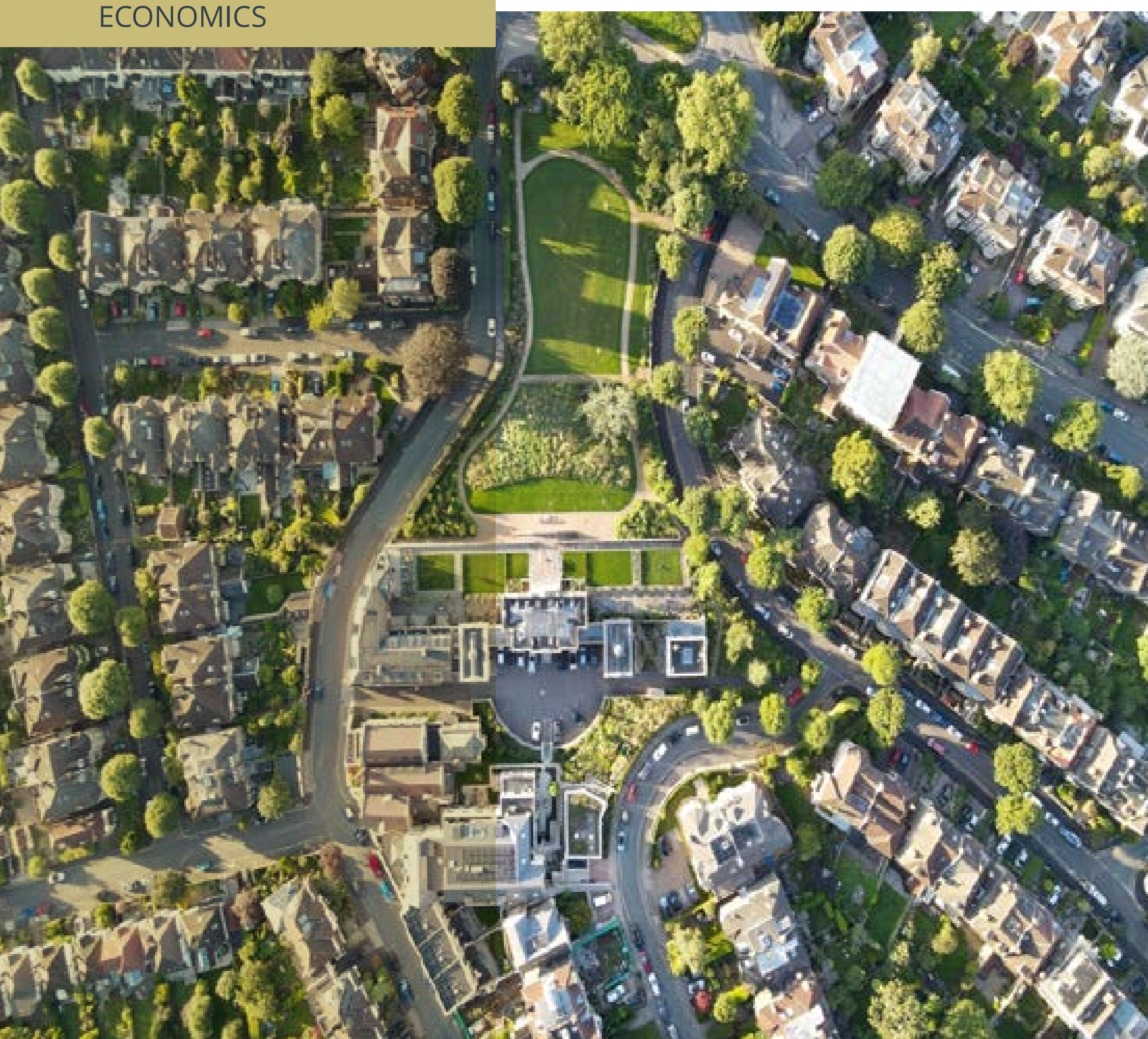
UK Residential Market Survey

August 2026

ECONOMICS



Sales market indicators continue to edge up from recent lows although interest rate uncertainty remains a significant headwind

- New buyer enquiries and agreed sales net balances turn less negative, but remain relatively weak
- Aggregate house prices continue to drift slightly lower, although downward momentum appears to be moderating
- Sentiment toward the near-term sales outlook stabilises, while expectations for the next twelve months remain marginally positive

The August 2026 RICS UK Residential Market Survey results continue to portray a relatively challenging backdrop, with activity indicators still in negative territory, albeit gradually moving off the lows recorded earlier in the year. At the same time, the macroeconomic environment remains difficult, with recent changes in interest rate expectations likely to prove unhelpful for any budding recovery across the sales market. Nevertheless, forward-looking sentiment points to a more stable picture emerging for activity in the near term, while respondents foresee a slight improvement in sales volumes over the year ahead.

At a headline level, the new buyer enquiries series returned a net balance reading of -19% in August. While this remains consistent with soft underlying momentum for buyer demand, it represents the least negative reading since January, having become progressively less downbeat in each of the past five survey results.

For agreed sales, the latest net balance reading of -17%, while still consistent with a subdued backdrop, marks the least negative figure since February and has continued to move away from the recent low of -38% recorded in April. Looking ahead, the near-term sales expectations measure returned a net balance of -3%, up from -13% previously, leaving it broadly in neutral territory and signalling a largely stable short-term outlook. Further out, a net balance of +6% of contributors expect sales volumes to increase over the next twelve months, representing a modest improvement on the +3% reading recorded last month.

In terms of supply coming onto the market, the new instructions indicator registered a net balance reading of zero this month, compared with -2% in July. As such,

the latest results suggest that the flow of new listings has been broadly flat in recent months. The market appraisals measure paints a slightly weaker picture, with a net balance of -17% signalling that appraisal activity has slowed relative to the same period a year ago. Taken together, these indicators suggest that the pipeline for new sales listings is unlikely to expand materially over the immediate future.

Turning to house prices, the headline net balance of -28% is marginally improved from the -29% reading recorded in the previous survey. Moreover, following the recent low of -35% posted in April, the indicator has become incrementally less negative in each of the past four reports. Nonetheless, the data continues to point to a modest degree of downward pressure on house prices at the aggregate level.

At the regional level, London continues to exhibit a steeper rate of decline than the UK average in net balance terms, although the latest reading is less negative than that recorded last month. As has been the case for some time, Northern Ireland continues to buck the broader UK trend, with prices still rising. Similarly, the North West of England has experienced a sustained period of gentle house price growth in recent months.

Back at the national level, near-term house price expectations continue to suggest there is scope for further price weakening over the next three months. Over a twelve-month horizon, respondents envisage a broadly stable outlook for house prices at the headline level, although the regional picture remains somewhat uneven. Indeed, London, East Anglia, the South East, Yorkshire & the Humber, and the South West all continue to exhibit slightly negative projections for house prices over the year ahead.

In the rental market, a net balance of +18% of survey participants reported an increase in tenant demand, signalling a slight strengthening compared with the previous month (part of the non-seasonally adjusted monthly lettings dataset). Meanwhile, the landlord instructions indicator remains in negative territory, registering a net balance of -14% and continuing to point to constrained supply. Short-term rental price expectations increased noticeably in August, with a net balance of +44% of respondents anticipating a rise, up from +33% in the previous survey. Looking further ahead, respondents expect rents across the UK to increase by around 3% on average over the next twelve months.

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) Nort 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 cotract 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:

September Survey - 8 October 2026

October Survey - 12 November 2026

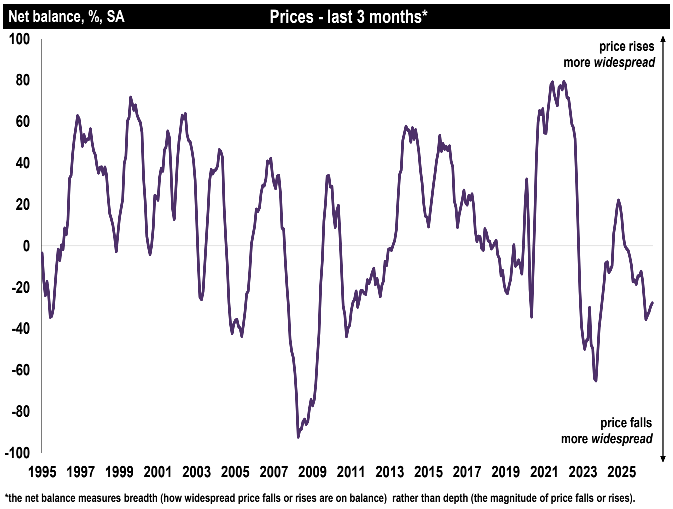
Number of responses to this month's survey

This survey sample covers 435 branches coming from 200 responses.

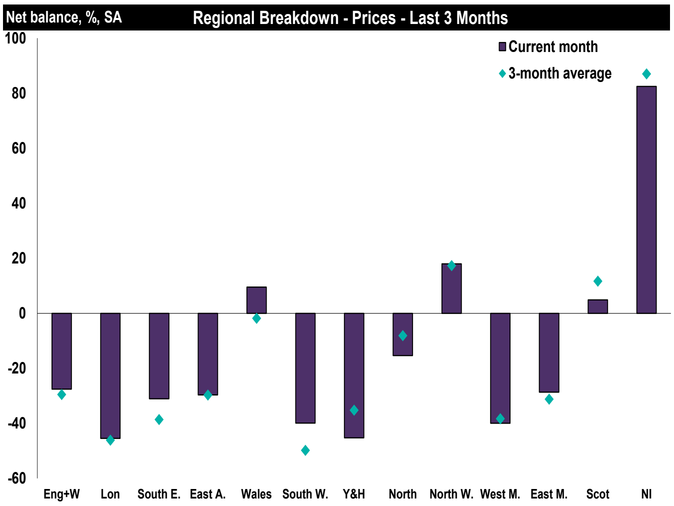
Disclaimer

Sales market charts

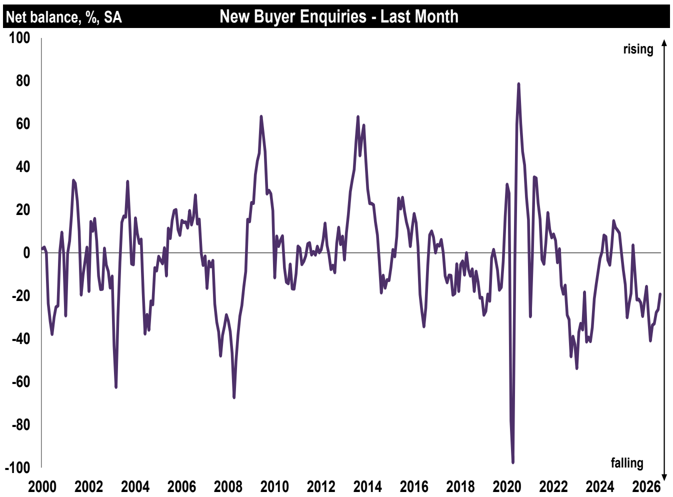
National prices – past three months



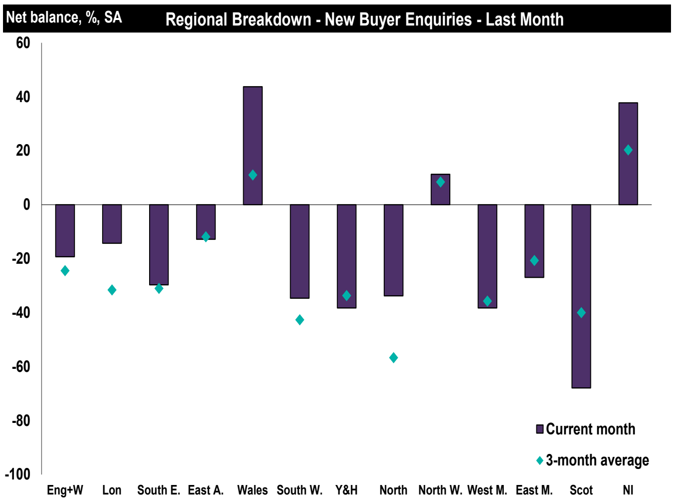
Regional prices – past three months



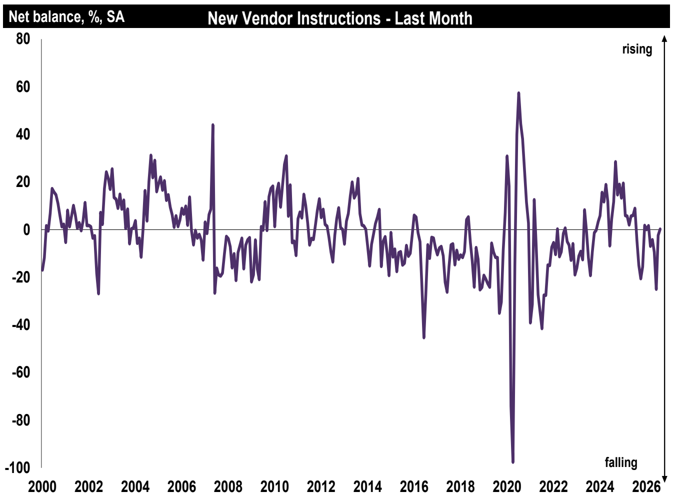
National new buyer enquiries – past month



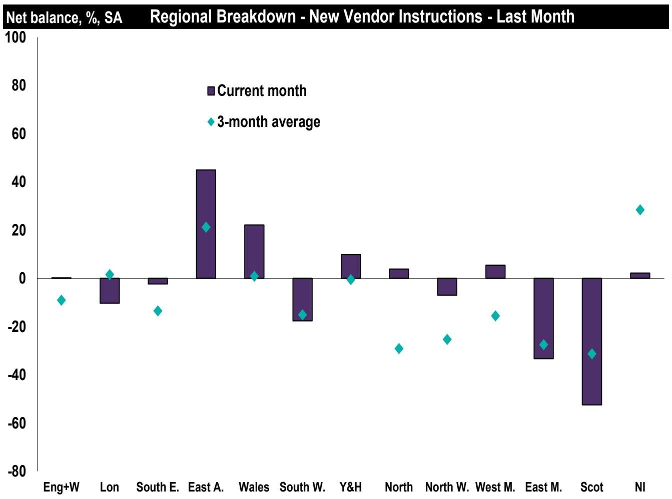
Regional new buyer enquiries – past month



National new vendor instructions – past month

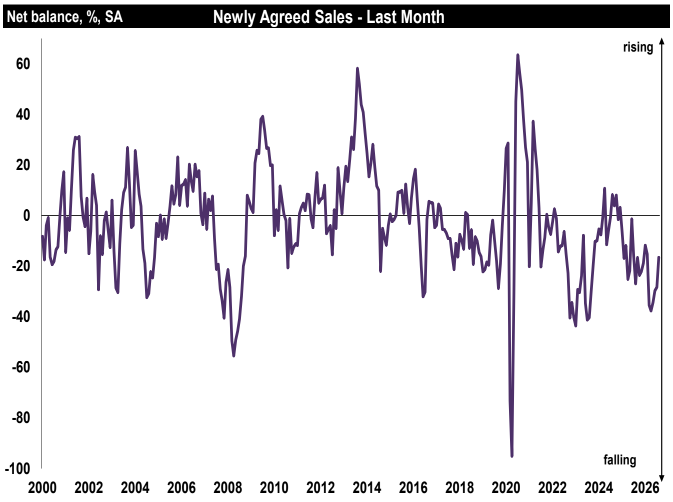


Regional new vendor instructions – past month

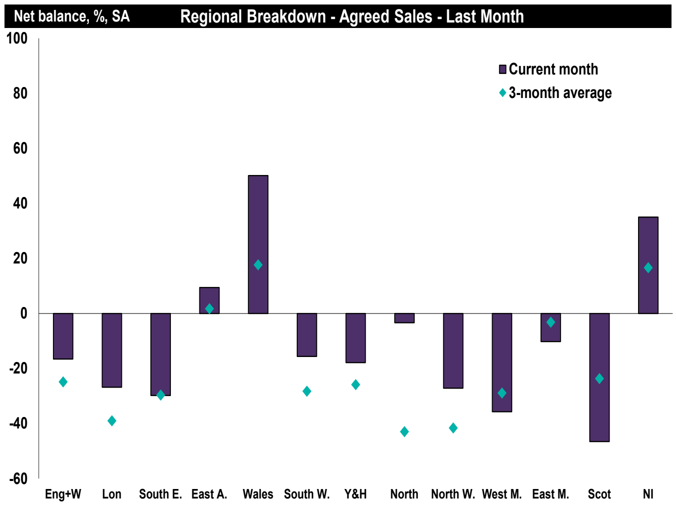


Sales market charts

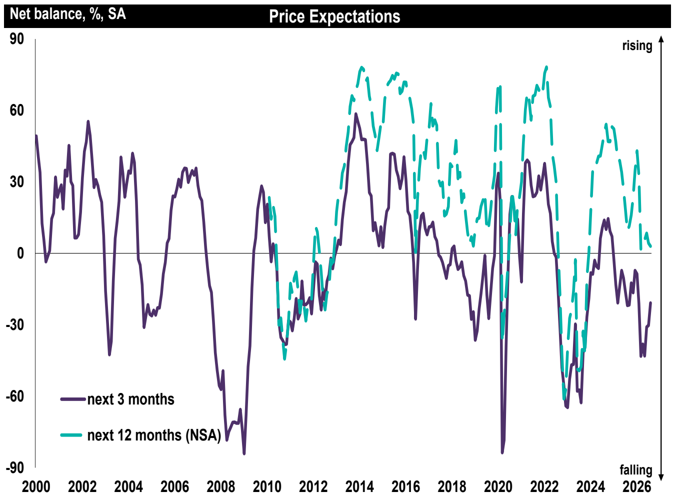
National newly agreed sales – past month



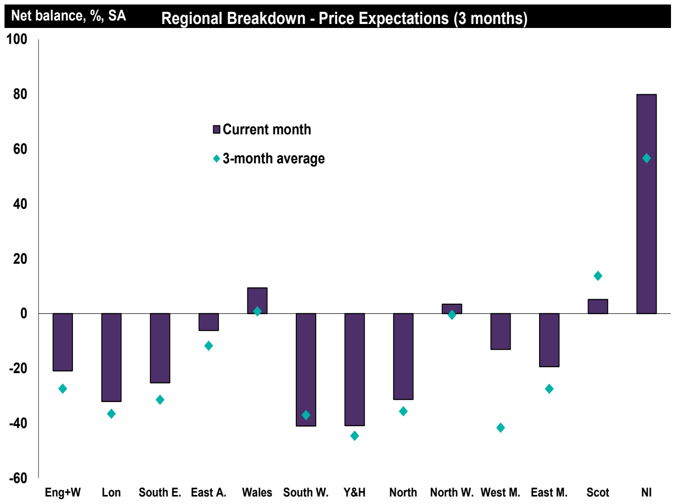
Regional newly agreed sales – past month



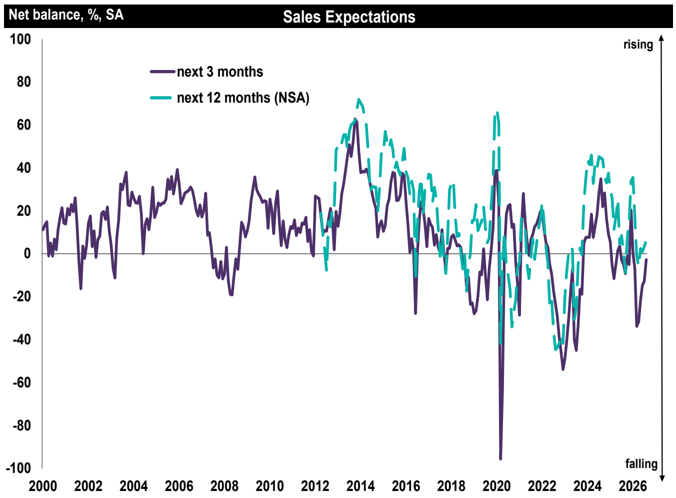
National price expectations – three and twelve month expectations



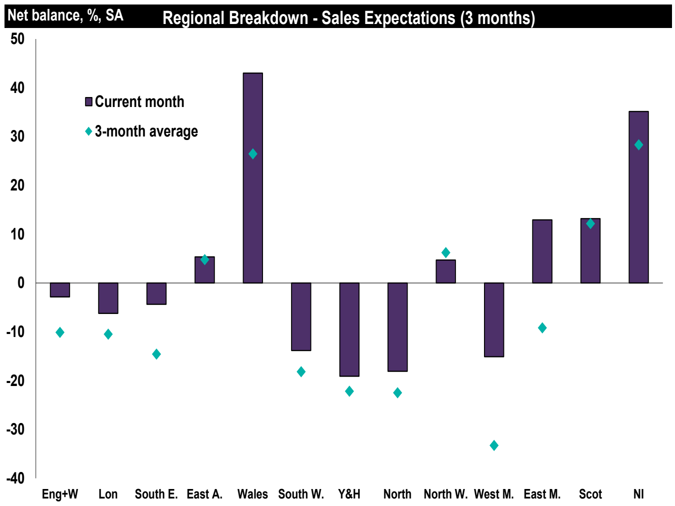
Regional price expectations – next three months



National sales expectations – three and twelve month expectations

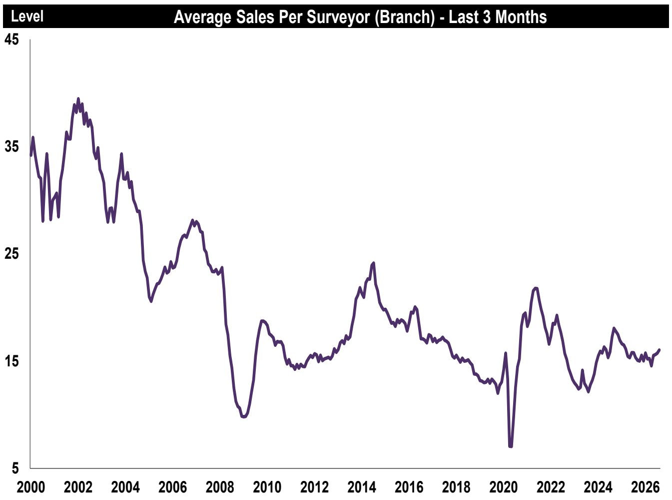


Regional sales expectations – next three months

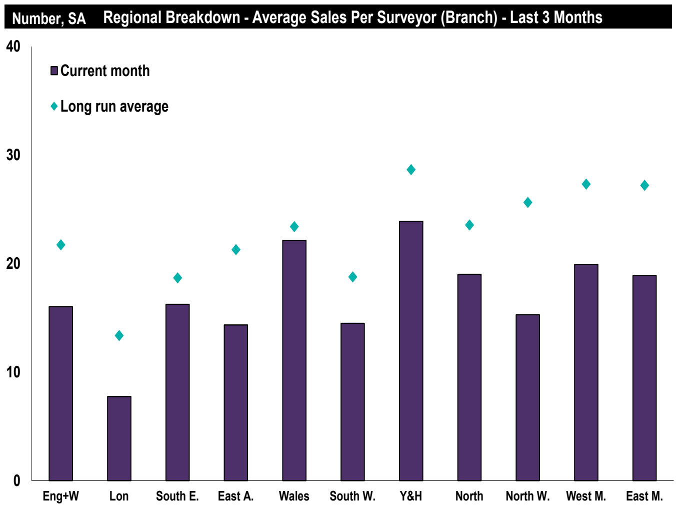


Sales market charts

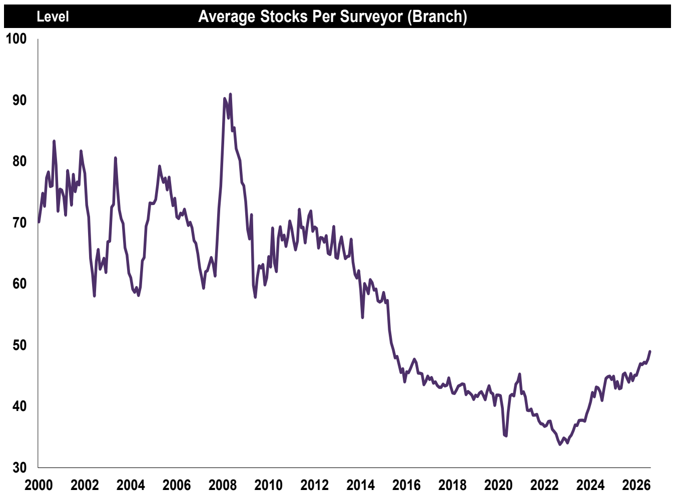
National average sales per surveyor – past three months



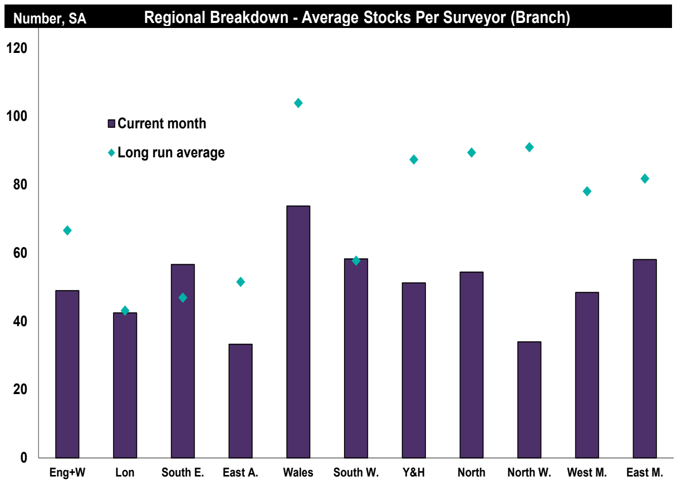
Regional average sales per surveyor – past three months



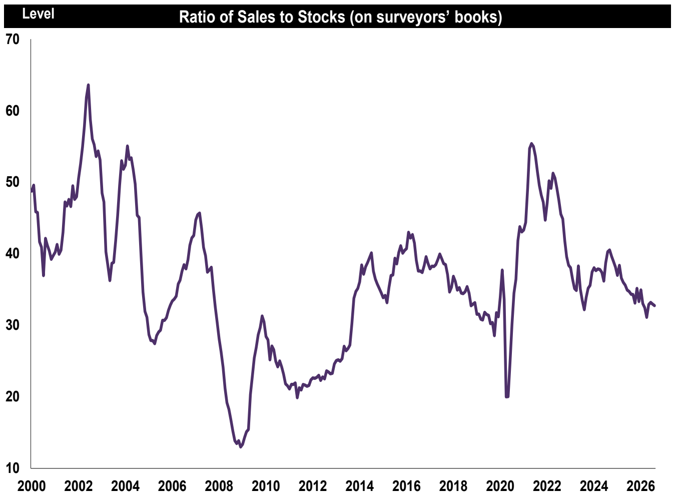
National average stocks per surveyor



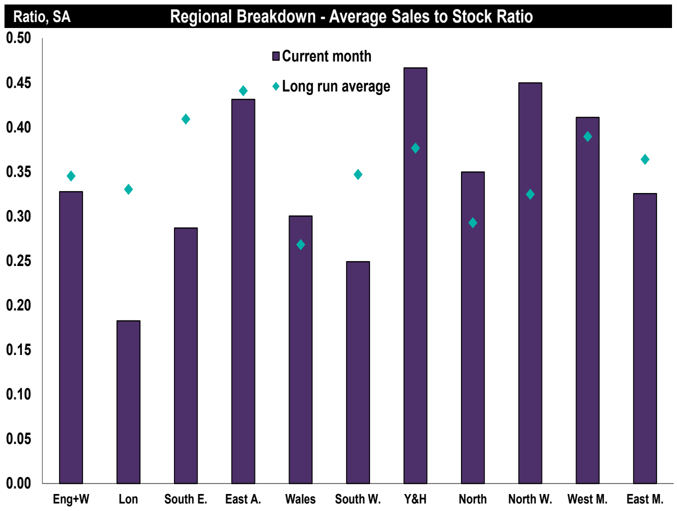
Regional average stock per surveyor



National sales to stock ratio

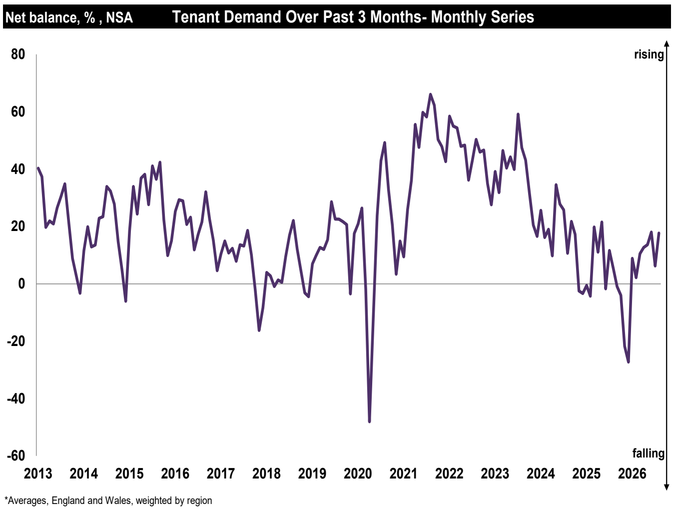


Regional sales to stock ratio

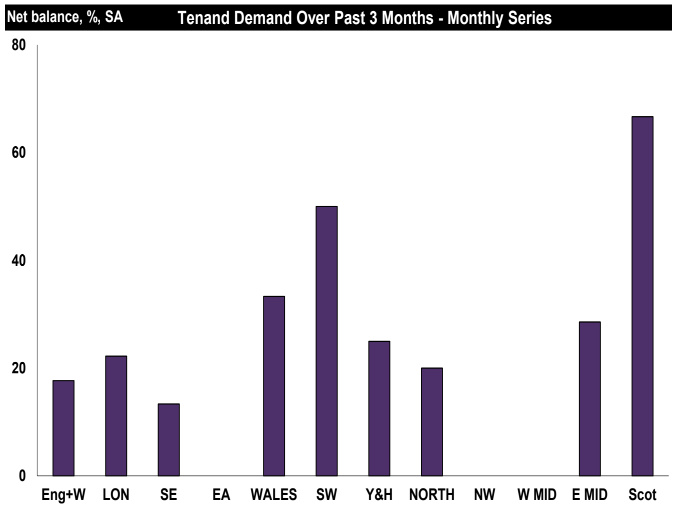


Lettings market charts

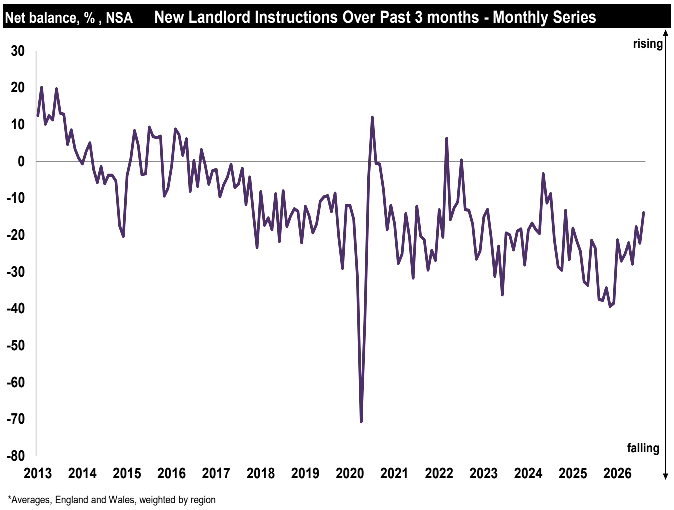
National tenant demand – past three months



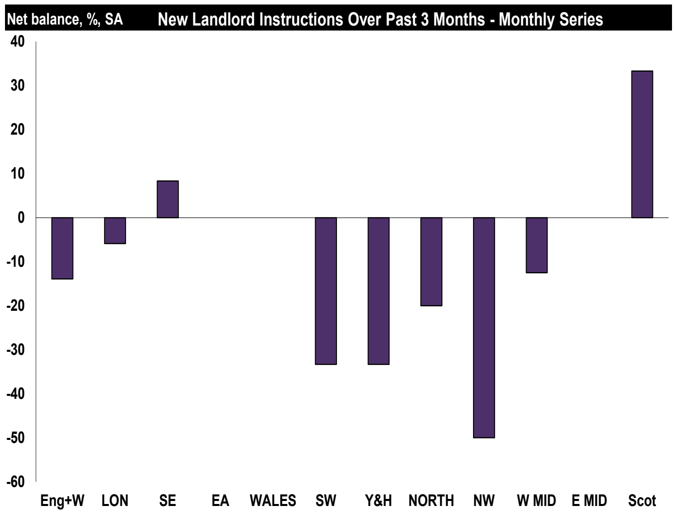
Regional tenant demand – past three months



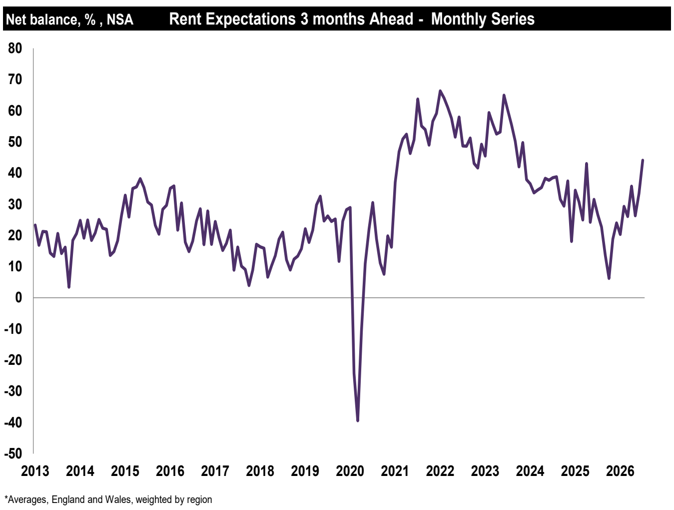
National new landlord Instructions – past three months



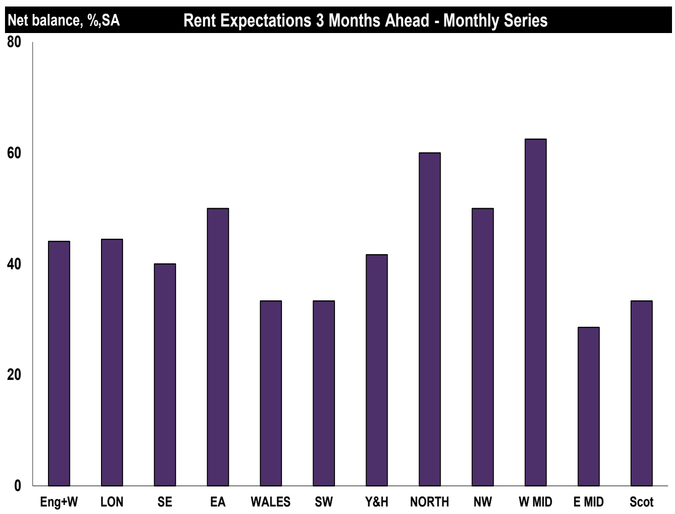
Regional new landlord instructions – past three months



National rent expectations – next three months

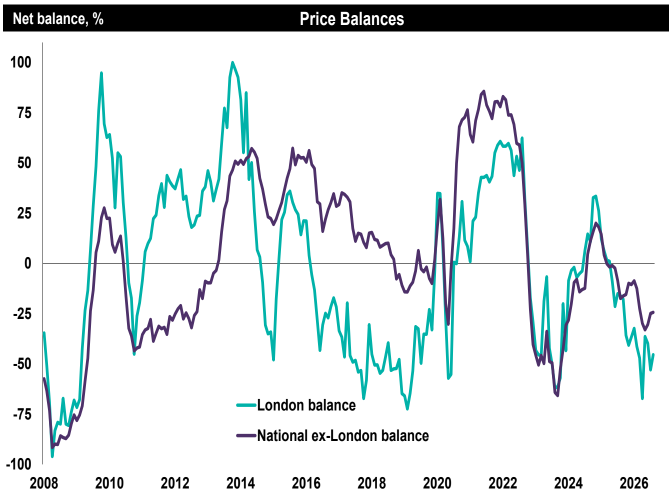


Regional rent expectations – next three months

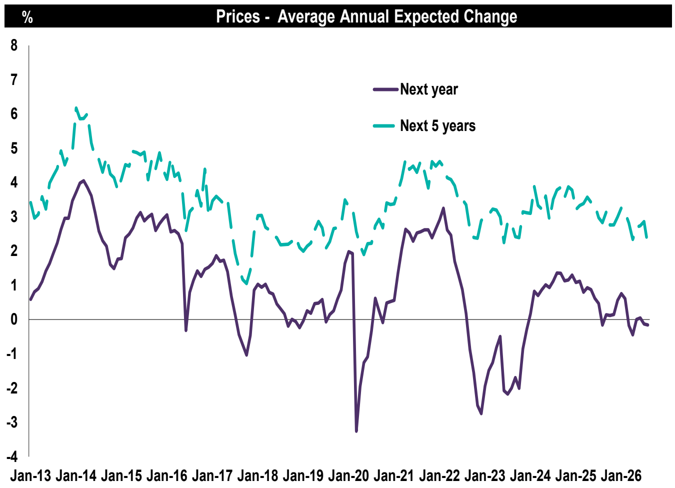


Expectations and other data

National price balance (excluding London) and London price balance – past three months

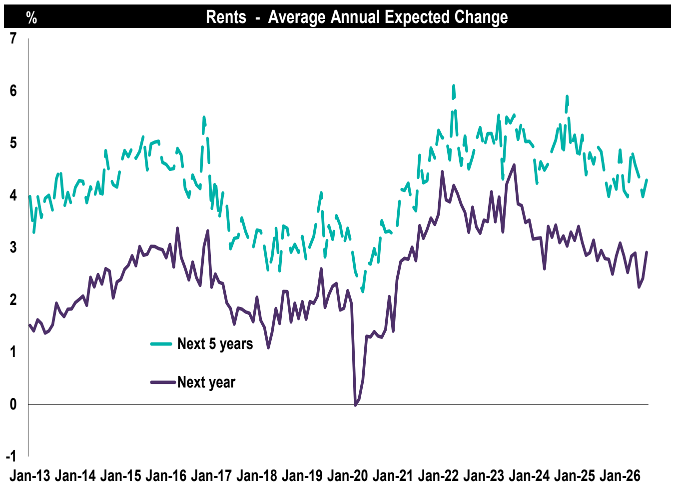


National average annual expected price change (point estimate) – next one and five years



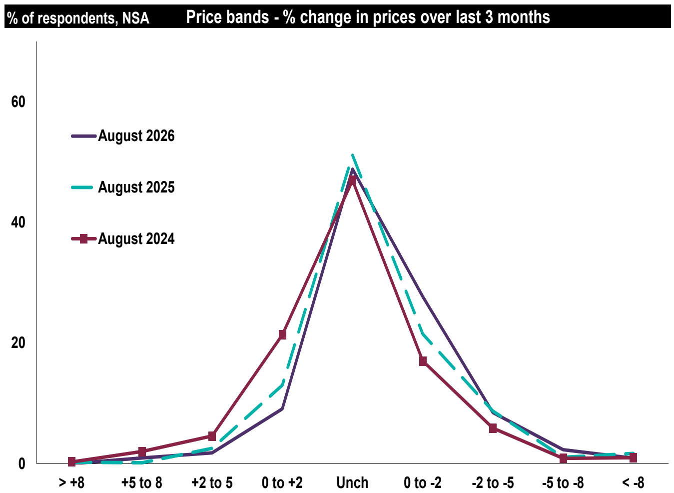
*Averages, England and Wales, weighted by region

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

Keith Pattinson FRICS, Newcastle-Upon-Tyne, Keith Pattinson, keith.pattinson@pattinson.co.uk - House prices need to fall, but agents tend to over-value to secure listings and then reduce. Our secure sale auction model, with 28 days for investors and 56 days for owner-occupiers to arrange a mortgage, sometimes achieves higher prices than conventional methods.

Mr David Shaun Brannen ASSOCRICS, Whitley Bay, Brannen & Partners, shaun.brannen@brannen-partners.co.uk - A very busy summer for sales - didn't see the level of activity continuing though it shows strong confidence in the market.

Neil Foster MRICS, Hexham, Walhouse Surveyors & Valuers, neil@hadrianproperty.co.uk - Quality over quantity in August. Some highly desirable property transacted but the run of the mill is sticking and, overall, stock levels appear to be rising which doesn't bode well for the direction of travel for house prices.

Paul Mcskimmings BSC(HONS) MRICS, Newcastle Upon Tyne, Edward Watson Associates, paul@edwardwatson-assoc.com - Busy month with good level of instructions despite the school holidays. It will be interesting to see what affect the new prime minister has on the property sector.

Tony Dobbins MRICS, Darlington, Anthony Jones Properties, tony.dobbins@anthonyjonesproperties.co.uk - Sharply two-tier. The mainstream is functioning, clearing in under six months with asking and achieved prices aligned. Above £400, 000 supply now exceeds a year and sales are scarce. Buyers are engaged but unhurried, and accurate pricing at launch is the only dependable route to a sale.

Yorkshire & the Humber

Alex Mcneil MRICS, Huddersfield, Bramleys, alex.mcneil@bramleys.com - Pipeline holding up despite a slow summer. There are signs of more interest in the market however this remains fragile. A build up of demand and the magic ingredient which is confidence is accruing.

Ben Hudson MRICS, York, Hudson Moody, benhudson@hudson-moody.com - A busy summer despite the economic headwinds as buyers get immune to world politics. properties however must be keenly priced and presented well to create interest.

James Brown MRICS, Richmond, Norman F Brown, james@normanfbrown.co.uk - The market remains much the same, a buyers market.

James Watts MRICS, Bradford, R Watts Ltd T/A Robert Watts Estate Agents, jameswatts@robertwatts.co.uk - August was a slow month for instructions and sales and there was a general apathy from buyers and sellers reflected in the instability of the government. However it is a volatile month generally due to holidays and we feel September will give a truer reflection of the current market.

Kenneth Bird MRICS, Wetherby, Renton & Parr, ken@rentonandparr.co.uk - Market affected by hot weather and holidays. Both buyers and sellers are cautious, hopefully see a return to higher levels of activity in Sept and October.

MJ Hunter MRICS, Doncaster, Grice And Hunter, griceandhunter@btconnect.com - There has been a slight increase in activity but this has been from a fairly low base. We await to see if further activity develops in September and October which can be reasonable months.

North West

Amin MOHAMMED, Greater Manchester, Brettgardner Ltd, accounts@brettgardner.co.uk - Global bond repricing is going to affect BoE rates review on the 17th Sept. This along with energy shocks is not a good formula to lower rates. I also notice HA valuations and auction portfolios have been plentiful this month.

Andrew Holmes MRICS, Kendal And South Lakes, Milne Moser Estate Agents, andrew@milnemoser.co.uk - Summer holidays have seen a slowing of new instructions with agreed sales however continuing at pace. September looks promising with a busy diary of market appraisals which should replenish stock levels.

David Champion MRICS & Registered Valuer, Blackpool, Fylde, Preston West And East Lancashire,, Champsurv, championdavid@ymail.com - Demand over summer hit by extreme hot weather and uncertainty of economic pressure on household income and cost of living and changes in political council boundaries.

John Shackleton MRICS, South Manchester, Roberts And Roberts Property Consultants Ltd, jss@robertsandroberts.co.uk - The residential market has remained static over the past couple of months, although recent weeks have shown signs of improvement, with an increase in the level of instructions.

John Williams FRICS, MEWI, Wirral, Brennan Ayre O'Neill Llp, john@b-a-o.com - As the summer holiday period draws to a close there are fears that the autumn market may suffer from increased government borrowing costs and continued cost of living pressures.

Robert Keith Dalrymple FRICS, Isle Of Man, Keith Dalrymple Chartered Surveyor, keith.dalrymple@outlook.com - Political and Economic uncertainty and concerns both in U. K. and Isle of Man are adversely affecting the local market.

Trevor Bartlett MRICS, Altrincham, Denstone Properties Ltd, Denstonebartlett@gmail.com - The easing of domestic planning restrictions may encourage home owners to stay put and extend.

East Midlands

James Ab Ottewell MRICS, Derby, Alexander Bruce Estates Ltd, james@alexanderbruce.co.uk - Applicant enquiries have risen as the domestic political position settles down but enquiries do not translate to actual sales. Homes which are priced reflecting the market find buyers.

Piers Cowley ASSOCIATE RICS / Registered Valuer, Milton Keynes/Northampton, Cdc Investments & Valuer, pcowley@cdcdevelopments.com - I operate development / investment deals and have seen confidence increase in the last 6-8 weeks. Milton Keynes and Northampton are benefiting from regional growth from the Oxford/Cambridge Arch and the new Universal Studios near to Bedford.

Tom Wilson MRICS, Stamford, King West Ltd, twilson@kingwest.co.uk - The market has experienced the usual summer slowdown - here's hoping for an autumnal pickup and some positive rhetoric to counter all the mumble around potential property taxes.

West Midlands

Andrew Oulsnam MRICS, Birmingham, Robert Oulsnam And Company Limited, andrew@oulsnam.net - August was a very quiet month for sales and new instructions with little confidence in the public.

Colin Townsend MRICS, Malvern, John Goodwin, colin@johngoodwin.co.uk - August was a steady month but its still taking far too long to complete chains. This creates more opportunities for sales to break down and remains our main challenge. Prices have stalled. Buyers have a better hand to play at the moment.

John Shepherd, Solihull, Shepherd Vine, john@shepman.co.uk - Concerns about the impending Autumn budget and seasonal holiday period.

Mark Killeen ASSOC RICS, Coventry, ., k1ll33n44@hotmail.com - Cost of living and stubborn inflation is affecting the market and putting a downward pressure on affordability. Construction or repair works are putting buyers off as they are additional expenses, properties that are in good condition seem to be selling quicker.

Matthew Hackling MRICS, Pershore, Lintels Surveyors Ltd, matthew@lintelscs.com - Enquiries for RICS Home Surveys remain subdued, coinciding with the school holiday period. Buyers are increasingly focused on 'turn-key' properties, with more limited appetite for properties requiring significant refurbishment / improvement works.

Nick Millinchip MRICS, Stourport On Severn, Phipps & Pritchard, nmillinchip@phippsandpritchard.co.uk - The market remains extremely challenging, with buyers very cautious and price sensitive. Any meaningful improvement in sentiment would seem unlikely before the 28 October Budget. Will Mr Burnham deliver something dynamic enough to resuscitate confidence, or will simply holding the line be enough?

Richard Franklin MRICS, Tenbury Wells, Franklin Gallimore Ltd., richard@franklingallimore.co.uk - Roll on review of conveyancing in England, as being discussed. With technology available, we are still in the dark ages causing UK plc. to suffer. Be brave Andy B and streamline the system for everyones sake. The benefits to the market will be game changing.

East Anglia

David Boyden MRICS, Colchester, Boydens Ltd, david.boyden@boydens.co.uk - The market remained relatively subdued during August, with buyers continuing to be price sensitive and taking more time to make decisions. Correctly priced properties are still selling. Best month of year for completed sales.

Graham Matthews FRICS, Cambridge, University Of Cambridge, grahamvmatthews@gmail.com - Slowing market, but remaining underlying demand.

Kevin Burt-Gray MRICS, Cambridge, Pocock + Shaw, kevin@pocock.co.uk - Activity has picked up as we go into September but underlying market is still fragile.

Mark Wood MRICS, Cambridge, Blues Property Ltd, mark@bluesproperty.com - August has been particularly quiet on all fronts. Some activity at the bottom/mid market levels although top end of market particularly slow.

Rob Swiney MRICS, Ipswich, Jackson Stops, rob.swiney@jackson-stops.co.uk - Still activity but it is August we have everything crossed for an active September!

Robert Hurst MRICS, Norwich, Auction House East Anglia, robert.hurst@auctionhouse.co.uk - Selective licensing is some areas is making some landlords sell up to due rising compliance costs.

Thomas Bloomfield MRICS, Ipswich, Brooks Leney, tab@brooksleney.co.uk - The market for functional, well-positioned homes remains resilient, while demand for properties with a luxury element continues to be subdued.

South East

Christopher Clark FRICS, Eastleigh, Ely Langley Greig, chrisclark@elgsurveyors.co.uk - Difficult market conditions show no sign of improving.

Edward Rook MRICS, Sevenoaks, Knight Frank, edward.rook@knightfrank.com - The property market could play a vital role in stimulating growth. The challenge is whether this government is prepared to do anything about it.

James Farrance MNAEA, FARLA, Maidenhead, Braxton, jfarrance@braxtons.co.uk - August has been slower as seasonally expected, however borrowing costs remain a major concern for buyers.

Neil Evans ASSOCRICS VRS, St. Leonards-On-Sea, Iqs, Theneilevans@hotmail.com - Some positivity expected moving towards autumn, usual pressure for pre xmas sales completions.

Paul Lynch ASSOCRICS, Wokingham, First For Auctions, Part Of Lrg, plynch@firstforauctions.co.uk - Still seeing strong seller demand for speed and certainty through unconditional auction, with lot numbers up 44% YoY. However, sales success has softened from 78% in Jan–Mar to 64% in June–Aug, in line with Nationwide auction sales rate. Correct pricing critical to achieve a secure sale.

Tim Green FRICS, South Oxfordshire, Green & Co.(Oxford) Ltd, tim.green@greenand.co.uk - Transactions are so patchy that trying to draw any conclusions would be rash. September will be the best gauge.

Tony Jamieson MRICS, Guildford, Clarke Gammon, tony.jamieson@clarkegammon.co.uk - Heatwave, summer holidays and a new prime minister with an Autumn budget forthcoming are not factors which help the property market. There is a sense of let's wait and see again and so market conditions are poor, with flat prices still falling and the remainder of the market seeking stability.

South West

David Hickman FRICS, South Devon, Surveyor, onetrip100@outlook.com - Not as bad as London but still worrying. Initial asking prices are falling and then reduced to attract a buyer. Help to Buy and particularly shared ownership are very difficult to sell. Brickmakers are closing, new builders are mothballing sites and going into administration.

David Robinson ASSOCRICS, Cornwall , West Devon & Torridge, Djr Estate Agents & Auctioneers Ltd, david@djresteagents.co.uk - A surprisingly busier August than normal with sales. The Autumn Budget has once again caused a pause in Vendors wanting to present to the market, so supply is starting to dwindle slightly. New PM has yet to give more confidence to the property market as a whole.

G C Thorne FRICS, East Dorset, Thornes, graham@thornes.org.uk - The market remains very difficult the higher the price.

Howard Davis, Bristol, Howard Estate Agent, howard@howard-homes.co.uk - We continue to reduce prices to attract buyers and there is a constant supply of ex rental properties as landlords sell up. The current property market really does highlight how archaic our house buying and selling process is in England & Wales. The Scots have it sorted.

Ian Perry FRICS, Cheltenham Cirencester Nailsworth Stroud Tetbury Faringdon, Perry Bishop, ianperry@perrybishop.co.uk - August sales were much higher than in previous years. Accurate pricing achieves a sale.

Jeff Cole MRICS, Wadebridge, Cole Rayment & White, jeff.cole@crw.co.uk - The market is challenging especially with chains breaking down. August is always a tricky month to gauge in Cornwall due to the holiday season & we are hopeful that September might be busier.

John Corben FRICS FCABE, Swanage, Corbens, john@corbens.co.uk - The market remains subdued with few genuine buyers who are in a position to proceed, most having to sell their present property in the first instance. Stamp duty and double council tax on second homes remain obstacles. Property values have fallen by around 12% over the last 18 months.

John Doody FRICS, Gloucestershire, John S Doody Frics, johndoody@msn.com - Current promises are not helping the housing market.

Julian Bunkall FRICS, Dorchester, Bridport, Sherborne, Jackson-Stops, julian.bunkall@jackson-stops.co.uk - The market is in holiday/summer mode, rather slow & generally quiet.

Much may depend on the Autumn budget but it is likely that the market will remain cautious for the rest of 2026.

Mark Lewis FRICS, Dorset, Symonds & Sampson, mlewis@symondsandsampson.co.uk - Sales are taking longer to conclude mainly because of the stringent checks from solicitors and lenders. Fewer experienced conveyancers and boxes to be ticked do not allow free and practical thinking.

Martin Hoyle FRICS, Pmbc, mh@pm-bc.co.uk - Pockets of the market are still active. Two beds are preferred over one bed at the moment.

Michael Parsons MRICS, Bristol, Sp Surveyors Ltd, spsurveyorsbristol@gmail.com - Sales are generally quiet because of summer holidays. However, uncertainty over the proposed Labour Government Budget which is not due until the end of October may be constraining some people because of assumed tax rises.

Robert Cooney FRICS, Taunton, Robert Cooney Chartered Surveyors & Estate Agents, robert@robertcooney.co.uk - A strong August for sales following a similarly positive July. Market appraisals and new instructions are holding up well, with plenty of willing sellers and buyers out there. Pricing remains key though – get the strategy right from the outset and deals are there to be done.

Roger Punch FRICS, South Devon, March And Petit, roger.punch@marchandpetit.co.uk - The normal mid-summer was generally ignored this year, suggesting an active Autumn ahead, especially with plenty of available properties. However, keen sellers need to embrace the adjusted price levels without delay.

Simon Lord ASSOCRICS SURVEYOR AND VALUER, Bath And Bristol, Lords Survey And Valuation, simon@lordssurveyandvaluation.com - We were busier on surveys and valuations in August than anticipated. It seems that market momentum, whilst subdued, is being maintained by resilient buyers deciding that their personal objectives for moving weigh heavier than the ongoing political and economic uncertainty.

Simon Milledge MRICS, Blandford Forum, Jackson-Stops, simon.milledge@jackson-stops.co.uk - As per last month, the market remains difficult to read. Improvements (fall) in interest rates and cost of living should restore buyer confidence and be a boost for the market. Stability arising from settlement of a few global situations would also help.

Trevor Brown FRICS, Southend-On-Sea, Trevor Brown Surveyors Ltd, tbrownsurveyors@btinternet.com - Sales still taking longer than ever to complete. Survey instructions have been modest all year. We've now had the best selling months. More on the market and less keen buyers. Prices have fallen and agents report only those realistically priced are getting interest.

Wales

Anthony Filice FRICS, Cardiff, Kelvin Francis Ltd., tony@kelvinfrancis.com - Against all expectations, the market in August was very busy. A steady number of new instructions, expected to rise further in September. Confidence amongst Buyers also holding up surprisingly well.

David James FRICS, Brecon, James Dean, david@jamesdean.co.uk - August has been a great month for sales.

London

Alec Harragin MRICS, London, Savills Plc, aharragin@savills.com - Domestic political uncertainty is likely to remain a constraint. Until buyers have greater clarity on the policy and tax environment, caution is likely to persist. The strongest markets are likely to be those underpinned by needs-based demand, scarcity of stock and realistic pricing.

Charles Reynolds MRICS, Eltham, Home Counties Inspections Ltd, charles.reynolds@hcinspect.co.uk - The removal of stamp duty in the next 3 years will stimulate growth this is expected in time for the election.

Christopher Ames MRICS, London/Belgravia, Ames Belgravia, ca@amesbelgravia.co.uk - There has been more activity this first week of Sept as many return from holidays keen to try and conclude a sale/purchase before year's end. Many have been unable to up-size or down-size for the last 18 months and there is some hope that there will be something positive for property in Oct budget.

James Perris MRICS, London, De Villiers, james.perris@devilliers-surveyors.co.uk - Remains a very subdued sales market although some good buying opportunities. Developers are now pausing projects due to the lack of demand so the government will need to remove some of the multiple taxes suffocating the sales market for activity to return to normal.

Javad Chohan MRICS, London, Henderson Wood, javadchohan@gmail.com - The ease and availability of credit determines the domestic market trajectory.

Jeremy Leaf FRICS, Finchley, Jeremy Leaf & Co, jeremy@jeremyleaf.co.uk - A modest increase in demand has coincided with holiday returnees re-starting property searches but not in the same volume as this time last year. Worries about the impact of the protracted conflict in the Middle East on the cost of living & mortgage rates–to say nothing of the Budget is adding to buyer caution.

Mark Francis BSC MRICS, Registered Valuer, London, London'S Surveyors & Valuers, mark@lcsv.co.uk - Noticeable fall since the start of the year.

Naomi Murdoch MRICS, London, Dexters, naomimurdoch@dexters.co.uk - The sales market is busier than you might expect. There is still plenty of demand and buyers are jumping in where they see good value or a good location. We expect activity to ramp up in September as buyers and sellers look to get moved by the end of the year.

Paresh Patel RICS-ACCREDITED DEGREE IN REAL ESTATE DEVELOPMENT, Greater London, Sole Trader, ppatel_uk@hotmail.com - The Renters' Rights Act has caused an exit from the buy-to-let market for SME investors due to increased government regulation and increased taxation. SME investors are now choosing to invest in alternative less regulated investments.

Perry Stock FELLOW OF THE RICS, Registered Valuer, Nr Leatherhead, Capitello Estates Ltd, perry@perrystock.co.uk - A lower overall volume of decision making.

Robert Green MRICS, Chelsea, John D Wood & Co., rgreen@johndwood.co.uk - August saw good activity levels for the time of year, with sales agreed in line with July, and only marginally down on June. The market remains price sensitive, with buyers acknowledging a buying opportunity, and committed vendors realistic. There is a shortage of quality property for sale.

Roshan Sivapalan MRICS, London, Blakes Chartered Surveyors & Extension.Lease, roshan@blakessurveyors.com - The summer heatwave brought quieter new instructions and sales, with transactions taking longer. Reduced activity has led to some vendor price moderation. Flats remain challenging, although well-priced stock attracts interest. Inflation and interest rates may temper demand ahead.

Simon Scott MRICS, London, Places For People, simonscott1000@gmail.com - Interest rates remain elevated, affecting buyer confidence.

William Delaney ASSOCRICS, Central London, Coopers Of London Limited, william@coopersoflondon.co.uk - The upper end of the sales market remains largely moribund, at least for the time being. Whilst there is interest and viewings, buyers remain very nervous about committing. Ongoing geopolitical tensions and domestic economic policy have resulted in deteriorating confidence.

Scotland

Grant Robertson FRICS, Glasgow, Allied Surveyors Scotland Plc, Grant.robertson@alliedsurveyorsscotland.com - The market is slowing sharply with established property chains falling though and resales establishing at lower levels. Whether this is a post summer blues or more likely a slowdown tied to challenging mortgage rates and tax levels.

Greg Davidson MRICS, Perth, Graham + Sibbald, gdavidson@g-s.co.uk - The market was slower over the summer season due to a combination of factors and a possible hangover from the world cup. Economic uncertainty and increasing costs are also likely to be a contributory factor. Most areas seem stable and the last quarter is expected to be in line with historic norms.

Ian Morton MRICS, St Andrews, Bradburne & Co, info@bradburne.co.uk - The sales market has slowed even though the schools holidays are over and traditionally we expect a increase in activity at this time.

Marion Currie ASSOCRICS, RICS Registered Valuer, Dumfries & Galloway, Galbraith, marion.currie@galbraithgroup.com - Viewings have fallen slightly due to summer holiday season through August, but market appraisals and new listings continue at a similar pace to earlier summer activity, giving the prospect of a fruitful autumn to come.

Richard Clowes MRICS, Scottish Borders And North Northumberland, Graham & Sibbald Property Consultants Ltd, richard.clowes@g-s.co.uk - Agents report a mixed bag in August with the good weather keeping people in holiday mode. Economic pressures still play a part in tempering the market but with Scottish Schools back and English Schools due to go back, there are more positive signs around an Autumn market, but time will tell.

Northern Ireland

D A Mclernon FRICS, Omagh, Co. Tyrone, Mclernon Estate Agents, damclernon@gmail.com - Market normally slower during summer months.

Kirby O'Connor ASSOC RICS, Belfast, Goc Estate Agents, kirby@gocestateagents.com - The market was strong in june but slowed up / seasonally typical for july. We have found BT7 and BT4 strong and lots of cash buyers on the market for a return/investment.

Nicola Kirkpatrick FRICS, Belfast, Simon Brien, nicola.tann@simonbrien.com - Activity over the Summer months has remained strong and this is expected to improve into the autumn period.

Samuel Dickey MRICS, Belfast, Simon Brien Residential, samuel.dickey@simonbrien.com - There are currently more buyers than homes available, and that imbalance is keeping the Northern Ireland housing market remarkably resilient.

Surveyor comments - Lettings

North

Keith Pattinson FRICS, Newcastle-Upon-Tyne, Keith Pattinson, keith.pattinson@pattinson.co.uk - The Renters' Rights Act benefits letting agents. In the past, tenants who needed to move out were unable to do so, but now they can. Students should pay council tax and agree lower rents, which would reduce investor bids and help make housing more affordable for working people.

Mr David Shaun Brannen ASSOCRICS, Whitley Bay, Brannen & Partners, shaun.brannen@brannen-partners.co.uk - Again - high demand as against [increasing - but nowhere near enough] supply.

Neil Foster MRICS, Hexham, Walhouse Surveyors & Valuers, neil@hadrianproperty.co.uk - Another round of applause is due for the Renters' Rights Act which is already driving some of the most committed landlords to either sell or divert into Airbnb lettings. Stock continues to contract and rents keep rising. The potential debt burden on errant tenants is frightening.

Tony Dobbins MRICS, Darlington, Anthony Jones Properties, tony.dobbins@anthonyjonesproperties.co.uk - Supply remains the binding constraint. Landlords continue to exit and new instructions are hard to win, so well-presented stock lets almost immediately with minimal voids. Tenant enquiries have eased from the spring but still outstrip availability. Rents firm, but growth is no longer accelerating.

Yorkshire & the Humber

Alex Mcneil MRICS, Huddersfield, Bramleys, alex.mcneil@bramleys.com - The market remains resilient with fewer voids. The market seems to have adjusted well to the Renters' Rights Act.

Ben Hudson MRICS, York, Hudson Moody, benhudson@hudson-moody.com - A steady rental market as tenants and landlords adjust to the Renters' Rights Act.

North West

Kevin Henry MRICS, Liverpool/ Preston, Bridgemane Surveyors, admin@bridgemane-surveyors.co.uk - Current government policy risks accelerating landlord exits from the sector and putting further upward pressure on rents.

East Midlands

James Ab Ottewell MRICS, Derby, Alexander Bruce Estates Ltd, james@alexanderbruce.co.uk - Demand continues almost unabated. The Renter Rights Act has not helped tenants who have seen a smaller offering of homes to rent as private landlords exit the market. Pressure also on tenants to now provide personal guarantors from relatives or friends in order to secure a tenancy.

John Chappell BSC. (HONS), MRICS, Skegness, Chappell & Co Surveyors Ltd, john@chappellandcosurveyors.co.uk - The number of tenant enquiries has dropped but that is normal for August. What is not normal of course is Landlords still deciding to sell because of Government interference in the market and dwindling returns. We anticipate seeing more sales in the run up to the Budget to try and beat tax grabs.

Piers Cowley ASSOCIATE RICS / Registered Valuer, Milton Keynes/Northampton, Cdc Investments & Valuer, pcowley@cdcdevelopments.com - My region includes Bedford where the new Universal Studios will be developed and an increase in rents is anticipated for the 120, 000 new jobs that will be created.

Will Ravenhill, Leicester, Readings, wravenhill@readingspropertygroup.com - More landlords wanting to use our services and increasing demand from them for Rent protection insurance since the implementation of the RRA on May 1st. We're seeing signs that rents seem to have maxed out, with less demand from tenants, particularly in the city centre apartment sector.

West Midlands

Andrew Oulsnam MRICS, Birmingham, Robert Oulsnam And Company Limited, andrew@oulsnam.net - The letting market has shown some improvement in the past month with more activity, a lot of agents are overpricing as a result.

Colin Townsend MRICS, Malvern, John Goodwin, colin@johngoodwin.co.uk - A steady month. Rents continue to rise and the trend for landlords with small portfolios of rental properties to sell and leave the market is continuing.

Mark Killeen ASSOC RICS, Coventry, ., k1ll33n44@hotmail.com - New landlords are reluctant to enter the market with tougher regulations and taxes, the existing market is stable however rents are not coming down due to supply.

Richard Franklin MRICS, Tenbury Wells, Franklin Gallimore Ltd., richard@franklingallimore.co.uk - Rents are continuing to rise as Landlords sell up, this is causing a major affordability crisis. But, if the rent can be reviewed to market levels rather than a fixed index under most ASTs -the rises are going to be greater. Did nobody involved in RRA see this coming?

East Anglia

David Boyden MRICS, Colchester, Boydens Ltd, david.boyden@boydens.co.uk - The market was comparatively strong this month, just shy of July results, with steady tenant demand continuing against a limited supply of good quality rental property. The imbalance continues to support increasing rents.

Graham Matthews FRICS, Cambridge, University Of Cambridge, grahamvmatthews@gmail.com - Demand holding up arising from restricted supply.

Kevin Burt-Gray MRICS, Cambridge, Pocock + Shaw, kevin@pocock.co.uk - Rental activity has increased as expected coming into a seasonally busier period.

South East

David Porter MRICS, Hertford, Knight Property Management, david@knightpm.co.uk - Tenant demand in the Hertford area remains strong, with rents continuing to rise. Our instruction levels have increased noticeably, albeit from a small base, with new accidental landlords entering the market despite some established landlords continuing to sell.

James Farrance MNAEA, FARLA, Maidenhead, Braxton, jfarrance@braxtons.co.uk - Tenant demand has been seasonally strong, fuelled by a reducing number of small houses available.

South West

David Hickman FRICS, South Devon, Surveyor, onetrip100@outlook.com - The general public are wanting to rent, if they can find anything after landlords have sold up. Even potential buyers are unaware of the dire state of the economy and huge redundancies scheduled for Christmas and agents closing offices. One can only watch the fallout.

Howard Davis, Bristol, Howard Estate Agent, howard@howard-homes.co.uk - A steady supply and demand are keeping rents stable. We are seeing an increased number of landlords leaving the market. Some giving the reasons with new laws but there are lot that are at retirement age and just want out. As this trend continues its good news for first-time buyers.

Wales

Anthony Filice FRICS, Cardiff, Kelvin Francis Ltd., tony@kelvinfrancis.com - A steady market, but short of available properties to rent, which continues to diminish, bringing about an increase in rental values.

David James FRICS, Brecon, James Dean, david@jamesdean.co.uk - Still a shortage of rental properties.

London

Alec Harragin MRICS, London, Savills Plc, aharragin@savills.com - Growth softened for higher-value properties, particularly those above the £100, 000 per annum threshold where the RRA does not apply. Here, tenants are typically far more discretionary and highly selective, favouring best-in-class homes.

Alex Shinder, Camden Islington, Nw3Homes Ltd, alex@nw3homes.com - Asking rents are noticeably higher across the board. I expect to see inflation to be the main driver in rents on renewals as landlords converge on comparable and expect these to be the norm. Regulation is adding to cost in a dramatic way and fears of increased taxation are providing uncertainty.

Charles Reynolds MRICS, Eltham, Home Counties Inspections Ltd, charles.reynolds@hcinspect.co.uk - Because of the Renters' Rights Act small landlords are leaving the market, there will be a bigger shortage of supply rents will continue to rise some way above inflation.

Javad Chohan MRICS, London, Henderson Wood, javadchohan@gmail.com - More landlord and tenant education needed to help avoid conflicts and uncertainty.

Jeremy Leaf FRICS, Finchley, Jeremy Leaf & Co, jeremy@jeremyleaf.co.uk - Continuing uncertainty in the sales market has resulted in more lettings activity with tenants taking advantage of their new ability to end fixed-term constraints under the Renters' Rights Act. Rents have held firm supported by supply shortage as landlord property sales not being replaced fast enough.

Mark Wilson MRICS, London, Globe Apartments, mark@globeapt.com - Rental supply across W1 remains limited with landlords leaving the sector holding properties vacant for sale. Strong seasonal demand, led by international students means tenants are taking what is available, driving competition and rents higher this autumn.

Mr Paul J Dolan TECH RICS, London, Dolan Pratley Associates, pauldolan@dolan-pratley.co.uk - Sales market remains unstable there the safe but temporary sector remains private rented.

Naomi Murdoch MRICS, London, Dexters, naomimurdoch@dexters.co.uk - We are still seeing high volumes of lettings transactions, with pricing similar to last month. Overall Tenants remain happy in their existing homes and are not serving notice to leave in the usual volumes.

Paresh Patel RICS-ACCREDITED DEGREE IN REAL ESTATE DEVELOPMENT, Greater London, Sole Trader, ppatel_uk@hotmail.com - The exit of SME investors from the buy-to-let market due to the Governments Renters' Rights Act and increased taxation will reduce the number of rental properties available.

Roshan Sivapalan MRICS, London, Blakes Chartered Surveyors & Extension.Lease, roshan@blakessurveyors.com - London lettings remain resilient, with modestly increased demand and moderate rental growth. This is particularly evident in South West London, where supply remains constrained. The strongest rental growth continues to be seen in smaller flats.

William Delaney ASSOCRICS, Central London, Coopers Of London Limited, william@coopersoflondon.co.uk - Rental demand remains healthy though at the moment. However, any substantive increases in headline rents are being tempered by affordability. The Renters' Rights Act, possible increases in CGT and pressure to introduce rent control will further decimate supply.

Scotland

Carolyn Davies MRICS, Dumfries, Savills, cmadavies@savills.com - Strong demand for good quality properties that are well priced in the market.

Ian Morton MRICS, St Andrews, Bradburne & Co, info@bradburne.co.uk - The rental market is generally buoyant with demand outstripping supply in some sectors.

Northern Ireland

Kirby O’Connor ASSOC RICS, Belfast, Goc Estate Agents, kirby@gocestateagents.com - Rentals are strong and we are exchanging on the students accommodation. It is continuing to get a good return on rent levels.

Samuel Dickey MRICS, Belfast, Simon Brien Residential, samuel.dickey@simonbrien.com - Demand for rental properties continues to outstrip supply, creating one of the most competitive lettings markets Northern Ireland has seen in recent years.

Contacts

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Access to the data is available via a paid subcription. This will include the full historical back set, regional breakdown, and, where applicable, the seasonally and not seasonally adjusted data.

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