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RICS housing market survey

United Kingdom

Extreme weather puts a freeze on activity but prices continue to rise

- The net price balance increased to +32%.
- The new buyer enquiries, new instructions and agreed sales net balances turn negative due the weather.
- Surveyors remain optimistic about the short term outlook for both prices and activity.

The January 2010 RICS Housing Market Survey showed an increasing number of surveyors seeing price rises rather than falls. The seasonally adjusted net balance of surveyors reporting rising rather than falling prices rose to 32% in January from 30% and is now only slightly below November's recent high of 35%.

However, buying and selling fell during the month; respondents to the survey attributed this to the extreme weather conditions experienced in the early January. The new buyer enquiries net balance fell to -20% (from +18%), the agreed sales net balance fell to -15% (from +19%) and the new instruction net balance fell to -5% (from +15%).

Nevertheless, surveyors view the fall in activity levels as temporary- reflecting one-off factors- and as such they remain optimistic with respect to future activity levels. Indeed, the sales expectations net balance jumped quite sharply to +24% (from +7%).

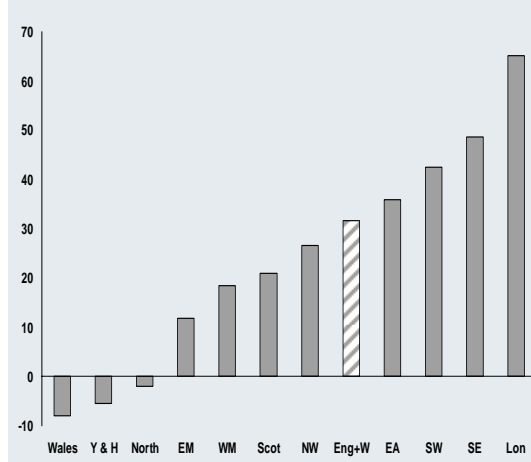
The average stock of property on surveyors books increased by 3.5% on the month to 64.8 per surveyor, while the average number of completed sales per surveyor fell by 2.1% on the month to 18.6 per surveyor. This had the mechanical effect of lowering the sales to stock ratio—a key indicator of market slack—to 28.8% (from 30.4%). Significantly, however, the price expectations net balance jumped to +24% (from +12%). The difference between the two likely reflects the expected resumption of 'business as usual' after the snow.

From a regional perspective, London, the South East and the South West were the clear outperformers. In Wales, Yorkshire and Humberside and the North, a greater number of surveyors reported price falls rather than rises.

Price changes in England and Wales
% balance of surveyors, change over past 3 months



Price changes, regional breakdown
% balance of surveyors, change over past 3 months



	Proportion of surveyors reporting a rise, fall or no change in house prices over the last three months				Prices	Stocks of	Completed
	Rise %	Same %	Fall %	Balance**	Balance**	homes on books	sales*
	-----Not Seasonally Adjusted-----				-----Seasonally Adjusted-----		
Nov-09	35	55	10	25	35	61	19
Dec-09	29	60	10	19	30	63	19
Jan-10	35	59	6	29	32	65	19

* House sales over the past three months

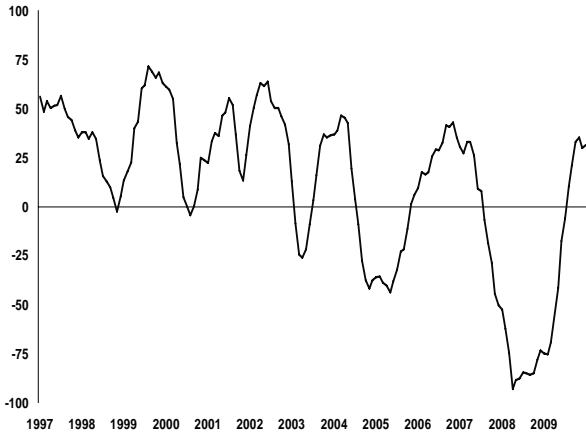
** Balance = Proportion of surveyors reporting a rise in prices minus those reporting a fall (if 30% reported a rise and 5% reported a fall, the unadjusted balance will be 25%)

Figures may not sum up to 100% due to rounding errors. All figures in table refer to England and Wales only.

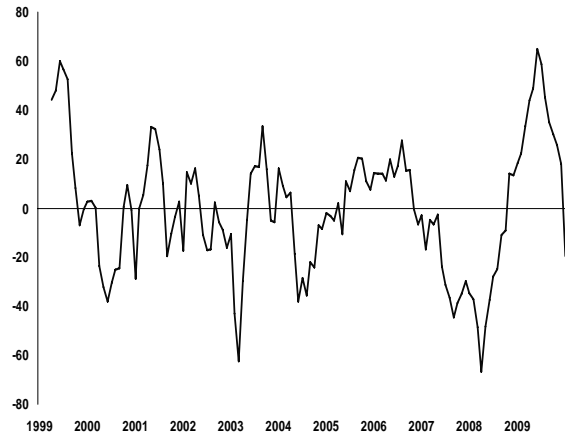
Total number of survey contributors = 274



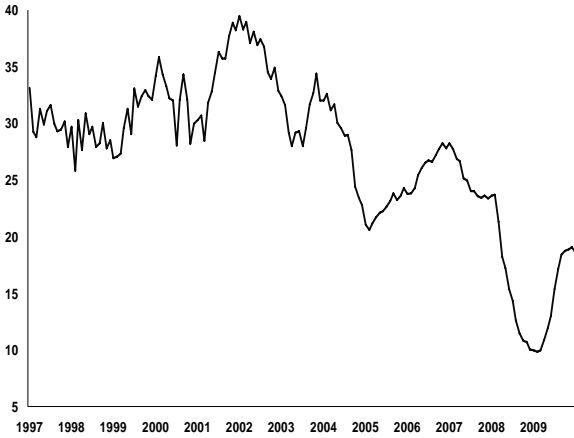
Property prices in England & Wales, change over past 3 months
% balance, seasonally adjusted



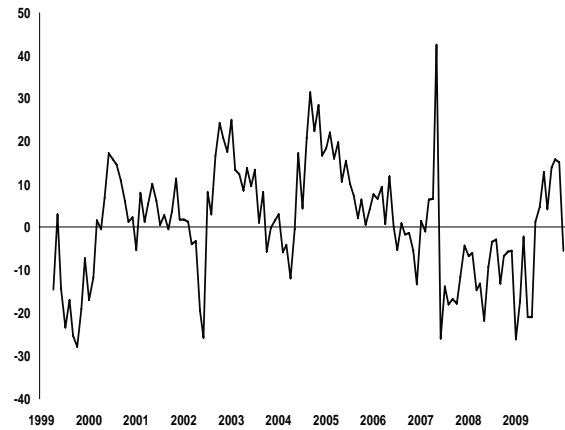
New buyer enquiries, change over past month
% balance, seasonally adjusted, England & Wales only



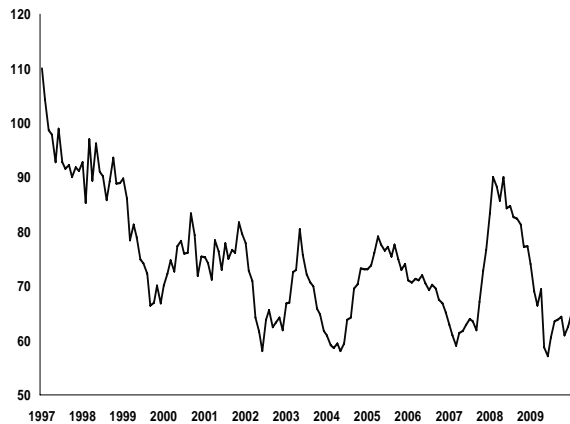
Property sales in England & Wales, change over past 3 months
Average per surveyor



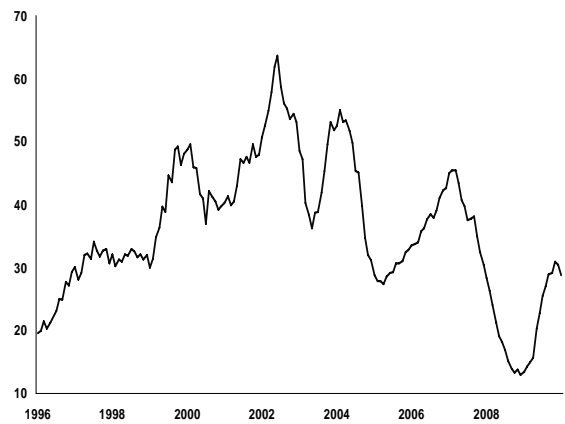
New vendor instructions, change over past month
% balance, seasonally adjusted, England & Wales only



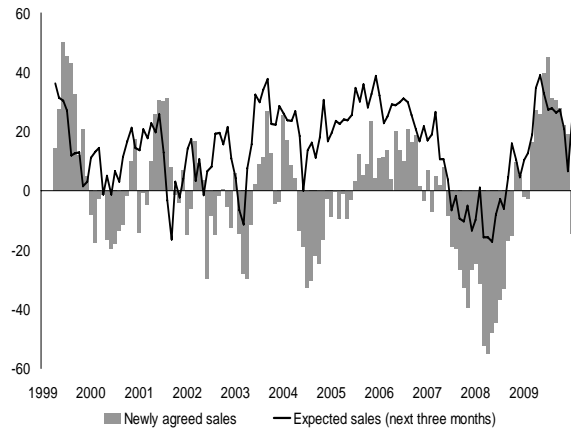
Unsold stocks of properties on surveyors' books, Eng & Wales
Average per surveyor, end period



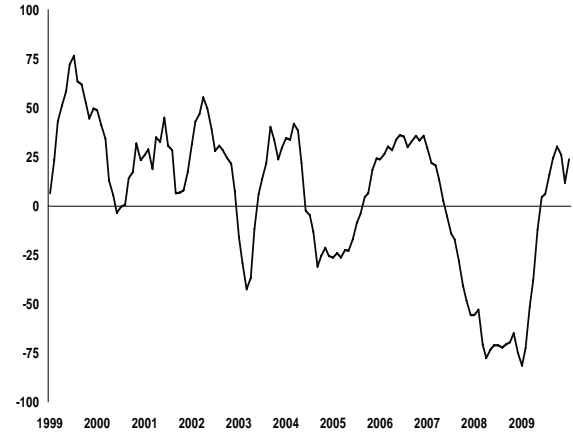
Ratio of sales to unsold stocks on surveyors' books
England and Wales, %



Change in newly agreed sales / Expected change in sales
% balance, seasonally adjusted, England & Wales only

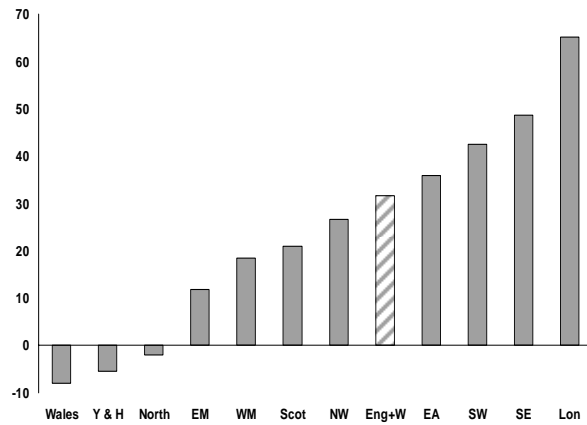


Expected change in prices, next three months
% balance, seasonally adjusted, England & Wales only

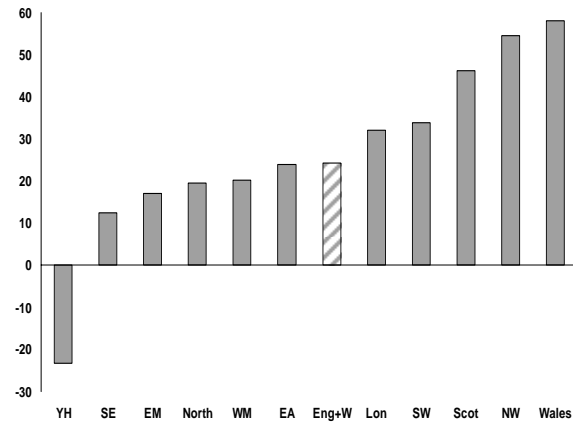


Regional comparisons

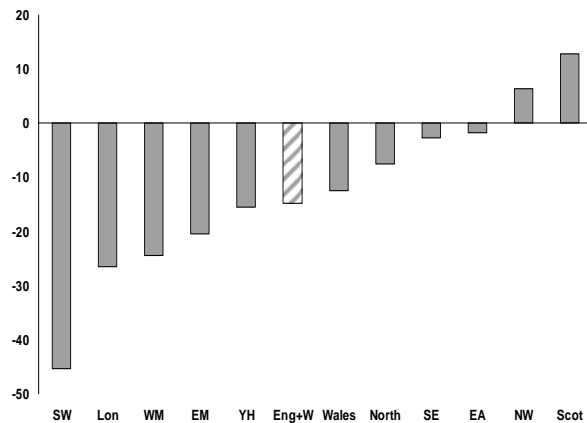
Property prices, change over past 3 months
% balance, seasonally adjusted



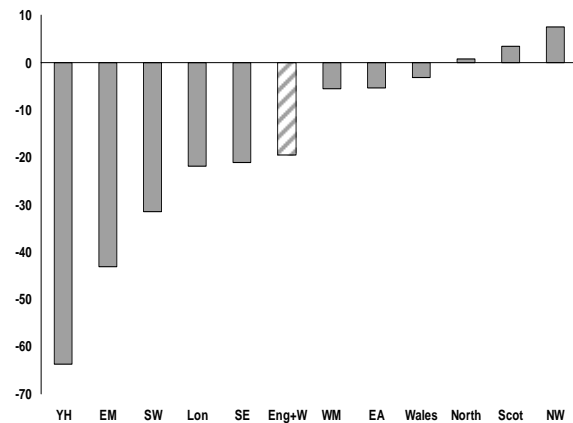
Sales expectations, change over next 3 months
% balance, seasonally adjusted



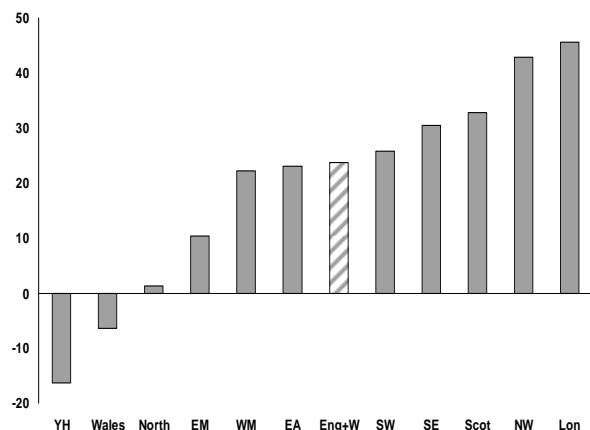
Newly agreed sales, change over past month
% balance, seasonally adjusted



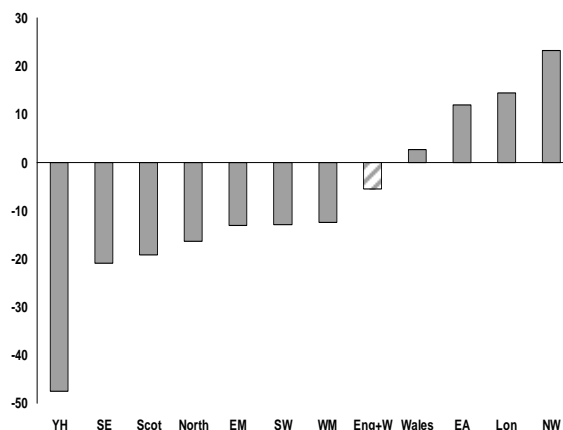
New buyer enquiries, change over past month
% balance, seasonally adjusted



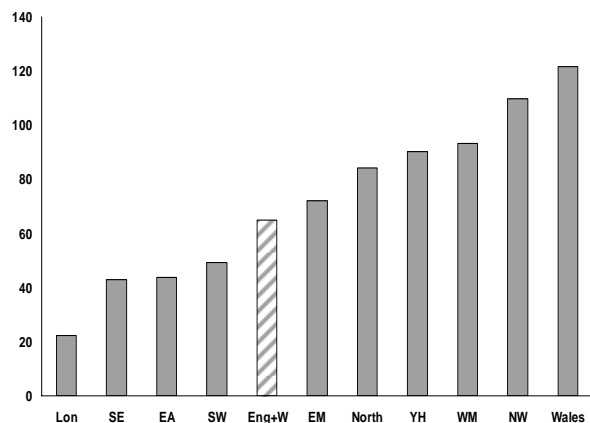
Price expectations, change over next 3 months
% balance, seasonally adjusted



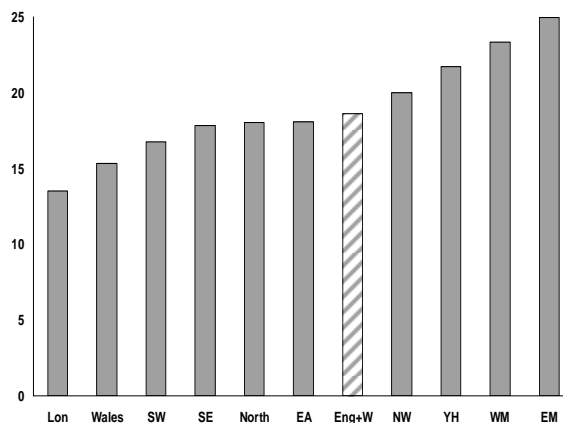
New vendor instructions, change over past month
% balance, seasonally adjusted



Current inventory of stock on surveyors books
% balance, seasonally adjusted



Completed sales per surveyor, change over past 3 months
% balance, seasonally adjusted



Price summary*, United Kingdom

Proportion of surveyors reporting changes in price over last three months

Price change (%) by band	Price rise -----				Price fall -----					Balance**
	> +8,	+5 to 8,	+2 to 5,	0 to +2,	Same,	0 to -2,	-2 to -5,	-5 to -8,	> -8	
North	0	0	0	3	87	10	0	0	0	-7
Yorkshire & Humberside	0	0	1	12	75	4	7	2	0	0
North West	0	0	11	8	74	7	0	0	0	12
East Midlands	0	0	2	19	75	5	0	0	0	16
West Midlands	0	0	1	25	65	9	0	0	0	17
East Anglia	0	0	4	34	55	7	0	0	0	32
South East	0	2	12	39	43	4	0	0	0	49
South West	0	1	6	38	51	4	0	0	0	41
Wales	0	0	0	0	84	10	6	0	0	-16
London	4	15	15	29	35	2	0	0	0	62
Scotland	0	0	0	16	82	1	0	0	0	15
Northern Ireland	0	0	0	4	68	21	4	3	0	-24

* Not Seasonally Adjusted

** Balance = the percentage of surveyors reporting a rise, minus those reporting a fall. Numbers may not add up due to rounding

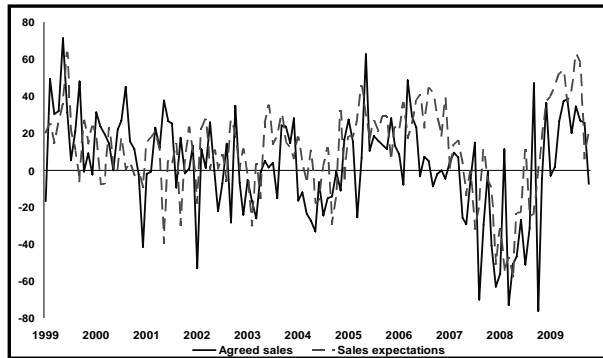
Charts and data are available to the media on request. Contact the RICS Press Office on:
0207 695 1682 / 0207 334 3736

North

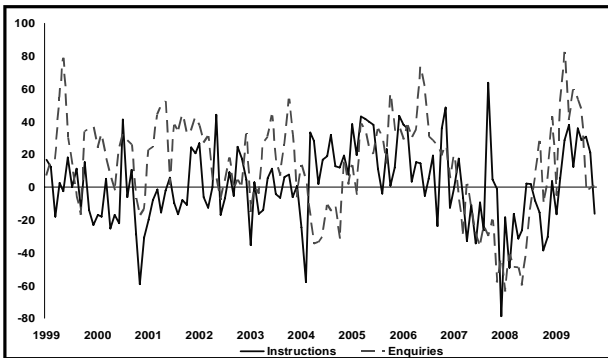
	Proportion of surveyors reporting a rise, no change or fall in prices over the past 3 months				Prices
	Rise %	Same %	Fall %	Balance	Balance
	-----NSA-----				SA
Apr-09	0	45	54	-54	-64
May-09	0	35	65	-65	-54
Jun-09	6	59	34	-28	-31
Jul-09	0	78	22	-22	-20
Aug-09	0	100	0	0	-2
Sep-09	9	83	8	1	1
Oct-09	9	81	10	-2	5
Nov-09	1	83	16	-15	-3
Dec-09	9	75	16	-6	-7
Jan-10	3	87	10	-7	-2

Balance figure is NOT the percentage change in prices but an indication of the trend in prices
 Figures may not sum up to 100% due to rounding errors
 NSA = Not Seasonally Adjusted, SA = Seasonally Adjusted

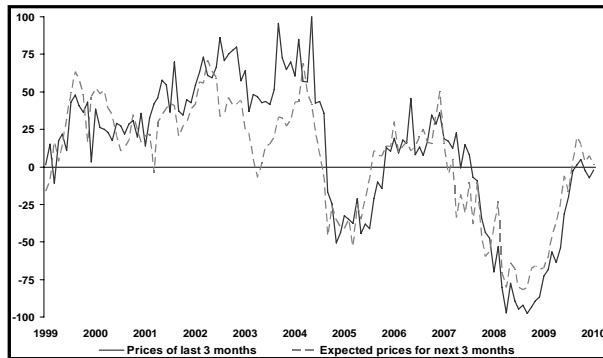
Changes in sales
% Balance, seasonally adjusted



Changes in enquiries and instructions
% Balance, seasonally adjusted



Change in prices
% Balance, seasonally adjusted

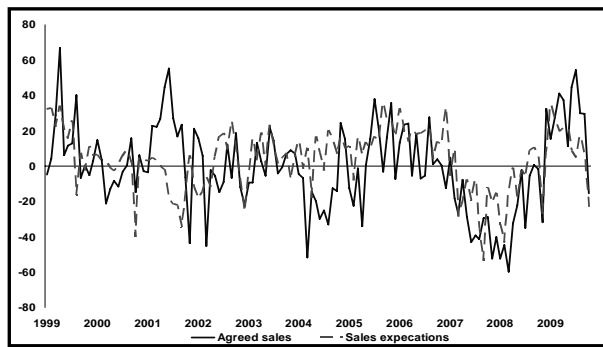


Yorkshire and Humberside

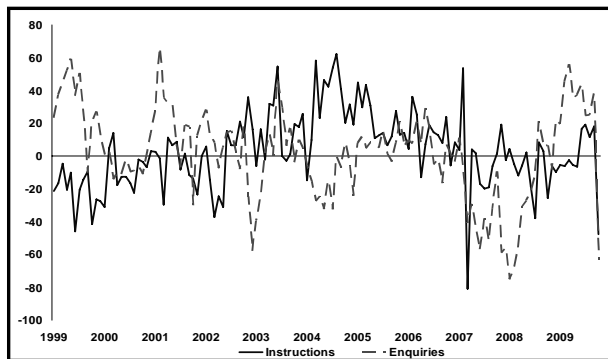
	Proportion of surveyors reporting a rise, no change or fall in prices over the past 3 months				Prices
	Rise %	Same %	Fall %	Balance	Balance
	-----NSA-----				SA
Apr-09	0	22	79	-79	-89
May-09	0	33	67	-67	-65
Jun-09	2	52	47	-45	-47
Jul-09	1	59	40	-38	-35
Aug-09	2	68	31	-29	-27
Sep-09	11	58	32	-21	-16
Oct-09	12	69	19	-7	-2
Nov-09	17	64	19	-2	8
Dec-09	15	79	6	9	16
Jan-10	12	75	12	0	-5

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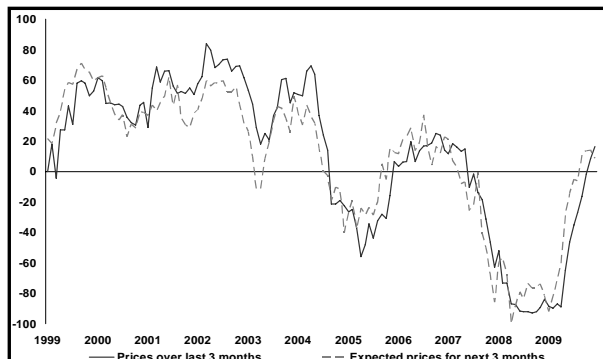
Changes in sales
% Balance, seasonally adjusted



Changes in enquiries and instructions
% Balance, seasonally adjusted



Change in prices
% Balance, seasonally adjusted

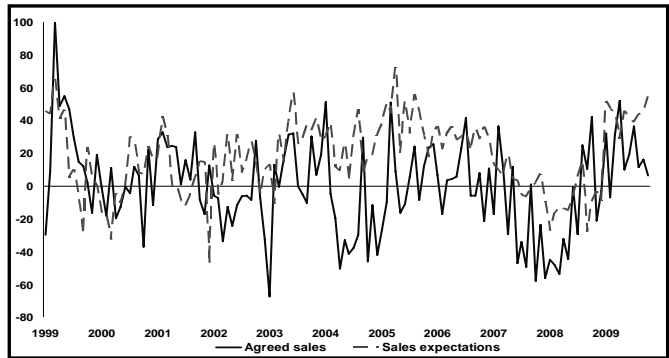


North West

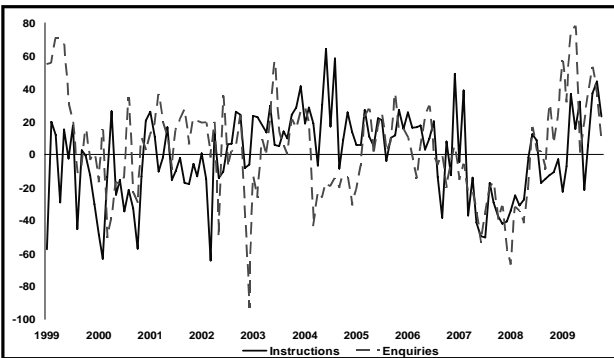
	Proportion of surveyors reporting a rise, no change or fall in prices over the past 3 months				Prices	
	Rise %	Same %	Fall %	Balance	Balance	
	-----NSA-----				SA	
Apr-09	0	55	45	-45	-57	
May-09	0	69	31	-31	-34	
Jun-09	4	70	26	-22	-22	
Jul-09	7	66	26	-19	-13	
Aug-09	27	59	15	12	10	
Sep-09	15	63	23	-8	-5	
Oct-09	22	67	11	10	15	
Nov-09	40	54	6	33	44	
Dec-09	21	69	10	11	20	
Jan-10	19	74	7	12	27	

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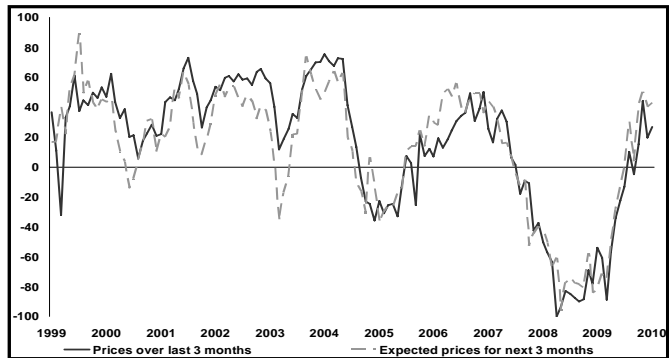
Changes in sales
 % Balance, seasonally adjusted



Changes in enquiries and instructions
 % Balance, seasonally adjusted



Change in prices
 % Balance, seasonally adjusted

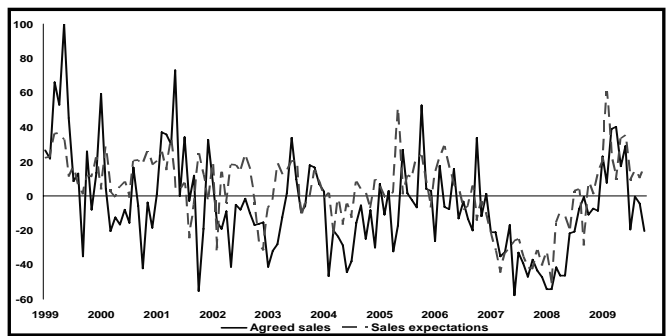


East Midlands

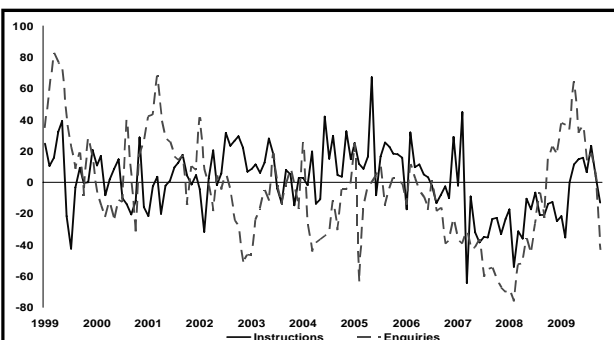
	Proportion of surveyors reporting a rise, no change or fall in prices over the past 3 months				Prices	
	Rise %	Same %	Fall %	Balance	Balance	
	-----NSA-----				SA	
Apr-09	0	28	71	-71	-78	
May-09	2	42	56	-54	-57	
Jun-09	4	58	37	-33	-34	
Jul-09	6	67	27	-21	-22	
Aug-09	6	80	14	-8	-7	
Sep-09	12	71	18	-6	-2	
Oct-09	6	75	19	-13	-3	
Nov-09	23	63	14	9	19	
Dec-09	16	65	19	-3	2	
Jan-10	21	75	5	16	12	

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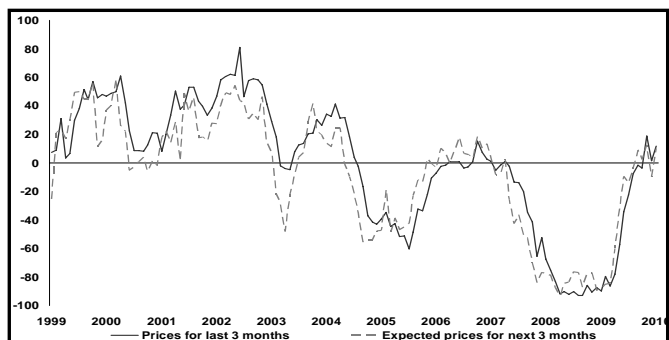
Changes in sales
 % Balance, seasonally adjusted



Changes in enquiries and instructions
 % Balance, seasonally adjusted



Change in prices
 % Balance, seasonally adjusted

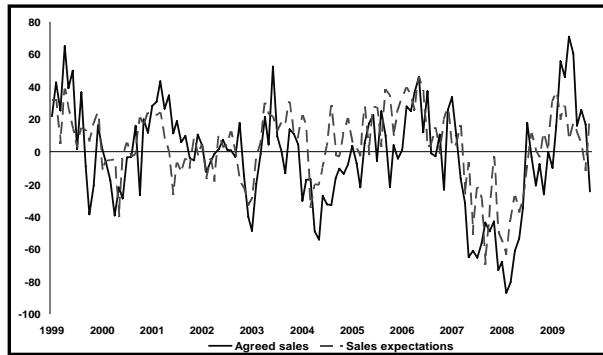


West Midlands

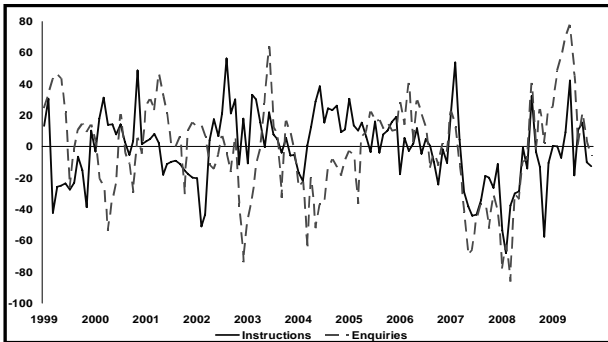
	Proportion of surveyors reporting a rise, no change or fall in prices over the past 3 months				Prices	
	Rise %	Same %	Fall %	Balance	Balance	
	-----NSA-----				SA	
Apr-09	0	33	67	-67	-71	
May-09	0	34	66	-66	-80	
Jun-09	1	52	47	-46	-52	
Jul-09	2	76	23	-21	-25	
Aug-09	9	53	38	-29	-23	
Sep-09	25	48	27	-3	5	
Oct-09	19	54	27	-8	0	
Nov-09	16	61	22	-6	1	
Dec-09	14	62	24	-9	-4	
Jan-10	26	65	9	17	19	

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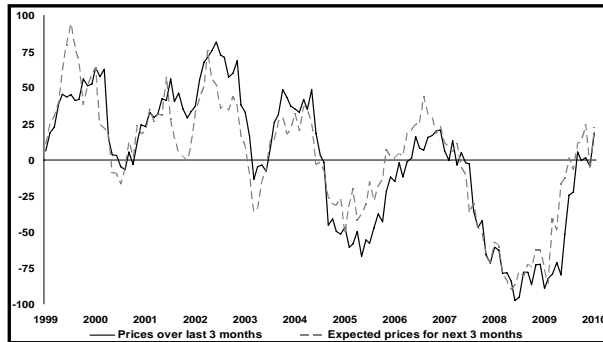
Changes in sales
% Balance, seasonally adjusted



Changes in enquiries and instructions
% Balance, seasonally adjusted



Change in prices
% Balance, seasonally adjusted

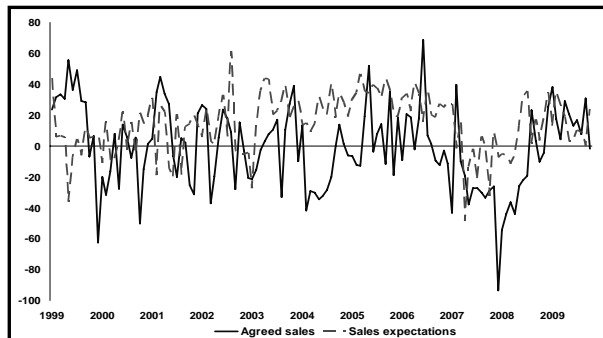


East Anglia

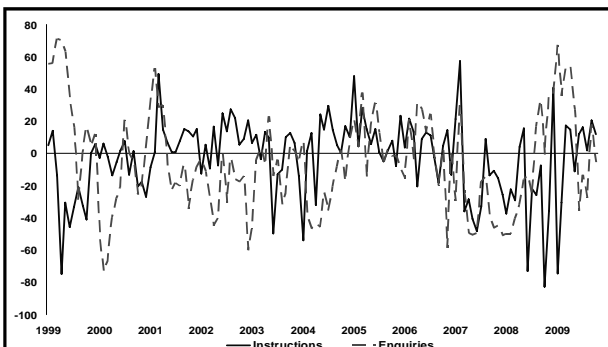
	Proportion of surveyors reporting a rise, no change or fall in prices over the past 3 months				Prices	
	Rise %	Same %	Fall %	Balance	Balance	
	-----NSA-----				SA	
Apr-09	5	45	50	-45	-61	
May-09	0	59	41	-41	-49	
Jun-09	10	54	36	-27	-25	
Jul-09	12	51	36	-24	-21	
Aug-09	11	74	14	-3	-1	
Sep-09	18	59	23	-5	0	
Oct-09	31	54	14	17	23	
Nov-09	15	74	11	5	18	
Dec-09	30	62	8	22	36	
Jan-10	39	55	7	32	36	

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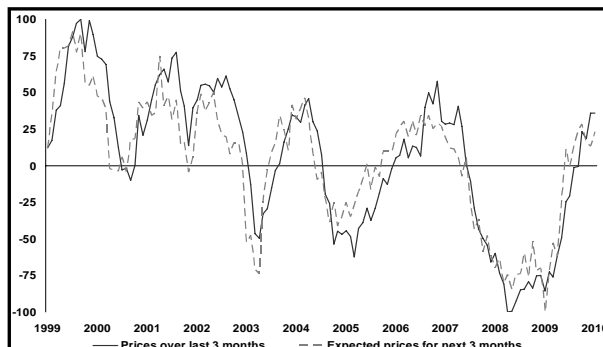
Changes in sales
% Balance, seasonally adjusted



Changes in enquiries and instructions
% Balance, seasonally adjusted



Change in prices
% Balance, seasonally adjusted

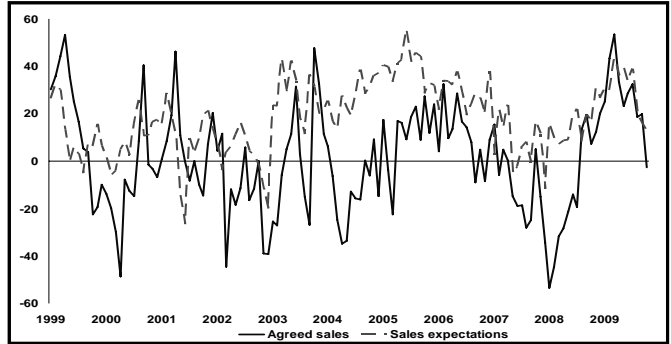


South East

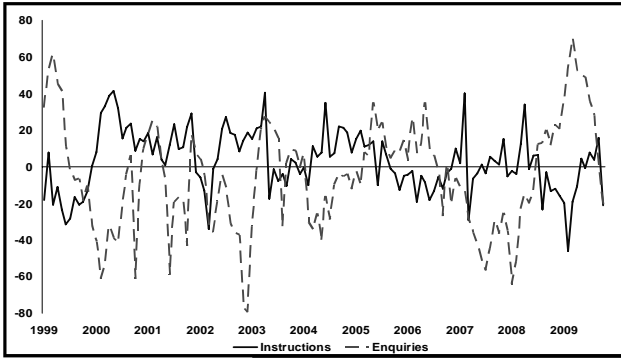
	Proportion of surveyors reporting a rise, no change or fall in prices over the past 3 months				Prices	
	Rise %	Same %	Fall %	Balance	Balance	
	-----NSA-----				SA	
Apr-09	7	63	30	-23	-43	
May-09	6	63	31	-25	-26	
Jun-09	21	60	19	2	-2	
Jul-09	24	57	18	6	14	
Aug-09	47	47	7	40	37	
Sep-09	47	50	3	43	50	
Oct-09	56	40	5	51	61	
Nov-09	57	39	3	54	65	
Dec-09	45	50	4	41	53	
Jan-10	53	43	4	49	49	

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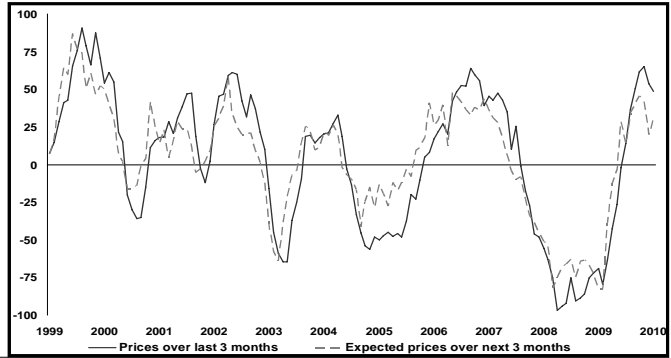
Changes in sales
% Balance, seasonally adjusted



Changes in enquiries and instructions
% Balance, seasonally adjusted



Change in prices
% Balance, seasonally adjusted

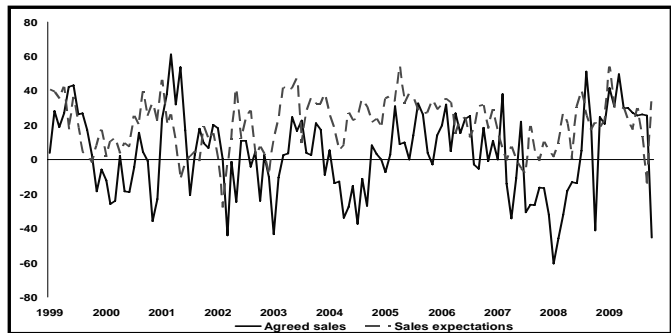


South West

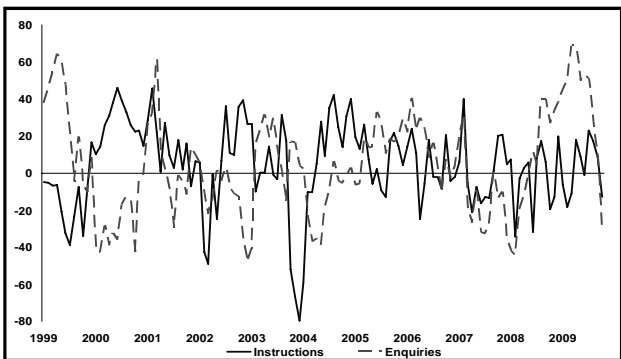
	Proportion of surveyors reporting a rise, no change or fall in prices over the past 3 months				Prices	
	Rise %	Same %	Fall %	Balance	Balance	
	-----NSA-----				SA	
Apr-09	5	53	43	-38	-47	
May-09	10	63	27	-17	-30	
Jun-09	23	63	15	8	11	
Jul-09	14	73	13	1	7	
Aug-09	28	65	7	21	24	
Sep-09	30	59	10	20	28	
Oct-09	41	56	4	37	39	
Nov-09	30	64	5	25	37	
Dec-09	33	65	2	30	38	
Jan-10	45	51	4	41	42	

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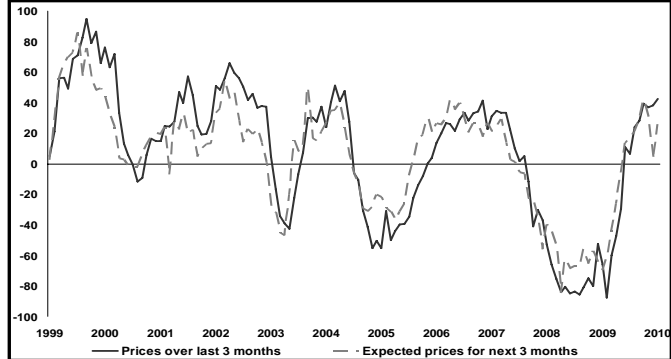
Changes in sales
% Balance, seasonally adjusted



Changes in enquiries and instructions
% Balance, seasonally adjusted



Change in prices
% Balance, seasonally adjusted

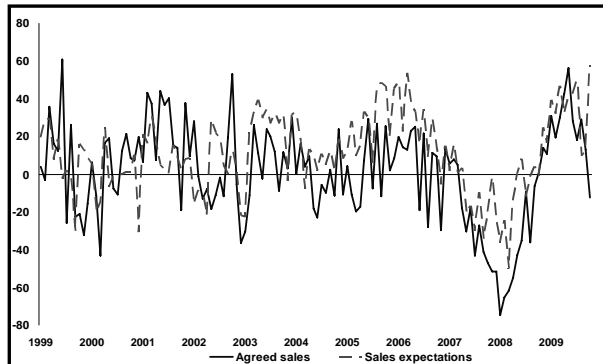


Wales

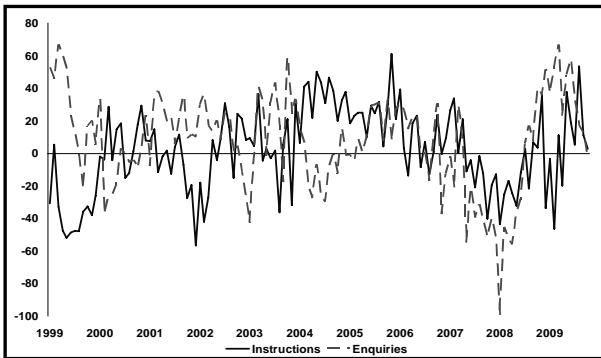
	Proportion of surveyors reporting a rise, no change or fall in prices over the past 3 months				Prices	
	Rise %	Same %	Fall %	Balance	Balance	SA
-----NSA-----						
Apr-09	0	46	54	-54	-62	
May-09	1	51	48	-47	-59	
Jun-09	10	61	29	-19	-25	
Jul-09	1	58	41	-40	-42	
Aug-09	3	66	31	-27	-28	
Sep-09	13	65	22	-9	-13	
Oct-09	8	78	14	-6	-1	
Nov-09	4	85	11	-8	7	
Dec-09	5	81	14	-10	6	
Jan-10	0	84	16	-16	-8	

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 Figures may not sum up to 100% due to rounding errors
 NSA = Not Seasonally Adjusted, SA = Seasonally Adjusted

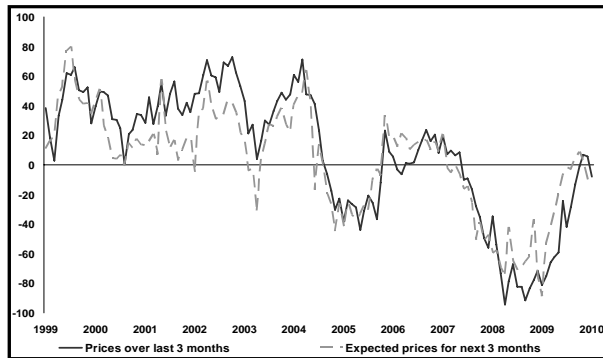
Changes in sales
% Balance, seasonally adjusted



Changes in enquiries and instructions
% Balance, seasonally adjusted



Change in prices
% Balance, seasonally adjusted

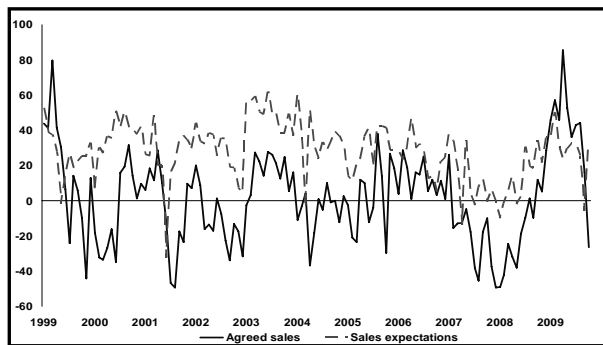


London

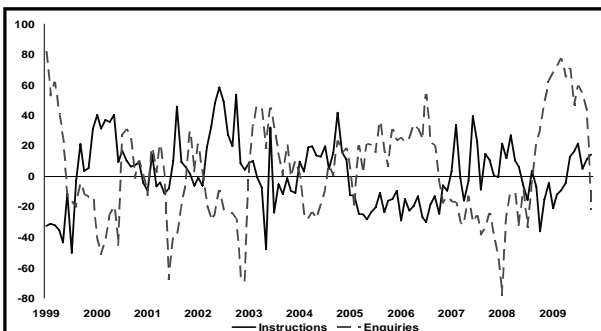
	Proportion of surveyors reporting a rise, no change or fall in prices over the past 3 months				Prices	
	Rise %	Same %	Fall %	Balance	Balance	SA
-----NSA-----						
Apr-09	17	57	26	-9	-24	
May-09	26	43	31	-5	-13	
Jun-09	36	40	25	11	6	
Jul-09	38	53	9	29	30	
Aug-09	48	49	2	46	44	
Sep-09	74	25	1	73	77	
Oct-09	86	14	0	86	94	
Nov-09	66	27	7	60	67	
Dec-09	52	36	11	41	62	
Jan-10	63	35	2	62	65	

Balance figure is NOT the percentage change in prices but an indication of the trend in prices
 Figures may not sum up to 100% due to rounding errors
 NSA = Not Seasonally Adjusted, SA = Seasonally Adjusted

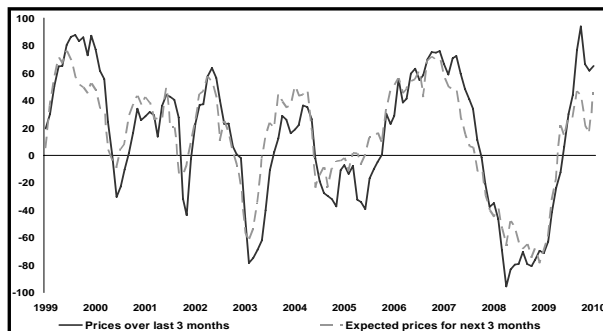
Changes in sales
% Balance, seasonally adjusted



Changes in enquiries and instructions
% Balance, seasonally adjusted



Change in prices
% Balance, seasonally adjusted



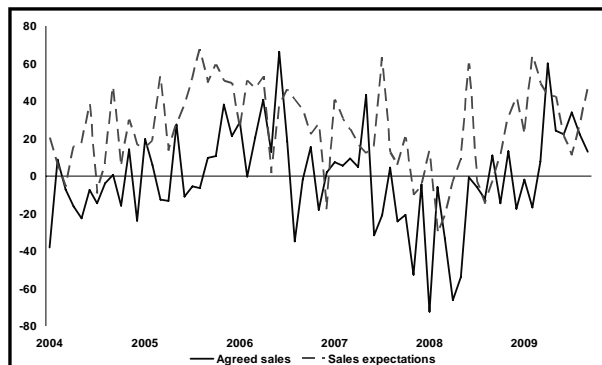
Figures for Northern Ireland have been collected since the beginning of 2006, though there is insufficient statistical time series information at present to provide market commentary. Summary statistics for the latest month are available on page five, while surveyor comments on the state of the market can be found from page 17.

Scotland

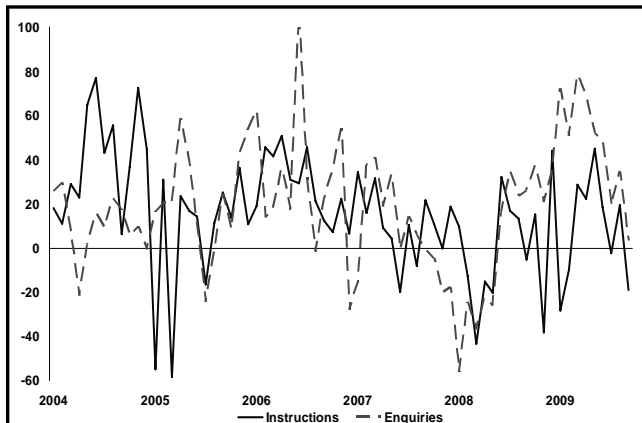
	Proportion of surveyors reporting a rise, no change or fall in prices over the past 3 months			Prices	
	Rise %	Same %	Fall %	Balance	Balance
	-----NSA-----				SA
Apr-09	1	67	32	-31	-47
May-09	10	81	10	0	-19
Jun-09	7	82	11	-4	-5
Jul-09	20	76	5	15	14
Aug-09	33	56	11	22	26
Sep-09	16	75	9	7	20
Oct-09	16	78	6	9	24
Nov-09	21	73	6	15	27
Dec-09	25	75	0	25	38
Jan-10	16	82	1	15	21

Balance figure is NOT the percentage change in prices but an indication of the trend in prices
 Figures may not sum up to 100% due to rounding errors
 NSA = Not Seasonally Adjusted, SA = Seasonally Adjusted

Changes in sales
 % Balance, seasonally adjusted



Changes in enquiries and instructions
 % Balance, seasonally adjusted



Change in prices
 % Balance, seasonally adjusted



Chartered surveyor market comments

North

Andrew Bruce FRICS, Edwin Thompson, Berwick-upon-Tweed, Northumberland, 01289 304432 - The winter weather conditions in late December and early January had a significant impact on market activity. Good signs of improvement over the last 7 to 10 days.

David Benjamin MRICS, Matthews Benjamin, Windermere, Cumbria, 015397 33500 - An encouraging start to the year; good levels of instructions at all price levels and increased viewing activity. Signs are positive for a very busy spring market in the Lake District.

Matthew Lodge MRICS, Drivers Jonas LLP, London, Greater London, 2078967924 - Mortgage lending on the up but still low, affordability improved but lack of funds and low LTVs still very limiting. Unassisted first time buyers remain excluded with limited stock being taken up by the more equity-rich.

Mr T H Brannen, Brannen & Partners, Whitley Bay, Tyne & Wear, 0191 2517878 - The market in 2010 has started rather promisingly, and one would hope that this trend continues.

Neil Foster FRICS, Foster Maddison Property Consultants, Newcastle upon Tyne, Tyne and Wear, 0191 222 1066 - Slow but steady resumption of trade after the holiday/snow period. Instructions remain scarce and this is supporting, and possibly fuelling, prices.

P Airey MRICS, Paul Airey Chartered Surveyors, Sunderland, Tyne & Wear, 0191 514 5777 - Buyer enquiries remain steady although new housing stock levels are low.

Paul McSkimmings BSC MRICS, Edward Watson Associates, Newcastle upon Tyne, Tyne and Wear, 0191 281 2444 - Many estate agents are reporting an increase in activity for the time of year. However, constraints in securing credit will continue to hamper significant market improvements and consumer confidence.

Peter M Hayward FRICS, Hayward Tod Ass. LTD, Carlisle, Cumbria, 01228 810300 - After a market which remained unusually busy right up to Christmas, January activity has been slow. Snow and cold weather have not helped, in effect shortening the month to say two weeks only. Interest/enquiries are now starting to flow through.

Richard Sayer BSc FRICS, Rok Matthews Sayer, Alnwick, Northumberland, 01665 510044 - Good levels of sales to the year end were followed by a seasonal fall in activity in January, compounded by extreme weather. Instructions and enquiries have risen sharply in the last 2 weeks to compensate.

Sam Gibson, Strutt & Parker, Morpeth, Northumberland, 01670 516123 - Buyers frustrated by lack of stock.

Stuart T Allan FRICS, Broadley & Coulson, Bishop Auckland, Co. Durham, 01388 602656 - The market is showing some signs of improvement in terms of numbers of property valued after a spell of low interest during the snowy period. Difficulties in obtaining mortgages and very cautious mortgage valuers have slowed down the market.

Yorkshire and Humberside

Alex McNeil MRICS, Bramleys, Calderdale, Halifax, 01484 530361 - The market remains resilient with there being underlying demand but is being restricted by a winter of hardship, with employment prospects remaining uncertain. For those in a position to buy, current market conditions may be favourable.

Alex McNeil MRICS, Bramleys, Huddersfield, West Yorkshire, 01484 530361 - Adverse weather conditions at the start of the year have delayed activity. Increased local economic news and prospect of public sector cuts will stifle confidence in the first quarter. A challenging year ahead is predicted.

B J Hudson MRICS, Hudson Moody, York, Yorkshire, 01904 650650 - Traditional slowdown over Christmas followed by busy start to year once snow melted away.

Edward G Astin FRICS, Edward G Astin & Associates Ltd, Whitby, North Yorkshire, 01947 821122 - Weather a major factor this month but increased interest as end of month approaches.

Edward Waterson FRICS, Carter Jonas, York, N Yorkshire, 01904 558201 - Conditions remain robust as the housing stock thins and buyers remain positive about the outlook. Some agents are panicking and over-valuing to gain stock. The bad weather has not helped the level of viewings.

Francis Brown FRICS, Norman F Brown, Richmond, North Yorkshire, 01748 822473 - As expected, buyer activity has increased into the new year although slightly hampered by the poor weather.

Jason Barnsdale MRICS, Barnsdale & Son, Doncaster, S Yorkshire, 01302 323 453 - Slow start to the year due to extreme weather conditions. - the press speculation over the scrapping of the HIP pack has caused sellers to be reluctant to commit to having one, or rather to question the need for one.

John E Haigh BSc MRICS FAAV, Lister Haigh, Knaresborough, North Yorkshire, 01423 860 322 - The start of the new year brings a reported all time low in housing stock. As demand is outstripping supply house prices are being sustained and we do not expect to see a further reduction in house prices.

Ken Bird MRICS, Renton & Parr, Wetherby, West Yorkshire, 01937 582731 - Poor weather at the beginning of January has meant the year has got off to a slower start than expected with new instructions still low.

Mark Hunter MRICS, Grice & Hunter, Doncaster, South Yorkshire, 01302 360141 - Due to adverse weather the first half of the month was totally dormant. However, the last two weeks have seen some reasonable sales negotiated although (apart from odd exceptions) sensible pricing remains essential.

Michael Beech MRICS, Windle Beech Winthrop, Skipton, North Yorkshire, 01756 692900 - Continued shortage of affordable mortgage finance (deposits too high), lack of confidence in general, houses still unaffordable and reluctance of agents to correctly advise clients that prices need to continue to fall. The snow also affected viewings.

Michael Whalley FRICS, Dacre Son & Hartley, Harrogate, North Yorkshire, 01423 877200 - During this time of year, traditionally the market slows. However, the adverse weather conditions have seen the market almost stagnate over the last month. We anticipate that demand will increase towards the spring months.

Stephen Edwards FRICS, Cundalls, Malton, North Yorkshire, 01653 697820 - Weather has been very poor and not conducive to viewings.

North West

Andrew Holmes BSc (Hons) Dip Surv MRICS, Carter Jonas, South Lakeland, Cumbria, 01539 814908 - An excellent month and start to the year. Buyer confidence has returned to a market which is competitive due to the lack of good quality property. Vendors are taking offers very seriously and looking to do good deals quickly.

Brian Jackson FRICS, Ellis & Sons, Southport, Merseyside, 01704 534171 - Saleable stock is reducing which may produce higher figures later in the year.

Ian Mcklin FRICS, Ian Macklin & Company, Hale, HaleBarns, Timperley, Cheshire, 0161 980 8011/0161 928 9510 - A terrible start with two weeks of snow discouraging any activity but the last two weeks have had a "buzz" and we're busy.

John Halman FRICS, Gascoigne Halman, Wilmslow, Cheshire, 01625 540044 - January saw an upturn in activity and viewings despite a slow start due to bad weather. Agreed sales show a 27% improvement on 2009 which is a good sign for the spring market.

Louis Rigby FRICS, J.B. & B. Leach, St Helens, Merseyside, 01744 22816 - We expect an increase in instructions over the next 3 months.

Richard Powell BSc FRICS, Ryder & Dutton, Oldham, Lancashire, 0161 925 3232 - The market has been hard to judge in the north west due to the adverse weather conditions which have caused a slow start to 2010. It seems as though sales, instructions and new buyer enquiries are similar to January 2009.

Shannon Conway MRICS, King Sturge LLP, Liverpool, Merseyside, 0151 242 6490 - Confidence continues to grow as parents help children buy their first property. Bidding wars are becoming more commonplace again.

East Midlands

C Ball MRICS, Bury & Hilton, Ashbourne, Derbyshire, 01335 300181 - Seasonal downturn.

C C M Charlton BSc FRICS, Savills, Nottingham, Nottinghamshire, 0115 934 8020 - A lot of downshifters - divorce and death sellers.

Christopher Shallice FRICS FAAV, Hix & Son, Holbeach, Lincolnshire, 01406 422 777 - Generally quiet, which is not surprising considering the time of the year and recent weather conditions.

David Hawke FRICS, David Hawke & Co., Worksop, Nottinghamshire, 01909 531450 - Market remains very fragile.

David Johnson Dip Arb FRICS MCI Arb, Readings Hope & Mann LLP, Leicester, Leicestershire, 0116 204 6153 - Bad weather and Christmas will have limited the usual increase in January activity. Stock remains limited and enquiries are reasonably consistent.

Douglas Gascoigne MRICS, Gascoignes, Southwell, Nottinghamshire, 01636 813245 - 1. Cold weather - limited activity. 2. General winter downturn.

Edward Wreglesworth FRICS, Escritt Barrell Golding, Sleaford, Lincolnshire, 01529 302271 - The market is extremely subdued and probably stalled by the adverse winter weather or uncertainty over the forthcoming general election.

Martin Pendered FRICS, Martin Pendered & Co., Wellingborough, Northamptonshire, 01933 228822 - Much activity during January and a successful auction of properties in need of renovation indicate an improvement in demand and interest. Buyers still difficult to pin down and generally unwilling to commit unless the price is very keen.

Neil Hunt FRICS, Wilkins Vardy Residential Limited, Chesterfield, Derbyshire, 01246 270123 - A very encouraging start to the year in spite of the awful weather. Mortgage availability for first time buyers is still a problem but otherwise it seems we may have some green shoots at last.

Peter Mountain FRICS, Peter Mountain, Louth, Lincolnshire, 01507 603366 - We were snowbound for the first two weeks of January, though small but encouraging signs of improvement since the snow has gone.

Quentin Jackson-Stops, Jackson-Stops & Staff, Northampton, Northamptonshire, 01604 632991 - The slight recovery of the summer and autumn of 2009 seems to have faltered as confidence has rather ebbed away since Christmas. New instruction levels are slowly picking up, as the weather has improved, but buyers seem to be in shorter supply.

R L Bell BSc FRICS, Robert Bell and Company, Horncastle, Lincs, 01507 522222 - There is a shortage of property coming onto the market and this is keeping prices artificially high. We anticipate the economy getting even worse after the election, with cuts in government spending and increases in taxes leading to more unemployment.

Richard Brooks FRICS, Strutt & Parker, Market Harborough, Leicestershire, 01858 433123 - Continuing shortage of stock but keen buyers mean that prices remain more solid.

Stephen J Gadsby BSc FRICS, Gadsby Orridge, Derby, Derbyshire, 01332 296396 - Very quiet start to 2010 although this is largely attributed to inclement weather conditions. Signs in latter part of the month of increased activity.

Stephen Jeffery FRICS, Jeffery Jones Partnership, Derby, Derbyshire, 01332 200388 - Slow start to 2010 in terms of new instructions, agreed sales and buyer enquiries. In comparison to the beginning of 2009, we anticipate activity to increase as we progress further into the new year. We anticipate the forthcoming year to be on 'a par' with 2009.

West Midlands

Andrew Grant FRICS, Andrew Grant LLP, Worcester, Worcestershire, 07976-982742 - Available stock continues to shrink as sales still exceed the intake of net new instructions. Whilst this imbalance exists, house prices will remain underpinned. Any significant influx of new stock will potentially upset a delicate situation.

Andrew Oulsnam MRICS, Robert Oulsnam & Co., Barnt Green, Birmingham, 0121 445 3311 - The snow brought the property market to a halt in the first half of January and although it has certainly improved in the second half, it is not as strong as expected.

Andrew R Perrin MRICS, Fraser Wood (Midlands) Limited, Walsall, West Midlands, 01922 627686 - Due to the Christmas holiday period and the cold weather and snow on the ground, there have been fewer new instructions to the market for the early part of the month. Similarly, there have been fewer enquiries/viewing appointments.

Andrew Spittle MRICS, Pace Property Solutions, Solihull, West Midlands, 0121 705 3028 - The local market has continued to see a moderate price rise in line with the national trend. The outlook for 2010 is uncertain and the spectre of rising inflation is a significant issue as this may well lead to higher interest rates.

C Ball MRICS, Bury & Hilton, Leek, Staffs, 01538 383344 - The fall in demand and supply is probably down to seasonal variations and weather conditions.

Jeremy Dell MRICS FAAV, J J Dell & Company, Oswestry, Shropshire, 01691 653437 - Heavy snow has badly affected business, however there has latterly been a pick up which is to be expected after the holiday period.

John Andrews FRICS IRRV, Doolittle & Dalley, Bridgnorth, Shropshire, 01562 821600 - A quiet month both for new seller instructions and sales, probably due to adverse weather conditions, although internet enquiries have increased. Prospects are for a promising spring provided more property comes to the market for sale.

John Andrews FRICS IRRV, Doolittle & Dalley, Kidderminster, Worcestershire, 01562 821600 - A promising start to the year with buyer interest higher than previous months, although weather has hampered viewings and reduced pre-sale appraisals. The spring market looks promising as buyer enquiries increase. Sustained improvement in sales predicted.

John Andrews FRICS IRRV, Doolittle & Dalley, Bewdley, Worcestershire, 01562 821600 - Signs that pre-sale appraisals are increasing, however vendors expectations on sale price still in some cases optimistic. Generally more interest but hampered by bad weather.

John Andrews FRICS IRRV, Doolittle & Dalley, Stourport, Worcestershire, 01562 821600 - More property needed to satisfy enquiries. New instructions hampered by bad weather although general levels of interest on the increase. Volume of sales anticipated to increase in spring/early summer.

John Ozwell FRICS, Hunters, Solihull, West Midlands, 01564 771000 - January figures show the usual increase over December figures. However, February figures will provide a more interesting barometer of market conditions. Cautious optimism around our offices during the last week of January.

Jonathan Spencer FRICS, Countrywide Surveyors, Coventry, Warwickshire, 02476 454462 - Slow start to the year due to poor weather conditions. Expectation is that activity will increase significantly in the next few months.

Peter Comford FRICS, John Earle & Son, Henley-in-Arden, Warwickshire, 01564 794343 - Activity greatly increased over last 2 weeks and more people looking to put their properties on the market.

Ryan Williams BSc FRICS, McCartneys, Hay-on-Wye, Powys, 01497 820778 - Very quiet early in January - partially weather related. Many people contemplating a move so plenty of market appraisals. Still a lack of able first time buyers. A shortage of quality property at present but supply likely to increase.

East Anglia

Christopher Philpot BSc FRICS, Lacy Scott & Knight, Stowmarket, Suffolk, 01449 612384 - The snow delayed the re-start after Christmas/new year but January has proved very comfortable with a good number of instructions and sales.

David Burr MRICS, David Burr (Long Melford) Ltd., Long Melford, Suffolk, 01787 883144 - The market continues to improve with those properties priced correctly being snapped up by waiting buyers.

David Knights MRICS, David Brown, Ipswich, Suffolk, 01473 222266 - A very quiet start to the year due mainly to the bad weather. New instructions are very hard to come by - competition on fees signal that the cheaper end of the market will still be active.

David M Potter, Potter & Co, Norwich, Norfolk, 01603 627201 - Not many instructions being received, stock level very low, sales of old stock have picked up a bit.

Faisal Oshodi BSc(Hons) MRICS, Russen and Turner, Kings Lynn, Norfolk, 01553 768361 - 2010 has started positively. Lots of viewings which are now starting to turn into sales. This has probably been due to the impact of the snowy weather in early January. Likewise, the amount of new instructions has also started to increase.

John Pocock FRICS, Pocock & Shaw, Cambridge, Cambridgeshire, 01223 322552 - There are signs of an increase, although not yet substantial, in the volume of new instructions. But the demand for the more popular types of property still far exceeds the supply, resulting in a widening of the gap between prices of the most and least popular.

Mike Sarson MRICS, TW Gaze, Diss, Norfolk, 1379641341 - New stock selling well but still lots of overpriced stagnant property around. Buyers seem more buoyant and there is life in the market now the snow has gone. Instruction levels slow but now coming through.

Stuart Clarke MRICS, Clarke & Simpson, Framlingham, Suffolk, 01728 724 200 - With bad weather this has been one of the slowest starts to a year for several years. Houses are beginning to come to the market but there have certainly been less viewings.

Tim Fagan MRICS, Strutt & Parker, Ipswich, Suffolk, 01473 214841 - There continues to be a lack of good quality instructions in the market. The snow stopped people getting around so the market was slow to start after the new year, but demand is now hotting up.

W J Hartnell FRICS, Simon Matthew & Co., Ingatstone, Essex, 01277 355255 - The market was very good before the Christmas period. Since Christmas, sales have been slow probably due to the bad weather. 3 bedroom bungalows are selling well. There is a demand for country houses. We shall have to see how the market progresses.

South East

Andrew Miller FRICS, Linay & Shipp, Orpington, Kent, 01689 825678 - Despite the inclement weather recently we have been very busy with new instructions, enquiries and a good level of sales agreed, some within a few days of coming onto the market.

Bryan Elphick FRICS, Elphick Estate Agents, Ashted, Surrey, 01372 272321 - Shortage of suitable stock worrying.

Clive Rutland FRICS, Rutland Chartered Surveyors, Southampton, Hampshire, 023 8066 3451 - The Xmas break and the weather have restricted the number of potential buyers and sellers. The number of viewings is down and agreed sales were lower than before Xmas. The revision of the Stamp Duty threshold may affect this.

David Nesbit FRICS, D.M.Nesbit & Company, PORTSMOUTH, Hampshire, 02392 864321 - An exceptionally slow start to the Year due to the atrocious weather. Enquiries are recovering, with an increase in new instructions but availability halved over 2009. Some investors are releasing stock anticipating a slow down in the Spring.

David Oswick FRICS, David Oswick FRICS, Hasteed, Essex, 1787477559 - The weather conditions recently following Christmas have caused a virtual shutdown to the market generally.

David Parish FRICS, Gates Parish & Co., Upminster, Essex, 01708 250033 - The market is just beginning to improve following the Christmas and new year period followed by the bad weather. More instructions are now required. Prices are likely to remain stable in this area.

David Sherwood MRICS, Fenn Wright.co.uk, Colchester, Essex, 01206 763388 - Supply and demand imbalances may result in prices moving upwards. The market remains positive in all sectors.

David Smith BSc MRICS, Carter Jonas, Andover, Hampshire, 01264 342342 - An encouraging start to the year, with buyer activity remaining high which has resulted in a number of best and final bids. Buyer activity would be less frantic if there was more stock for them to choose, but vendors remain cautious.

Edward Robinson MRICS, Robinson, Maidenhead, Berkshire, 01628 637600 - Supply is tight which only heightens demand from real buyers - good time to sell.

Geoffrey Holden FRICS, Parsons Son & Basley, Brighton, East Sussex, 01273 326171 - Plenty of applicant activity but very low on instructions.

Ian Perry FRICS, Perry Bishop & Chambers, Faringdon, Oxon, 01285 655355 - Despite the snow, January has been a good month for listings and sales.

John Frost MRICS, The Frost Partnership, Burnham, Buckinghamshire, 01494 680909 - Market very slow to take off in January, hampered by a severe lack of new property coming onto the market. However, activity levels picked up significantly from the middle of January.

John Frost MRICS, The Frost Partnership, Ashford, Middlesex, 01494 680909 - There is little doubt that the bad weather dampened activity in the first week or so of January, but applicant enquiries and viewings have improved since then. The major challenge remains securing sufficient new listings.

John Frost MRICS, The Frost Partnership, Windsor, Berkshire, 01494 680909 - Lack of instructions coming to the market. Well located property if sensibly priced is selling quickly. There is evidence of tenants now wishing to purchase if they have access to funding.

John Frost MRICS, The Frost Partnership, Gerrards Cross, Buckinghamshire, 01494 680909 - General shortage of properties has pushed values up. Danger of overvaluing but good family homes in prime locations are still commanding some premium value.

John Frost MRICS, The Frost Partnership, Staines, Middlesex, 1494680909 - More mortgage products in the market has led to an increase in buyers registering. Instructions are still slow but this has meant that prices are pushing up as a result. Media reports of price increases are bringing confidence to buyers and sellers.

John Frost MRICS, The Frost Partnership, Slough, Buckinghamshire, 01494 680909 - We have a good increase of instructions but currently the quality of buyers is poor.

John Frost MRICS, The Frost Partnership, Beaconsfield, Buckinghamshire, 01494 680909 - The market remains buoyant with potential buyers increasing as they come out of the rented sector. There is still a limited stock available of well located property which has made prices rise.

John King MRICS, Quinton Scott, Merton, Surrey, 020 8971 6780 - The availability of stock is improving and this is matched by enquiries. Overall it still appears that demand will exceed supply.

Kevin Rolfe MRICS, Aitchison Raffety, Berkhamsted, Herts, 01442 875509 - Market starting to gather pace after weather/seasonal disruptions.

Kevin Rolfe MRICS, Aitchison Raffety, St Albans, Herts, 01442 875509 - Good start to the year.

Kevin Rolfe MRICS, Aitchison Raffety, Hemel Hempstead, Herts, 01442 875509 - Getting busier.

Kevin Rolfe MRICS, Aitchison Raffety, Watford, Herts, 01442 875509 - Slow start but getting busier week by week.

Leslie J Long FRICS, Newstead Estates, Colchester, Essex, 01206-760706 - Lack of new sales instructions is usual until later in January, but with depleted stock levels from well before Christmas, prospects for new sales are bleak. Difficulties continue in the mortgage market and the outlook is less than positive for early 2010.

Mark Eshelby MRICS, Latchmere Properties Ltd, Dorking, Surrey, 01306 876006 - The market continues to improve although there is a noticeable shortage of quality stock. Market priced stock in quality locations sells.

Mark Everett BSc FRICS, Michael Everett & Co., Epsom, Surrey, 01372 273448 - The first two weeks of the year were lost to bad weather with almost all valuations and viewings cancelled. Since then there has been much improved activity with good demand from new registering applicants and more valuations.

Martin Allen MRICS, Elgars, Wingham, Canterbury, Kent, 01227 720557 - Encouraging increase in enquiries considering the weather, but no new instructions means that there is limited stock and little choice.

Martin Seymour BSc FRICS, Crow Watkin, Reigate, Surrey, 01737 245886 - Fairly sedate start to the year, partly due to adverse weather in the first half of the month.

Mike Hewson FRICS, Ibbett Mosely, Tonbridge, Kent, 01732 770588 - The cold weather and snow depressed the market at the start of the month but since then it has become increasingly busier with buyers exhibiting a good deal of confidence in agreeing purchases and also committing to exchanging contracts.

Murray Wills FRICS, Page and Wells, Maidstone, Kent, 01622 756703 - Considering the snow and economic factors, the performance so far this year has exceeded expectations. Long may it continue.

Peter Fearn FRICS, Keats Fearn, Farnham, Surrey, 01252 718018 - A lot of potential vendors are worried that the spring market will fall flat in the run up to the general election.

Peter Haynes FRICS, Trenchard Arlidge, Cobham, Surrey, 01932 857395 - Shortage of stock creating high asking prices due to competition between estate agents. Gap between asking and selling price narrowing. First time buyers still a rarity but some investors returning.

Peter Mockett FRICS, Hilbery Chaplin, Romford, Essex, 01708 732732 - The last quarter of 2009 was very encouraging and we hope that the 1st quarter of 2010 will continue with the recovery.

Philip Hiatt MRICS, Your Move Philip Hiatt, East Grinstead, W Sussex, 01342 321142 - A slow start to the year with the bad weather hampering activity. Our year really started on the middle weekend once the snow had cleared. Since then we have seen a good level of activity and agreed sales although new instructions to sell are still slow.

Rob Wightman MRICS, Knight Frank, Hungerford, Berkshire, 01488 682726 - The weather at the start of the year delayed the market in early January, however demand still outstripping supply.

Robert Green MRICS, John D Wood & Co., Oxford, Oxfordshire, 020 7352 1484 - Lack of stock drove the market last year, particularly in the country where there were very few houses available. The ratio of country houses to Oxford house is normally 50:50, but this year it was nearer two thirds, one third.

Robert Green MRICS, John D Wood & Co., Lymington, Hampshire, 020 7352 1484 - The New Forest is traditionally a seasonal market place with little activity around the Christmas period. Many potential vendors or purchasers favour winter holidays in sunnier places. I have every confidence that they will return to the fold.

Robin Marfleet BA(Hons) MRICS, Carter Jonas, Newbury, Berkshire, 01635 263000 - The poor weather conditions in early January effectively extended the Christmas lull and activity was even lower than usual for this period. However, purchaser enquiries was even weaker.

William Leschallas MRICS, Jackson-Stops & Staff, Burford, Oxfordshire, 01993 822661 - The last few months has seen an improvement in the market. Stocks levels remain low throughout all price ranges. Despite newspaper reports people are still nervous about what may happen with the economy over the couple of years.

South West

Alastair Martin RICS, Carter Jonas LLP, Wells, Somerset, 01749 677667 - Interest in properties has increased, provided prices are correct. Not nearly enough new stock coming to the market.

Charles Abnett MRICS, Myddelton & Major, Salisbury, Wiltshire, 01722 337575 - A general lack of stock, prices holding up as a result, fewer new buyer enquires due to the season.

David Dark FRICS FNAEA, Seldon Ward & Nuttall, Bideford, Devon, 01237 477997 - Buyer enquiries still outstripping availability, creating shortages in some price ranges. This is particularly evident in the lower price range which has resulted in an increase in prices as a result.

David McKillop BSc FRICS, McKillop & Gregory, Salisbury, Wiltshire, 01722 414747 - A good start to the month, then the weather messed everything up for a week and now things have improved again. Instructions are up, sales are better than this time last year and applicant registrations are much higher. We feel confident.

David Witherow FRICS, White Horse Surveyors Ltd, Trowbridge, Wiltshire, 01249 444465 - Quiet period over Christmas/New Year. Adverse weather in January has reduced buyer interest recently. Valuations for mortgages at very low levels, most work is Home Buyer Reports (also at low levels).

G C Thorne FRICS FCIQB, Thornes Chartered Surveyors, Poole, Dorset, 01202 684004 - The shortage of new build houses continues to effect the local market and this is now being made worse by local planning policy decisions regarding social housing.

Graham Waterton MRICS, Strutt & Parker, Salisbury, Wiltshire, 01722 344011 - Demand increases by the day but is not matched by new instructions. This supply/demand imbalance will drive the market for some months. Prices will rise.

Jeffrey Cole MRICS, Cole Rayment & White, Wadebridge, Cornwall, 01208 813595 - A slightly disrupted month due mainly to the weather, although some good sales have been agreed despite this. The market is still patchy and still very price sensitive.

Jeremy Bell FAAV IRRV, Greenslade Taylor Hunt, Burnham-on-Sea, Somerset, 01278 782326 - The market locally remains patchy, however, I feel this is due to the time of year and the weather, so it is very difficult to predict trends in January. There were a lot of valuations towards the end of the month though they not converting to instructions.

John Cowey FRICS, Crisp Cowley, Bath, Somerset, 01225 789333 - January has been quieter than usual, largely due to the weather, but instructions increased towards the end of the month. Prices, having risen, appear to be stable.

Julian Bunkall FRICS, Jackson-Stops & Staff, Dorchester, Dorset, 01305 262 123 - January has been an interesting month - plenty of buyers, good demand for valuations but still vendors are reluctant to take the plunge and place their property on the market.

Mark Annett FRICS, Mark Annett & Company, Chipping Campden, Gloucestershire, 01386 841622 - Despite the weather, 2010 has started off with busy activity and the signs are we can look forward to a increasingly strong market.

Mark Lewis FRICS, Symonds & Sampson, Sturminster Newton, Dorset, 01258 472244 - Not enough property to satisfy demand.

Michael Insley MRICS, Chequers Estate Agents, Barnstaple, Devon, 1271379314 - We are noticing higher numbers of valuations and new instructions with fewer buyers and less urgency from applicants but suspect that this could be due to temporary seasonal factors and the end of the stamp duty holiday. We expect supply to exceed demand.

Michael Joyce MRICS, Cooper & Tanner, Frome, Somerset, 01373 455060 - Lots more property coming on but pressure on prices (upwards). Fees (downwards). Vendors' expectations (unrealistic), buyers' expectations (unrealistic).

O F Miles FRICS, OLIVER MILES, Swanage, Dorset, 01929 426655 - The extreme weather has curtailed activity but when the snow/ice disappeared, enquiries & viewings were up in numbers though offers were slow to materialise. New instructions and market appraisals were up.

Peter G May, Minster Property Management Limited, Wimborne, Dorset, 1202842812 - The demand for surveying services fell off a cliff towards the Christmas break and is only showing tentative signs of improvement but it is not possible to say whether enquiries will be translated into firm instructions.

Ray Saunders FRICS, Webbers Property Services, Dulverton, Devon, 01271 378500 - Christmas and the New Year has had an impact mainly due to the cold and snowy weather conditions which have particularly been felt in and around Dulverton and on Exmoor. This, perhaps, has meant more people than usual delaying placing their property on the market.

Richard Evans BSc MRICS, Colleys Surveyors, Taunton, Somerset, 07967 321239 - Christmas and the cold weather have combined to put the market into hibernation although some agents report that there are buyers about.

Richard Evans BSc MRICS, Colleys Surveyors, Exeter, Devon, 07967 321239 - The traditionally quiet market around Christmas has been exacerbated by the bad weather which has caused the flow of houses onto the market to reduce sharply. Buyers are, however, still active.

Richard Evans BSc MRICS, Colleys Surveyors, Truro, Cornwall, 07967 321239 - The market was fairly active until Christmas but has not recovered since.

Richard Evans BSc MRICS, Colleys Surveyors, Plymouth, Devon, 07967 321239 - The market is fairly flat with the combination of Christmas and the weather having disrupted transactions. Some concern over whether or not things will pick up in the short term.

Robin Thomas FRICS, Strutt & Parker, Exeter, Devon, 01392 215631 - The last year ended on a high with a lot of sales. This year started with two weeks of snow. The last two weeks have been very busy with viewings, offers and lots of new instructions.

Roger Punch FRICS, Stags, Plymouth, Devon, 01752 223933 - Weather conditions have had a major impact on sales this month as would-be buyers were unable to view many properties, especially in strongly rural locations.

Simon Cooper FRICS FAV, Stags, Exeter, Devon, 01382 255202 - The snow took out the market for half the month. The remainder has been much quieter than expected.

Stephen Morris MRICS, Davies & Way, Keynsham, Bristol, 0117 9863681 - A positive & lively market.

Timothy Garratt Esq FRICS c/o Sarah, Rendells, Chagford, Devon, 01647 432277 - If there is the seasonal increase in new stock coming to the market we expect prices to remain stable. If there continues to be a drought of new properties, with the current level of buyer enquiries, the prices could start to rise.

William Morrison MRICS, Knight Frank, Exeter, Devon, 01392 423111 - Frustration from buyers still due to lack of stock although stock seems to be increasing which is bringing more fluidity to the market.

Wales

Andrew Morgan FRICS, Morgan & Davies, Lampeter, Ceredigion, 01570 423623 - Seasonally this is usually our quietest time of year, however we have placed a surprising number of properties under offer in the last month and saw a flurry of completions before the Christmas break.

D E Baker FRICS, David Baker & Company, Penarth, Vale of Glamorgan, 029 2070 2622 - Like December, January has been quiet, only to be expected, and the weather has not helped. Hopeful that the market will pick up, but this is a little difficult with first time buyers struggling to get 90% mortgages.

David James FRICS, James Dean, Brecon, Powys, 01874 624757 - Few new instructions. No increase in prices.

John Nicholas MRICS, J J Morris, Haverfordwest, Pembrokeshire, 01437 760440 - A slow start to 2010 was experienced due to the terrible weather seen across most of Pembrokeshire, with very few venturing out or contemplating putting their properties on the market.

Kelvin Francis FRICS, Kelvin Francis & Co., Cardiff, South Glamorgan, 029 2076 6538 - Adverse weather conditions early in the month meant a slow start to the year, but that is now improving considerably. Instructions are steadily improving and the level of viewings has greatly increased.

Nicholas Hill FRICS, Newland Rennie Wilkins, Chepstow, Monmouthshire, 01291 626775 - We have had a considerable increase during the past couple of weeks with regard to enquiries, viewings and sales agreed. There is a more buoyant feel generally with the level of valuations and instructions on the increase. Sensible pricing still the key.

Paul Lucas BSc FRICS, R K Lucas & Son, Haverfordwest, Pembrokeshire, 01437 762538 - A static market over the Christmas period is beginning to increase in activity.

London

Arwel Griffith FRICS, Robert Sterling Chartered Surveyors, Walthamstow, Waltham Forest, 0845 838 0930 - Continuing on a cautious incline.

Benson Beard MRICS, Bective Leslie Marsh, London, London, 020 7589 6677 - The severe shortage of stock is creating a false market of price rises and optimism which cannot be sustained in the long term.

Bob Crowley FRICS, Bective Leslie Marsh, London, London, 020 7221 4805 - 2010 has started with an increase in valuations and new instructions. Also applicant registrations are up on last year. This all bodes well for a very strong first quarter with both increased stock and demand.

Brendon Thomas BSc MRICS, Maitlands Acorn Professional Ltd., London East, London, 07823 777900 - Lack of stock and large infrastructure projects are helping to underpin the strength of the markets. City/Canary Wharf bonuses should have a positive impact also.

Charles Puxley, Jackson-Stops & Staff, Chelsea, London, 020 7581 5881 - January has started with many more instructions than this time last year and the buyers are slowly reappearing. There is no great expectancy of huge price rises in 2010 hence those buyers are in no rush. International buyers are the most dominant.

James Gubbins MRICS, Dauntons, Pimlico, London, 020 7834 8000 - Greatly increased interest from buyers after the Christmas has been met with disappointment in the main as property stocks continue to remain pitifully low. This has resulted in a scramble for any decent and reasonably priced properties.

James Perris MRICS, De Villiers Surveyors, London, Central London, 020 7887 6009 - A slight reduction in activity over January. We hope as we near the seasonally strong spring, more properties will be coming onto the market.

James Wilson DipSurv MRIC FCI Arb, W A Ellis, Knightsbridge & Belgravia, London, 020 7581 7654 - Still very short of supply in the housing market, very difficult to tell how the new year will develop. I suspect we will see prices begin to plateau as stock levels increase a little.

Jeremy Leaf BSc FRICS, Jeremy Leaf & Co., Finchley, London, 020 8446 4295 - The market for us in January struggled off an increase in supply to record a modest rise in prices although the volume and value of new business remained steady. Buyer activity was constrained by the poor weather.

John King, Quinton Scott, Wimbledon, London, 020 8971 6780 - Transactional levels are improving which is further evidence of the recovery. The top end of the market circa £3m - £5m is in short supply at present and this is fuelling estate agents opinion on value. Overall a good start to the year.

Keith Barnfield FRICS, Barnfields, Enfield, Middlesex, 020 8363 3394 - There is a shortage of available properties for sale. Competition between buyers for those properties that are on the market is what is underpinning prices.

Kim Turner, Bective Leslie Marsh, London, Kensington, 0207 795 4288 - A busy start to the new year with a significant number of buyers registering for comparatively few available properties. This has resulted in bidding wars on some properties which has led to inflated prices in some cases.

Luke Pender-Cudlip MRICS, Knight Frank, London, Wandsworth and Clapham, 020 8682 7777 - We have agreed deals at asking price this year which is a symptom of more buyers in the market. We are also seeing a good raft of new instructions coming on. Thus, the initial omens look positive for 2010.

Robert Green MRICS, John D Wood & Co., Battersea, London, 020 7352 1484 - An acute lack of stock has pushed guide prices to 2007 levels. However, in this area the achieved prices are below that point. Data to December 2009 shows actual exchange prices at 12% below the market high in 2007.

Robert Green MRICS, John D Wood & Co., South Kensington, London, 020 7352 1484 - Whilst the dreadful weather did have a considerable impact on viewing numbers, those that were brave enough to venture out were excellent buyers, and as a result an expected good number of sales have been agreed this month.

Robert Green MRICS, John D Wood & Co., North West London, London, 020 7352 1484 - Prices are rising for well located and well presented stock. We remain cautiously optimistic with regards to the market. As long as supply remains limited, prices will continue to rise.

Robert Green MRICS, John D Wood & Co., Fulham, London, 020 7352 1484 - It has been a slow start to the year due to a lack of good stock to tempt buyers out, and the cold weather. There are new properties now coming to the market which should help increase activity since there is still strong demand.

Robert Green MRICS, John D Wood & Co., Chelsea, London, 020 7352 1484 - The Chelsea market started in a busy, but virtual way, as purchasers stuck at home by the weather, used the internet and telephone to good effect to start their new year search. Since then, the interest has become more tangible.

Stephen Whitley FRICS, R Whitley & Co., West Drayton, Middlesex, 01895 442711 - The number of new instructions during January increased considerably and indications are that this will continue.

Scotland

Alasdair Seaton BSc MRICS, D M Hall, Dunfermline and Environs, Kinross, Scotland, 01383 621262 - Housing market still slow. Expecting upturn early spring.

Alexander Inglis BA MRICS, C/TD Galbraith, Scottish Borders, Scotland, 01896 754842 - 2010 has started promisingly, particularly at the lower end of the market. The heavy snow we have suffered has not been too harmful to sales. Many people are now getting ready to try the market and there seems to be more confidence around.

Chris Hall MRICS, Rettie and Co, Edinburgh, Edinburgh, 0131 220 4160 - Last month has been exceptionally quiet due to the Xmas season and a month of snow hindering activity. The market and prices will largely depend on the supply of property and whether unemployment becomes a greater factor in the marketplace.

Chris Highton Dip Surv FRICS, Allied Surveyors Scotland plc, Selkirk, Scottish Borders, 01750 724170 - Well, what is the biggest factor to have affected the market in our area over the last month - about 1 1/2 ft of snow, temperatures down to -14 degrees and the visit of Santa.

Grant Robertson MRICS, Allied Surveyors, Glasgow, Scotland, 0141 330 9950 - The seasonal drop off in sales numbers and values have, to some extent, been offset by the existing very low stock levels leading to values holding up much more than might have been expected.

John Bradburne FRICS, Bradburne & Co., St Andrews, Scotland, 01334 479 479 - Still very quiet after the Christmas and new year recess but there are some signs that improvement is on the way.

Richard A Clowes MRICS, DMHall LLP, Galashiels, Scottish Borders, 01896 752009 - A busier December than expected, signs of more property coming onto the market and more importantly property selling in what was historically a very quiet time.

Stephen Johnston BSc FRICS, David Adamson & Partners Ltd, Lerwick, Shetland, 01595 696 788 - Selling periods have gradually reduced over the last 6-9 months, with substantially less residential property now available than was the case 12 months ago. Prices have firmed up with slight general increases appearing to be the case with all types of property.

William Murphy MRICS, Cruden Homes East, Edinburgh, City of Edinburgh, 0131 442 5775 - The election, employment levels and the potential for 90% mortgages again will all affect the market.

Northern Ireland

Aidan Conway MRICS, P Andrews Chartered Surveyors, Londonderry, Londonderry, 2871263635 - After the quiet seasonal period movement in the housing market is now beginning to increase. House prices appear to have stabilised and purchasers are benefiting from lower price levels. Demand is being curtailed however by limited competitive mortgage providers.

Bill McCann MRICS, Bill McCann Estate Agency, Lisburn, Co Antrim, 028 92 666222 - We have noticed an increase in enquiries and general activity since the beginning of the year. There has been a pick-up in first time buyers' enquiries in particular.

Bronagh Boyd MRICS, Digney Boyd Ltd., Newry, Co Down, 028 30 833 233 - The property market shows signs of recovery, albeit slow and steady. People have realised that house prices are at their lowest along with low interest rates and now is the time to acquire. The lending institutions are slowly narrowing the loan to value ratios.

G H Press FRICS, Alexander Reid & Frazer, Downpatrick, Co Down, 028 4461 9966 - More enquiries and viewings.

J G Fleming MRICS, J G Fleming, Omagh, Co Tyrone, 028 8225 0040 - The market appears stagnant.

Philip Tweedie BSc (Hons) MRICS, Philip Tweedie & Company, Coleraine, Londonderry, 2870344433 - Negatives: Stamp duty change. Positives: More positive attitude of potential purchasers. More movement in the market leading to increased enquiries throughout the whole market.

Tom McClelland, McClelland Salter, Lisburn, co Antrim, 2892674121 - Cautious optimism tempered by concerns about potential increases in interest rates. Vendors heartened by signs of price stability but buyers are not so convinced.

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