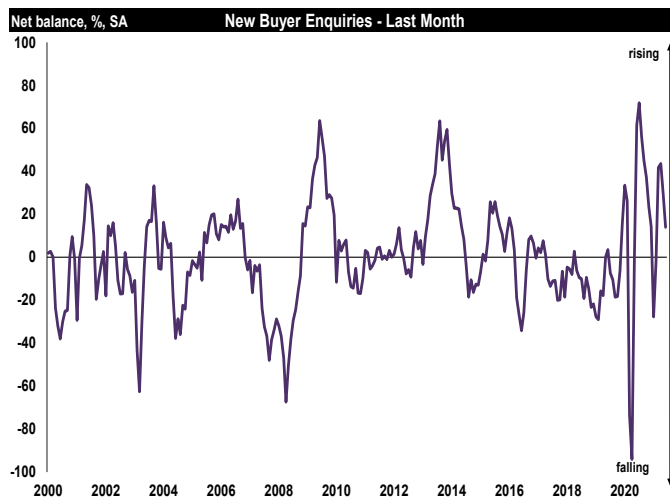
National Prices - Past three months



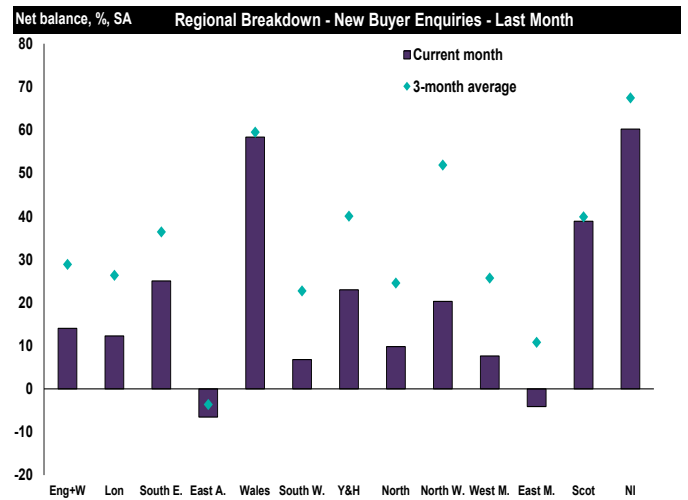
Regional Prices - Past three months



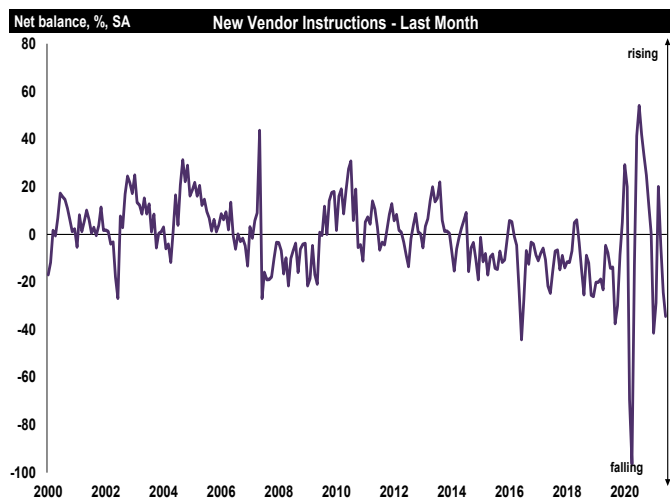
National Enquiries - Past month



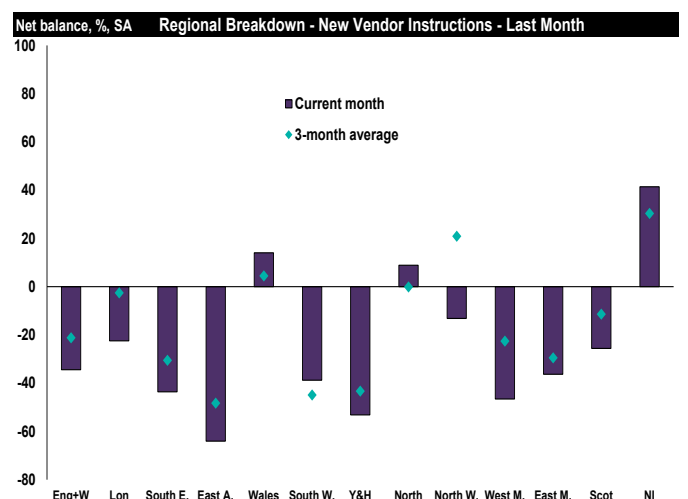
Regional New Vendor Instructions - Past month



National New Vendor Instructions - Past month

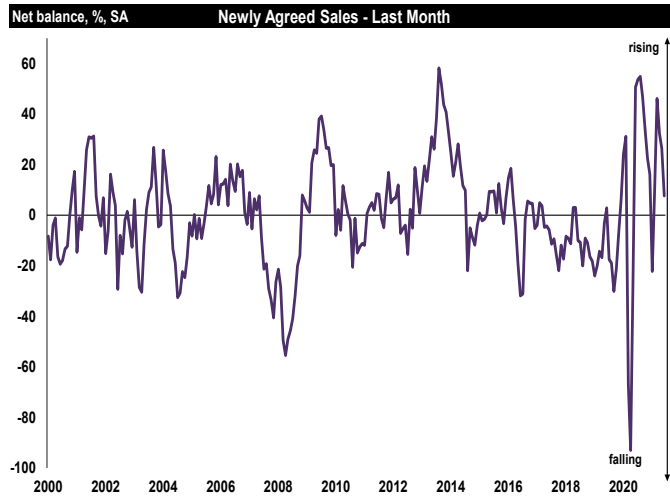


Regional New Vendor Instructions - Past month

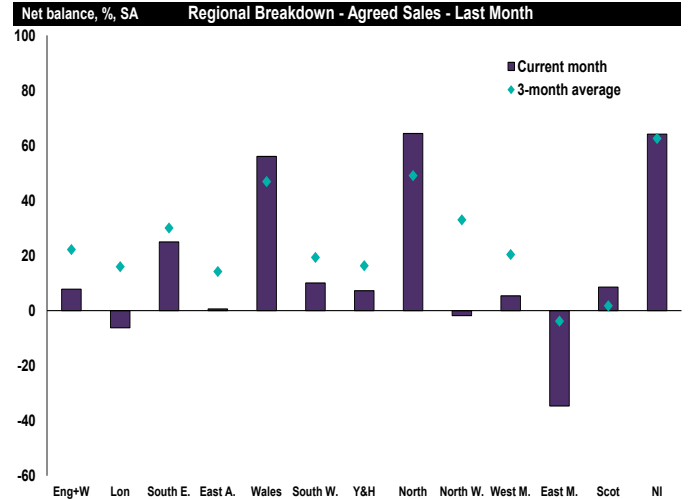


Sales market charts

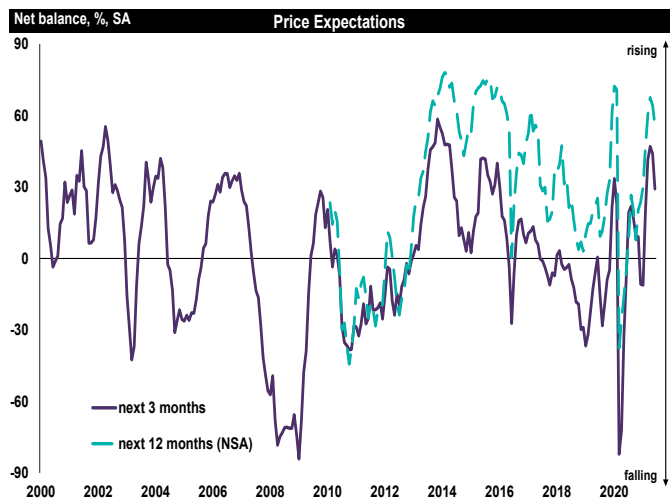
National Newly Agreed Sales - Past month



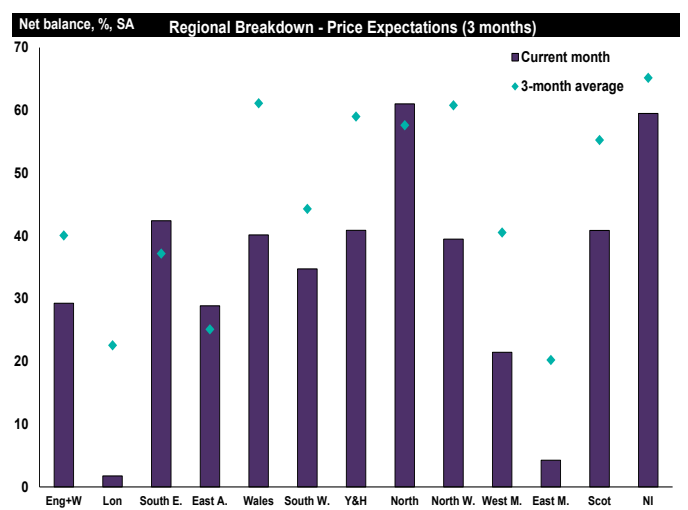
Regional Newly Agreed Sales - Past month



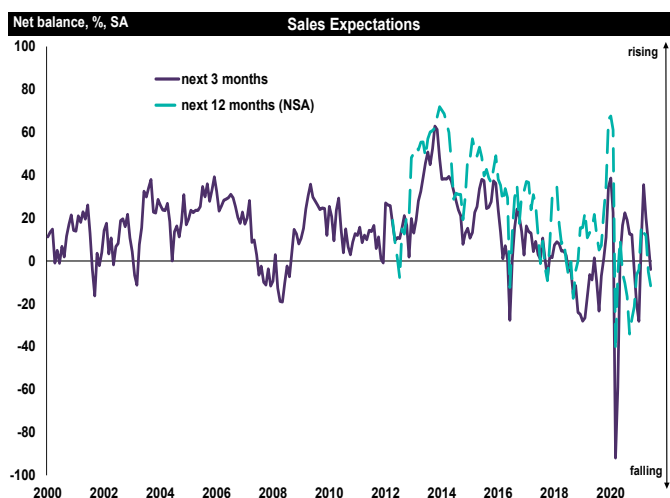
National Price Expectations - Three and twelve month expectations



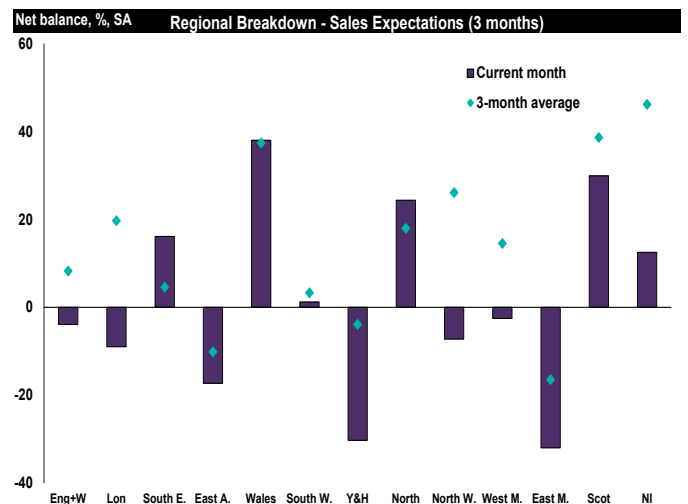
Regional Price Expectations - Next three months



National Sales Expectations - Three and twelve month expectations

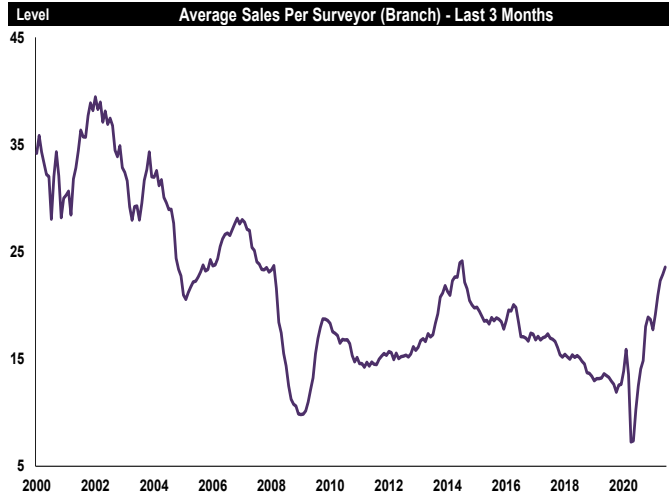


Regional Sales Expectations - Next three months

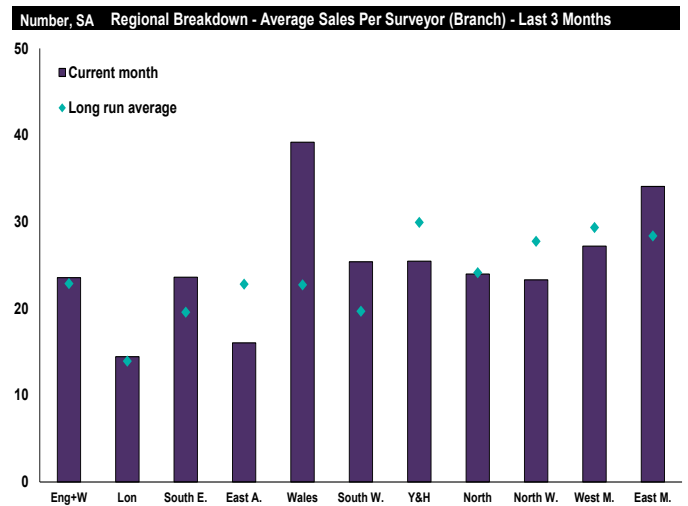


Sales market charts

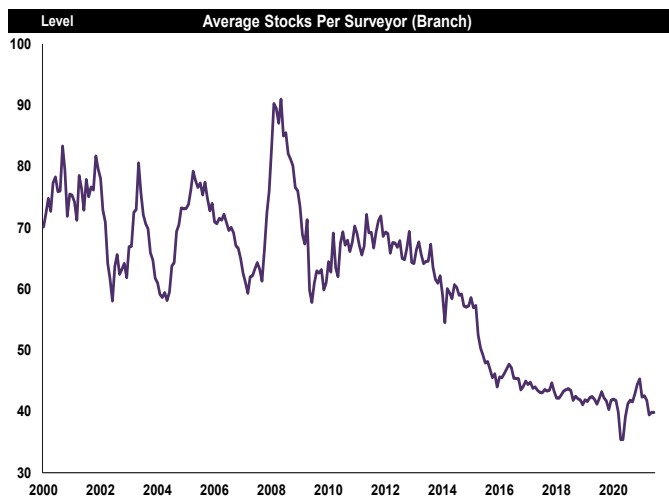
National Average Sales Per Surveyor - Past three months



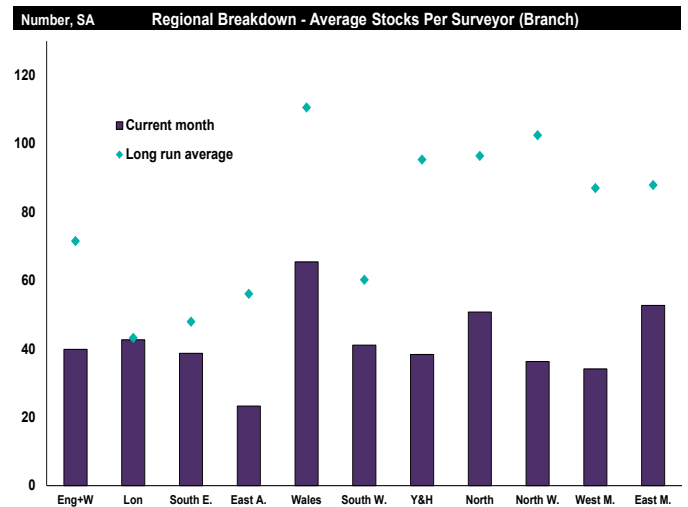
Regional Average Sales Per Surveyor - Past three months



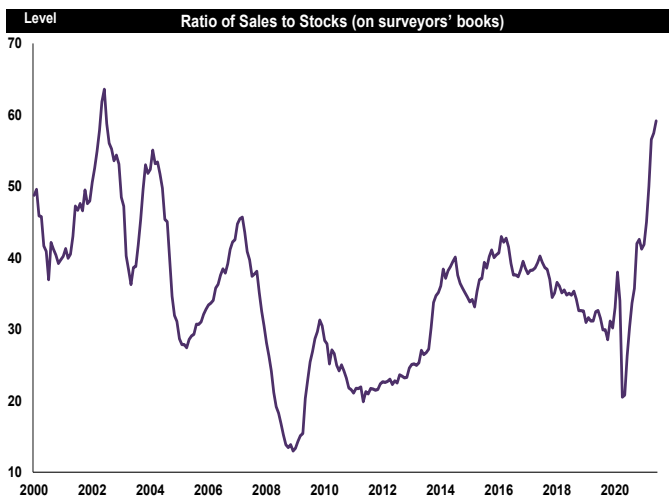
National Average Stocks Per Surveyor



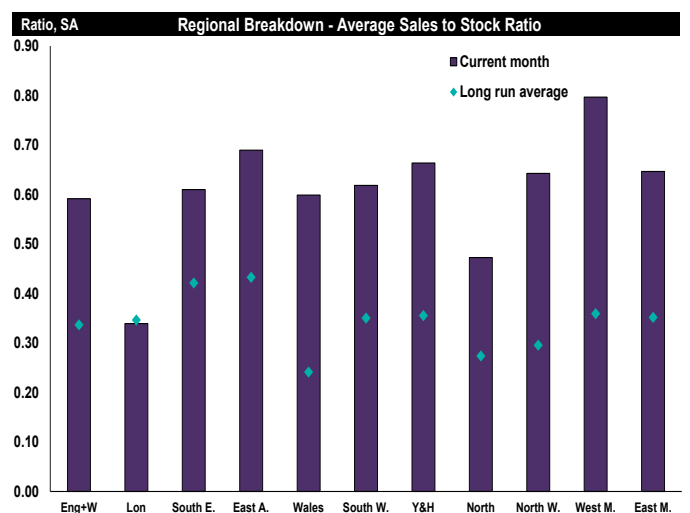
Regional Average Stock Per Surveyor



National Sales to Stock Ratio

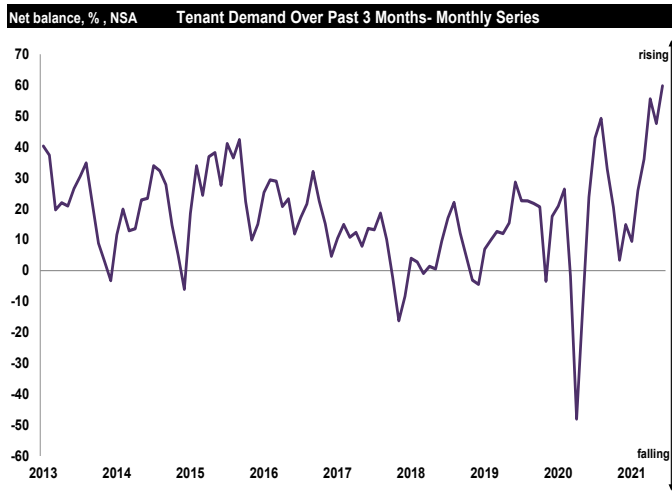


Regional Sales to Stock Ratio

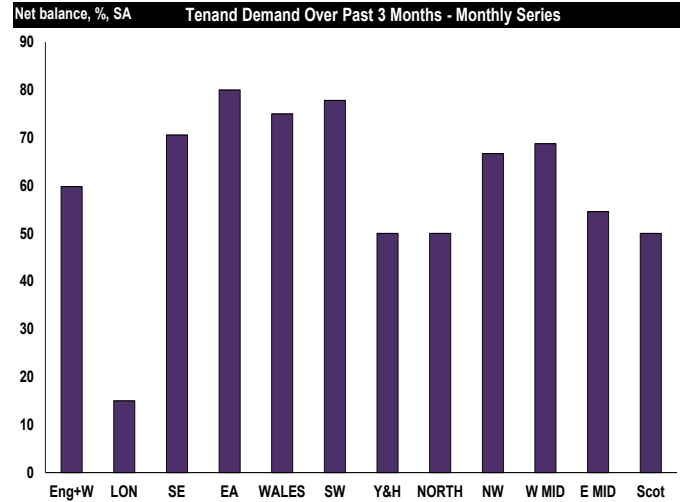


Lettings market charts

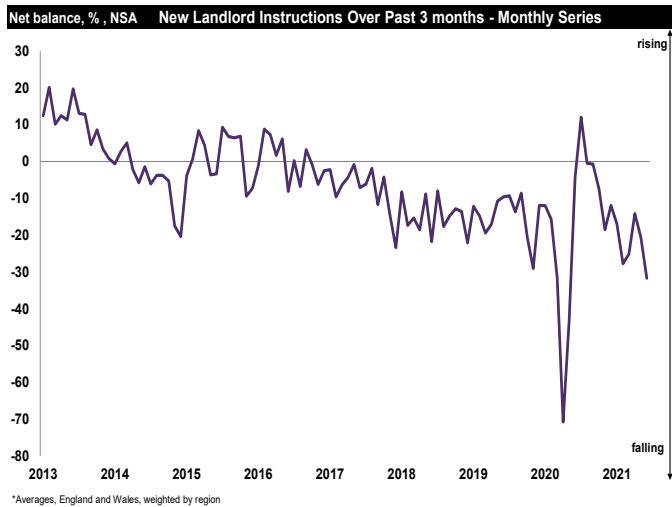
National Tenant Demand - Past three months



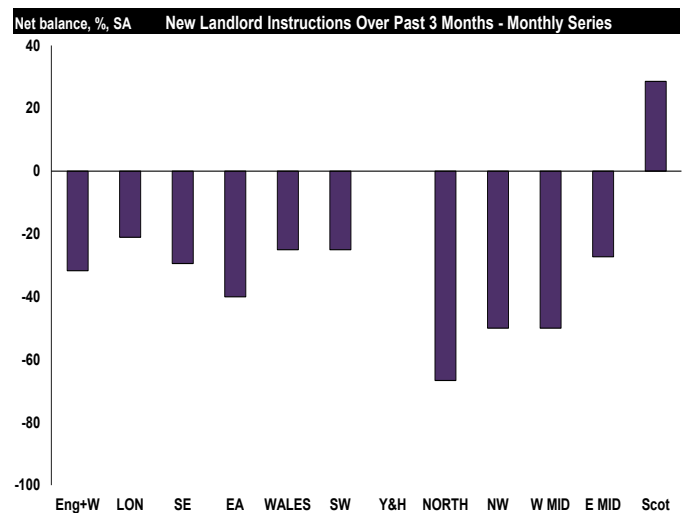
Regional Tenant Demand - Past three months



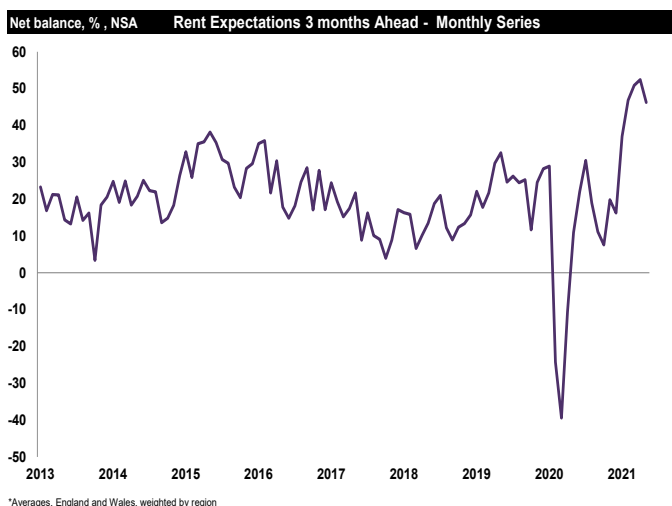
National New Landlord Instructions - Past three months



Regional New Landlord Instructions - Past three months



National Rent Expectations - Next three months

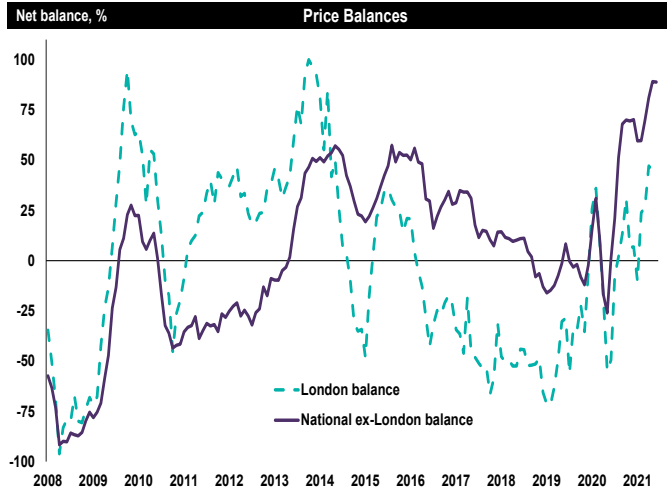


Regional Rent Expectations - Next three months

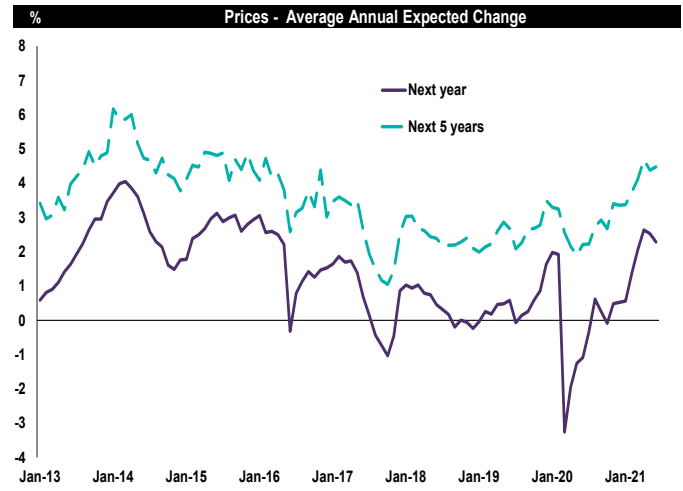


Expectations and other data

National Price Balance (excluding London) and London Price Balance - Past three months

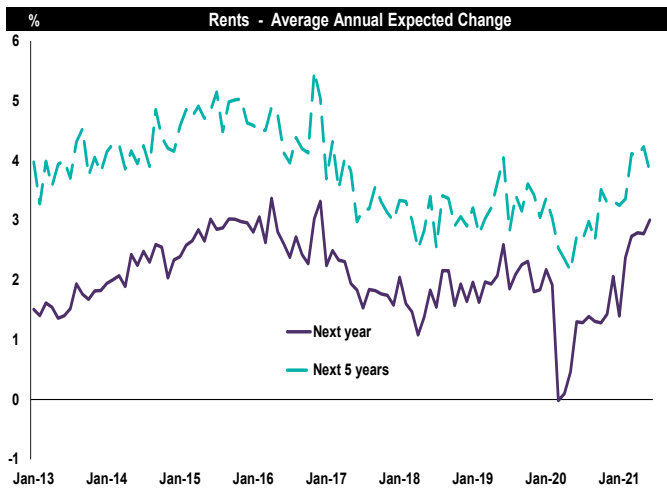


National Average Annual Expected Price Change (point estimate) - Next one and five years



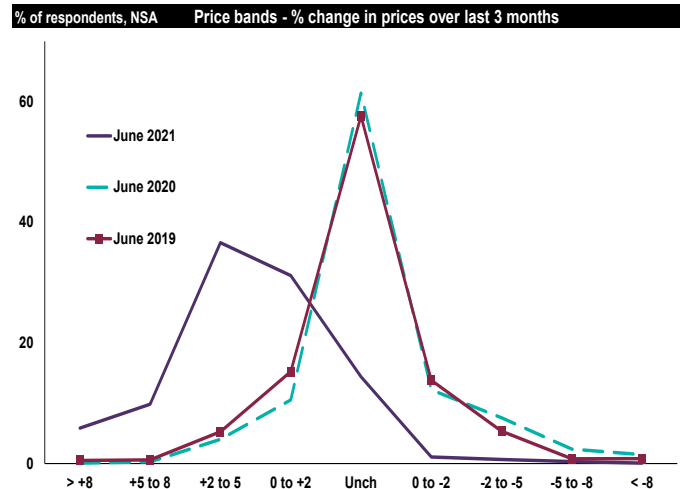
*Averages, England and Wales, weighted by region

National Average Annual Expected Change in Rents (point estimate) - Next one and five years



*Averages, England and Wales, weighted by region

Price Bands - Past three months



Surveyor comments - Sales

North

David Shaun Brannen AssocRICS, Whitley Bay, Brannen & Partners, shaun.brannen@brannen-partners.co.uk - There is no sign of let up in the demand for living at the Coast - it's buoyant.

John Coleman MRICS, North Yorkshire and the North East, GSC Grays, jarc@gscgrays.co.uk - Stock levels remain low in the North East for rural and village properties. Sellers reluctant to commit to the market for fear of not being able to find property for their onward move. Some signs of buyer frustration leading to slow decline in active applicants.

Neil Foster MRICS, Hexham, Foster Maddison Property Consultants, neil@fostermaddison.co.uk - Vendor reluctance to engage with the market is seeing stock levels fall to unbelievably low levels and, consequently, buyers are competing for available property and driving price inflation.

Yorkshire & the Humber

Alex Mcneil MRICS, Huddersfield, Bramleys, alex.mcneil@bramleys1.co.uk - Shortage of new stock starting to impact upon the market. Continuing rising prices and strong market sentiment.

Ben Hudson MRICS, York, Hudson Moody, benhudson@hudson-moody.com - The busiest sales month on record with the push towards the end of June stamp duty deadline.

James Brown MRICS, Richmond, Norman F Brown, belindandjames@hotmail.co.uk - The sales market continues in the same vein as last month.

James Watts MRICS, Cleckheaton, Robert Watts Estate Agents, jameswatts@robertwatts.co.uk - The market has cooled slightly over the past month or so in terms of viewing numbers, offers submitted and level of offers. We feel this is due to the Stamp Duty holiday ending but lack of stock is still driving prices upwards.

Kenneth Bird MRICS, Wetherby, Renton & Parr, ken@rentonandparr.co.uk - Demand continues to outstrip supply as vendors have been reluctant to come to the market on a speculative basis as properties have been selling so quickly.

M Allsopp MRICS, Sheffield, Tyser Greenwood, mickallsopp@btinternet.com - Huge demand still seen across all housing types fuelled by the pandemic, stamp duty and low interest rates. I'd expect things to start cooling down in the next couple of months.

Michael Darwin MRICS, Northallerton, M W Darwin and Sons, info@darwin-homes.co.uk - Demand for houses exceeds current supply coming onto the market.

Mike Craddock MRICS, Northallerton, Brierley Homes, michael.craddock@brierleyhomes.co.uk - Limited stock availability holding prices but does feel like the heat is coming out of the market slowly.

Simon Dee MRICS, Driffield, Dee Atkinson & Harrison, simon@dee-atkinson-harrison.co.uk - Lack of stock remains our biggest problem although demand has dwindled over the past month so stock levels are likely to grow.

North West

John Williams FRICS MEWI, Wirral, Brennan Ayre O'Neill LLP, john@b-a-o.com - Demand and sales remain strong but the rapid acceleration of the market seen in the early part of the year appears to be easing.

Lawrence Copeland FRICS, Salford Quays Manchester City Centre and Suburbs, Elbonmill Limited T/A Lawrence Copeland Town and City centre, lawrence@lawrencecopeland.com - Manchester city centre market being affected by lack of transient buyers and tenants from abroad and other parts of UK due to COVID and lockdown which means we are reliant on local activity and 25% of the market is missing whereas the suburbs are not affected in the same way.

East Midlands

Chris Charlton FRICS, Nottingham, Savills, ccharlton@savills.com - The market is still driven by low supply and continued high applicant numbers. End of SDLT break having little impact so far. Overpriced houses receiving low levels of interest though.

Daniel Elliott MRICS, Chesterfield, Wilkins Vardy Residential Ltd, dan@wilkins-varidy.co.uk - Starting to see a possible slowdown in the market relating to the end of stamp duty, but we are not anticipating this being sustained and expect a pick up in activity in the next two to three weeks once confidence returns to the market.

David Hawke FRICS, Worksop, David Hawke Property Services, enquiries@davidhawke.co.uk - Busier month for sales and instructions.

Mark Newton FRICS, Grantham, Newton Fallowell, mark.newton@newtonfallowell.co.uk - We threw away the record books in June with the best ever month for exchanges. Conversely instructions down on last year and the challenge for the second half of the year.

Stephen Gadsby BSc FRICS, Derby, Gadsby Nichols, stevegadsby14@gmail.com - Market still buoyant although signs of it slowing down towards the end of the month as stamp duty holiday nears the end. Lack of property coming to market means prices are still rising.

Tom Wilson MRICS, Stamford, King West, twilson@kingwest.co.uk - A noticeable reduction in buyer activity and appetite accompanying the realisation that the likelihood of achieving purchase in time for the SDLT deadline has passed. Feels like the market is pausing for breath after a frenetic period. Supply still constrained however.

Will Ravenhill, Leicester, Readings, wravenhill@readingspropertygroup.com - Most properties of decent quality are creating massive amounts of demand. Stock levels at their lowest ever though.

West Midlands

Alex Smith FRICS, Birmingham, Alex Smith & Company, alex@alex-smith.co.uk - Uncertainty due to Covid and demand is outstripping supply.

Colin Townsend MRICS, Malvern, John Goodwin, colin@johngoodwin.co.uk - A very busy June as buyers rushed to beat the stamp duty deadline. New sales continue to run at record levels and prices remain on an upward path.

Jeremy Dell, Shropshire, JJ Dell & co, property@jjdell.co.uk - The market is in a "bubble". Low interest rates and lack of supply and increased demand

Michael Jones FRICS, HR Post codes, Michael D Jones Ltd, mdjones.charteredurveyor@virgin.net - Massive demand to purchase rural suburban quality houses with land. Conversely, it is now extremely hard to sell most types of flats.

Mike Arthan FRICS, Shropshire, Barbers, m.athan@barbers-online.co.uk - Nowhere near enough available stock to meet extraordinarily high demand.

Ross D'Aniello AssocRICS, Shropshire/Worcestershire/South Staffs, Nock Deighton, r.daniello@nockdeighton.co.uk - Demand remains high and sales are continuing to be agreed prior to properties hitting the portals. Stock levels low as vendors worried about their onward purchase. MA's slowed down during half term, but regaining momentum now. Solicitors close to breaking under the pressure.

East Anglia

Chris Philpot FRICS, Stowmarket, mid Suffolk, Lacy Scott and Knight, cphilpot@lsk.co.uk - The ending of the stamp duty holiday has only had a small impact on sales activity. Many buyers are still wanting to move house.

Jeffrey Hazel FRICS, King's Lynn, Geoffrey Collings & Co, jhazel@geoffreycollings.co.uk - Very strong demand to purchase but very limited numbers coming to market. We have a very small portfolio of properties for sale.

Kevin Burt-Gray MRICS, Cambridge, Pocock & Shaw, kevin@pocock.co.uk - Acute shortage of stock but good quality property still in demand and selling quite quickly.

Mark Wood MRICS, Cambridge, Blues Property Ltd, mark@bluesproperty.com - Rush to complete by end of June to benefit from SDLT holiday. Still strong demand although lack of properties to sell, unlikely to change in near future as school holidays approach.

Rob Swiney MRICS, Bury St Edmunds, Lacy Scott and Knight, rswiney@lsk.co.uk - Market still continues to be very active, we are seeing an immediate response from Rightmove as soon as a property is launched.

South East

Ed Rook MRICS, Sevenoaks, Knight Frank, edward.rook@knightfrank.com - Potential vendors not selling as there is no pull to do so.

Martin Allen MRICS, Wingham, Canterbury, Elgars, m.allen@elgars.uk.com - Interest in properties over £400,000 has reduced over the last month, no doubt because of the realisation that buyers would not be able to take full advantage of the Stamp duty holiday.

Matt Ward MRICS, Reading, Haslams Surveyors LLP, mattward@haslams.co.uk - Sales are still holding up reasonably well even though the June stamp duty date is now unachievable. Other factors are continuing to buoy the market including government incentives and the cheap cost of borrowing money.

Mr David Parish FRICS, Upminster, Gates Parish & Co, professional@gates-parish.co.uk - The market remains buoyant and good quality instructions are attracting much interest. The market is likely to quieten following the ending of the Stamp Duty holiday and the advent of the holiday season.

Perry Stock FRICS, Nr Guildford, Capitello Estates Ltd, perry@perrystock.co.uk - A continuing shift for families moving out from urban to sub-urban areas. However, with a prediction of decreased GDP, this could lead to higher unemployment and lower prices amongst starter units.

Stan Shaw AssocRICS, Registered Valuer, assessor., Richmond and Kingston upon Thames, Mervyn Smith & Co., stanleyshaw@hotmail.com - Surprising strength of both new instructions and new buyer enquiries despite main stamp duty concession ending. Still a stronger market for houses than flats.

Tim Green MRICS, South Oxfordshire, Green & Co., tim.green@greenand.co.uk - Market activity returns to normal levels but everyone is watching intently to see what happens after the full SDLT holiday benefits have tapered.

Tony Jamieson MRICS, Guildford, Clarke Gammon, tony.jamieson@clarkegammon.co.uk - Market still very active with the correctly priced property getting a lot of interest and those which are overpriced not getting much interest. Family house with gardens still selling very well, however, flats with no outside space proving very difficult to sell. Shortage of stock now an issue again.

South West

Craig Bates MRICS, Glastonbury, Galion, craig@galion.ltd - With continued uncertainty relating to planning policy and additional challenges locally, such as the phosphates issue in Somerset, land supply is continuing to deplete. Lack of housing supply generally is not likely to improve in the short to medium term so continued house prices rises are likely.

David Mckillop FRICS, Salisbury, McKillop and Gregory, dm@mckillopandgregory.co.uk - The month has been overshadowed by the end of the stamp duty holiday and buyers wanting to take advantage. Have not lost one sale. Some renegotiations, generally a good month.

G C Thorne FRICS, East Dorset, Thornes, graham@thornes.org.uk - It will be interesting to see how the market reacts to the change in the stamp duty rate over the next couple of months.

Ian Perry FRICS, Cheltenham Cirencester Nailsworth Stroud Tetbury, Perry Bishop and Chambers, ianperry@perrybishop.co.uk - The Stamp Duty holiday has clearly distorted the market and there is presently a shortage of new instructions.

James Mckillop MRICS, Salisbury, Savills, james.mckillop@savills.com - Since the May bank holiday, it has been noticeably quieter, largely because there is so little stock on the market. Good properties, particularly in rural locations, are well received and generating competitive bidding.

James Wilson MRICS, Shaftesbury, Jackson - Stops, james.wilson@jackson-stops.co.uk - Fierce demand from buyers exacerbated by lack of stock.

Jeff Cole MRICS, Wadebridge, Cole Rayment & White, jeff.cole@crw.co.uk - As expected, an extremely busy month for completions but this has left stock levels very low across all sectors & price ranges. Hopefully more properties will become available in the next few months.

Mark Annett FRICS, Chipping Campden, Mark Annett & Company, mark.f.annett@gmail.com - We are still experiencing a mini boom brought about by supply and demand. There is an acute shortage of properties in all price ranges coming to the market.

Mark Lewis FRICS, Sturminster Newton, Symonds & Sampson, mlewis@symondsandsampson.co.uk - We spent most of June chasing solicitors and mortgage providers to ensure exchanges took place before the SDLT holiday deadline. There was still strong demand, however, for properties in all price ranges. Our July auction will be the acid test to see whether the market stays strong.

Miles Kevin MRICS, Totnes, Chartsedge Ltd, miles@chartsedge.co.uk - There is still a dire lack of property on the market and no sign the end of SD holiday having an effect. We put a terraced house on the market last week and have 12 back to back viewings on Monday.

Oliver Miles Frics Registered Valuer FRICS, Swanage, Oliver Miles, olivermiles@olivermiles.co.uk - Sellers are having a good time of it at the moment. There is very little new stock coming onto the market, which is putting pressure on prices, albeit demand is waning.

Robert Cooney FRICS, Taunton, Robert Cooney Chartered Surveyors & Estate Agents, robert.cooney@robertcooney.co.uk - MA's and sales instructions continue to decline with lowest stock levels for a decade and competition resulting in best and final offers for most properties.

Roger Punch FRICS, South Devon, Marchand Petit, roger.punch@marchandpetit.co.uk - The steady downturn in fresh instructions is contrasted by the steady volume of market appraisals, which points to a better supply approaching. Locations of high environmental quality, abundant in this area, and those with good work-from-home space remain in highest demand.

Tim Maggs MRICS, Bristol, Maggs & Allen, timm@maggsandallen.co.uk - Limited supply leading to competitive bidding on many houses/flats.

Wales

David James FRICS, Brecon, James Dean, david@jamesdean.co.uk - Demand for properties remains very strong. Sales outstripping new instructions.

Paul Lucas FRICS, Haverfordwest, R.K. Lucas & Son, paul@rklucas.co.uk - The sales market is currently extremely buoyant with buyers moving to Pembrokeshire from both England and many parts of Wales.

London

Allan Fuller FRICS, Putney, Allan Fuller Estate Agents, allan@allanfuller.co.uk - With stamp duty reduction finishing at the end of June there has been frantic action for agreed sales to beat the deadline, all but 2 in our pipeline will complete. We have found that new buyer enquiries have reduced except for larger houses where demand remains strong, as opposed to flats.

Ashley Osborne MRICS, London, Manchester & Birmingham, Du Val, ashley@duvalproptech.com - I expect the market to soften outside Inner London as the SDLT holiday comes to an end. I anticipate more foreign investors returning to central London.

Christopher Ames MRICS, London/Belgravia, Ames Belgravia, ca@amesbelgravia.co.uk - There is renewed interest in short lease properties in London as second homes which will be more efficient for CGT liability.

Darren Eva MRICS, Romford, RSWE Chartered Surveyors., darren@rswe.co.uk - With the impending staged reduction in SDLT holiday, the market has definitely cooled in terms of both instructions and enquiries.

James Perris RICS, London, De Villiers, james.perris@devilliers-surveyors.co.uk - Demand for Central London property is certainly improved but with few overseas buyers there is little upward pressure on pricing.

Jeremy Leaf FRICS, Finchley, Jeremy Leaf & Co, jeremy@jeremyleaf.co.uk - Demand slowed this month but the number of agreed sales suggests there is still life in the market, although none of the buyers will be able to benefit from the stamp duty concession. Listings are starting to increase too, helping to soften price rises.

Paul Moynihan AssocRICS, Ealing, Robertson Smith and Kempson, paul@robertsonsmithandkempson.co.uk - We have found that prices have spiked recently.

Robert Green MRICS, Chelsea, John D Wood & Co., rgreen@johndwood.co.uk - Buyer numbers did not pick up as expected after Easter, but those looking are serious and so a good volume of business is being done. Family houses most in demand, overseas buyers still away due to travel restrictions. New instructions limited. SDLT holiday less of a factor here.

Terry Osborne FRICS, Westminster SW1, Tuckerman Residential, tosborne123@yahoo.com - Covid restrictions.

Tom Dogger MRICS, London, Bakke Neptune Investment Ltd, tdogger@bninvestment.co.uk - The rush to meet the SDLT deadline has seen high levels of activity. Market has been quieter in the past few weeks, as buyers realise they cannot complete by the end of June 2021.

William Delaney AssocRICS, City of London, Lawrence Ward & Co., william@lwllondon.com - The effects of the government measures to combat the virus have yet to be revealed. Confidence is low amongst buyers in the City and with the threat of further lockdowns not being ruled out, its difficult to predict when transaction levels will recover.

Scotland

Adrian Stott FRICS, Lothians, J and E Shepherd, a.stott@shepherd.co.uk - Slight easing detected in supply, but sales achieved in excess of home report valuation.

Alan Kennedy MRICS, Fraserburgh, Shepherd Surveyors, alankennedy84@hotmail.com - The local market remains fairly buoyant, with realistically priced properties selling relatively quickly and, in some cases, above Home Report value.

Alex Inglis MRICS, Scottish Borders, Galbraith, alex.inglis@galbraithgroup.com - The market remains strong in the Scottish Borders with demand for most types of property exceeding supply. Good rural properties remain particularly popular.

David Cruickshank MRICS, Elgin, D M Hall LLP, david.cruickshank@dmhall.co.uk - The market continues to be characterised by abnormally high demand and a limited supply of property. This has resulted in sales occurring readily, with competition for many properties, resulting in increasing house prices.

George Brewster FRICS, Edinburgh, J&E Shepherd, gbrewster@shepherd.co.uk - Prices remain strong reflecting low stock levels.

Ian Morton MRICS, St Andrews, Bradburne and Co, info@bradburne.co.uk - Properties coming to the market have slowed and the traditional school holiday time has meant a reduction in the properties available for sale. We hope to see a return to normality in mid August.

John Brown FRICS, MRTPI, DLE, Edinburgh, John Brown and Company, john.brown@jb-uk.com - Interesting month, still very positive for mid and upper markets but less competitive in the lower end and first time buyer sector is slow. This is to do with concerns over employment and mortgages being available but deposit wanted. Demand is there for bigger houses as more home working is permanent.

Thomas Baird MRICS, Glasgow, Select Surveyors, thomas.baird@selectsurveyors.co.uk - Increase this month in home report instructions although replenished stock still low in the residential sector.

Tom Murray AssocRICS and Registered Valuer, Ayrshire, Thomas Murray Property, tm@thomasmurrayproperty.com - The market is strong. Demand continues to outstrip supply. Properties are selling at well over Home Report value.

Northern Ireland

Daniel Mc Leron FRICS, Omagh, Mc Leron Estate Agents & Valuers., info@mclernonestateagents.com - Shortage of new instructions and stock. Market still brisk. Demand exceeds supply.

Kirby O'Connor Assoc Rics, Belfast, Goc Estate Agents, kirby@gocestateagents.com - The stamp duty break drove business and encouraged more activity, we have seen super prices and hopefully this does not dip.

Samuel Dickey MRICS, Belfast, Simon Brien Residential, sdickey@simonbrien.com - The sales market continues to be strong but demand still outstrips supply.

Stephen Fitzpatrick MRICS, Newry and Mourne, Stephen Fitzpatrick & Co Estd 1881, info@stephenfitzpatrick.co.uk - The current market is beginning to overheat. New build house prices are escalating as a result of the spiralling cost of timber and steel and other associated building requisites.

Surveyor comments - lettings

North

David Shaun Brannen AssocRICS, Whitley Bay, Brannen & Partners, shaun.brannen@brannen-partners.co.uk - Still worried about the number of private LL's leaving the PRS, as demand is very strong at the Coast.

Neil Foster MRICS, Hexham, Foster Maddison Property Consultants, neil@fostermaddison.co.uk - The reckoning from years of government meddling in the private sector has finally arrived with rents for three and four bedroom homes rocketing by over 25% in the last quarter. There is a structural deficit of homes to rent and tenants are paying the price for smaller landlords leaving the sector.

Richard Towler MRICS, Penrith, Eden Lettings & Management, enquiries@edenletting.co.uk - Demand is still firm and stocks are low.

Yorkshire & the Humber

Alex Mcneil MRICS, Huddersfield, Bramleys, alex.mcneil@bramleys1.co.uk - Rent levels increasing at rapid rate due to extreme shortage of stock available. 3 bed mid market most popular with more muted growth in upper end.

Ben Hudson MRICS, York, Hudson Moody, benhudson@hudson-moody.com - Shortage of supply pushing up rents as some landlords sell taking advantage of the busy sales market and worries over increased regulation.

Michael Darwin MRICS, Northallerton, M W Darwin and Sons, info@darwin-homes.co.uk - Fewer properties coming on to let, demand still very high.

North West

Jonathan Clayton FRICS, Lytham St Annes and The Ribble Valley, JPA surveyors, jonathan@jpasurveyors.co.uk - A number of landlords are selling, taking advantage of rising prices.

East Midlands

John Chappell BSc.(Hons), MRICS, Skegness, Chappell & Co Surveyors Ltd, john@chappellandcosurveyors.co.uk - Tenant demand still strong, with growing demand for 1 bed properties. Many enquiries driven by tenants whose landlords are selling up due to continued bias against landlords by the UK government.

Will Ravenhill, Leicester, Readings, wravenhill@readingspropertygroup.com - Tenant demand is strong, though the calibre of potential tenants is questionable. A number of landlords (some long established) are selling though. Government policy regarding landlord tax, energy efficiency standards and EICR policy is making many landlords think twice about keeping properties.

West Midlands

Colin Townsend MRICS, Malvern, John Goodwin, colin@johngoodwin.co.uk - High demand but still a shortage of new instructions. Rents rising.

Dean Taylor MRICS, Edgbaston, Fishers, dean@fishers.co.uk - We had a steady first half of June and a busy second half with enquiries for properties that had sat on the market a little longer than we would have liked. We expect the market to strengthen as we enter July.

Jeremy Dell, Shropshire, JJ Dell & co, property@jddell.co.uk - I haven't seen rent demand as intense as it is with very little stock.

Jo Lewington, Shrewsbury, Bluestone Lettings, jo@bluestonelettings.co.uk - Still lots of demand, fuelled largely by people moving into the area and people who have sold / want to rent so that they are ready to buy as soon as they find something suitable. Tenants of property we manage are also on the move which is helping our supply.

Mike Arthan FRICS, Shropshire, Barbers, m.arthan@barbers-online.co.uk - Continuing strong tenant demand. Shortage of stock. Rents increasing.

Nicholas Lamb MRICS, Birmingham, Roscarrock Estates Limited, nick_lamb@icloud.com - Given institutional demand for this asset class, we can expect more entrants into the market, more purpose built BTR properties, which will lead to rent stabilisation. Inevitably this will increase pressure on private landlords to up their game.

Philip Blackman MRICS, Atherstone, Merevale Estates, pblackman@merevale.com - A strong market.

East Anglia

Chris Philpot FRICS, Stowmarket, mid Suffolk, Lacy Scott and Knight, cphilpot@lsc.co.uk - Strong demand, with multiple applications for most vacant homes.

Jeffrey Hazel FRICS, King's Lynn, Geoffrey Collings & Co, jhazel@geoffreycollings.co.uk - Steady demand and supply but more applicants are withdrawing just prior to signing up - a result of no application fees being charged we suspect.

Kevin Burt-Gray MRICS, Cambridge, Pocock & Shaw, kevin@pocock.co.uk - Larger properties (2-4 bed houses) in demand. Smaller units taking more time to let but tenant demand seems to have picked up a bit.

Nigel Morgan FRICS, North Walsham, Managed Property Supply Ltd, nmorgan@spaldingandco.co.uk - Upward movement in rents more pronounced than a couple of months ago.

South East

Martin Allen MRICS, Wingham, Canterbury, Elgars, m.allen@elgars.uk.com - Very little activity from both landlords and prospective tenants.

Mr David Parish FRICS, Upminster, Gates Parish & Co, professional@gates-parish.co.uk - There is a good demand for all types of property at the present time although there is a shortage of new instructions.

Stan Shaw AssocRICS, Registered Valuer, assessor., Richmond and Kingston upon Thames, Mervyn Smith & Co., stanleyshaw@hotmail.com - Many of our landlords have decided to sell up in the last 3 months, reducing our supply and with notable increase in average rents achieved (especially for family houses).

South West

Ian Perry FRICS, Cheltenham Cirencester Nailsworth Stroud Tetbury, Perry Bishop and Chambers, ianperry@perrybishop.co.uk - The market has been fairly consistent throughout the first half of the year.

Marcus Arundell Member, Bath, HomeLets, marcus@homelets-bath.co.uk - Busy start to the summer with strong applicant demand, albeit stock levels remain fairly flat. Student clearing surge expected August/September.

Mark Annett FRICS, Chipping Campden, Mark Annett & Company, mark.f.annett@gmail.com - A strong lettings market fuelled by supply and demand.

Paul Oughton MARLA, MNAEA, Cirencester and the Cotswolds, Moore Allen & Innocent, paul.oughton@mooreallen.co.uk - Severe shortage of stock to let and unable to meet tenant demand.

Wales

Paul Lucas FRICS, Haverfordwest, R.K. Lucas & Son, paul@rkucas.co.uk - Rental enquiries remain strong but there is a significant shortage of available letting properties. I suspect that this is partly due to an active sales market coupled with increasingly onerous conditions placed on letting landlords.

London

Allan Fuller FRICS, Putney, Allan Fuller Estate Agents, allan@allanfuller.co.uk - Demand remains at a steady level, rents agreed on new lettings are generally slightly lower than the previous letting on some properties but we are seeing signs of rents stabilising as more people come off furlough. We are not seeing any sign of landlords selling their investment property.

Jeremy Leaf FRICS, Finchley, Jeremy Leaf & Co, jeremy@jere-myleaf.co.uk - Strong tenant demand continued but the quality of enquiries remains poor and new listings failed to keep pace. As a result, we noticed a hardening of rents especially for pet-friendly flats or houses with at least two bedrooms and outside space.

Terry Osborne FRICS, Westminster SW1, Tuckerman Residential, tosborne123@yahoo.com - Covid remains a problem. Fewer people wishing to rent in London. Too many new tower blocks quoting too high rentals.

Tom Dogger MRICS, London, Bakke Neptune Investment Ltd, tdogger@bninvestment.co.uk - Increasing supply and fewer tenants.

William Delaney AssocRICS, City of London, Lawrence Ward & Co., william@lwondon.com - Whilst tenant demand has been healthy, the lack of tenants from corporate relocation has had a negative effect on headline rents in The City and periphery. Until companies can get workers back into offices and air travel is normalised, rents will remain suppressed.

Scotland

Carolyn Davies MRICS, Dumfries, Savills, cmadavies@savills.com - Scarcity of property within the local market is driving up rents, as demand continues to outstrip supply.

George Brewster FRICS, Edinburgh, J&E Shepherd, gbrewster@shepherd.co.uk - A distinct migration from flats to houses.

Ian Morton MRICS, St Andrews, Bradburne and Co, info@bradburne.co.uk - The demand by tenants in comparison to properties available to let means rents keep increasing and investors have few void periods.

John Brown FRICS, MRTPI, DLE, Edinburgh, John Brown and Company, john.brown@jb-uk.com - Tougher in the rental sector as tenants have good selection and lesser numbers as restrictions remain. Stop/go on seasonal employment. Hopefully this ends in July. Students moving back. Rents are not rising. Still the airbnb market, regulations not yet having effect. Next issue is energy rating.

Paul David Letley FRICS, Dundee, Pavillion Properties, paul.letley@gmail.com - The gradual relaxation of the government restrictions has allowed young people and workers to return to independent living. This has resulted in a high demand for 1 and 2 bedroom flats. HMO property has been less popular and there has been an over supply resulting in some price reductions.

Northern Ireland

David Irwin MRICS, Belfast, Ikon Property Group, david.irwin@ikonpropertygroup.com - Demand for high quality and well managed rental homes is exceptionally high with enquiries coming from as far as England and Dublin. Capital values have increased and per calendar month rents have increased.

Kirby O'Connor Assoc Rics, Belfast, Goc Estate Agents, kirby@gocestateagents.com - Rental market strong as ever, all student houses have been let very early this year.

Samuel Dickey MRICS, Belfast, Simon Brien Residential, sdickey@simonbrien.com - The rental market continues at a pace with several viewers for one property.

Contacts

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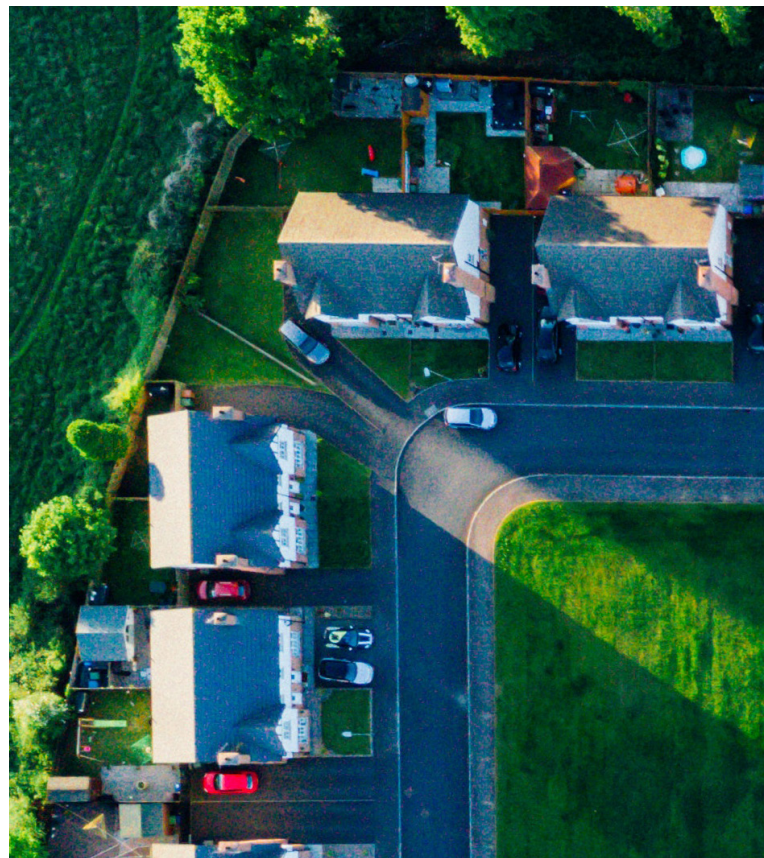
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