



UK Residential Market Survey

September 2026

ECONOMICS



Macroeconomic headwinds weigh on the near-term outlook, with interest rate expectations moving higher in recent weeks

- Buyer demand remains subdued, while near-term sales expectations have edged back into marginally negative territory
- House prices continue to face modest downward pressure at the headline level
- Twelve-month expectations for both market activity and house prices are now broadly flat

The September 2026 RICS UK Residential Market Survey feedback suggests that the recent rise in interest rate expectations has stalled the previous run of slightly less negative results, with measures of buyer demand and sales activity turning marginally weaker over the month. That said, despite this setback, the latest readings remain less downbeat than the lows recorded earlier in the year. Looking ahead, while the near-term outlook appears to have become a little more pessimistic, the twelve-month view remains that the market will stabilise further ahead.

Tracking developments in demand across the sales market, the new buyer enquiries indicator registered a net balance of -22% in September, slipping marginally from -18% beforehand. This represents the first month since March 2026 in which the indicator has failed to become less negative. Nevertheless, the latest reading remains comfortably above the recent low of -41% recorded six months ago, highlighting that although demand has softened slightly, current conditions are still less subdued than earlier in the year.

Likewise, the agreed sales series posted a net balance of -18%, marginally weaker than the -16% recorded previously. Even so, the latest reading remains less negative than the three-month average of -25%. Looking ahead, near-term sales expectations softened slightly, with the net balance easing to -6% from -3% previously. Although this points to a somewhat more cautious outlook over the next three months, the overall picture has not shifted significantly as yet.

Regarding new instructions, a net balance of +6% of respondents reported an increase in sales listings in



September, marking the first reading in positive territory since mid-2025. That said, the latest figure points to only a modest rise. Moreover, contributors continue to report that the volume of market appraisals undertaken recently remains below the equivalent trend seen twelve months ago.

The latest results continue to signal that house prices are softening at the aggregate level. Indeed, the headline house price net balance slipped to -32% from -28% in the previous month. Moreover, this breaks a run of four consecutive months in which the indicator had become gradually less negative. Consequently, the latest feedback suggests that, while the downward pressure on prices has eased somewhat compared with earlier in the year, it is not yet dissipating entirely.

At the regional level, most parts of England saw their house price net balances move slightly deeper into negative territory during September, with sentiment in London remaining notably weaker than the national headline reading. By contrast, house prices continue to rise in Northern Ireland, while Scotland is also reporting a modest degree of price growth.

Going forward, near-term house price expectations at the national level remain consistent with further downward pressure over the coming three months, with the net balance standing at -24%. Over the twelve-month horizon, however, the net balance of zero points to a broadly flat trend emerging. That said, this represents a downgrade from the slightly stronger outlook reported a couple of months ago, when respondents were still anticipating modest price growth.

Across the rental market, a net balance of +23% of survey participants reported an increase in tenant demand over the month (based on the non-seasonally adjusted monthly lettings dataset). Interestingly, this marks the third consecutive monthly reading in which tenant demand growth has accelerated in net balance terms. Alongside this, the flow of landlord instructions remains subdued, with the corresponding net balance firmly entrenched in negative territory. Looking ahead, a net balance of +37% of contributors expects rents to rise over the next three months. While this is somewhat lower than the +44% recorded in August, it remains comfortably above the +27% average seen during the first half of the year.



Methodology

About

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

Regions

The 'headline' national readings cover England and Wales.

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

The national data is regionally weighted.

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

Questions asked

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

Net balance data

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

to -5 still means that more respondents are reporting decreases than increases overall, but the breadth of those reporting decreases has fallen dramatically.

Seasonal adjustments

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

Next embargo date:

October Survey - 12 November 2026

November Survey - 10 December 2026

Number of responses to this month's survey

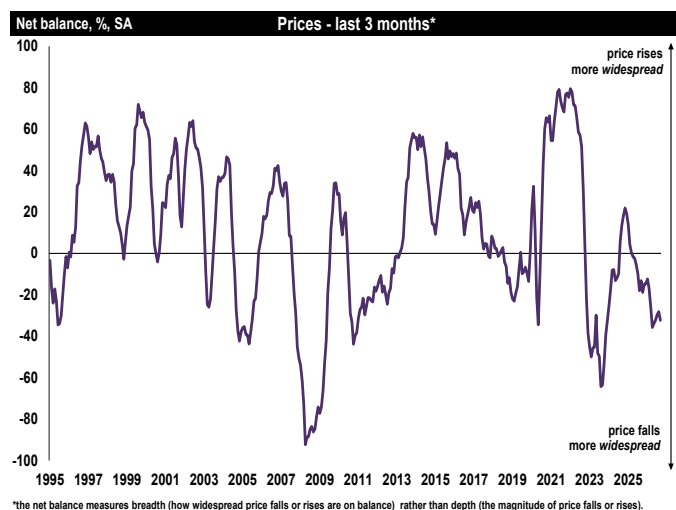
This survey sample covers 422 branches coming from 193 responses.

Disclaimer

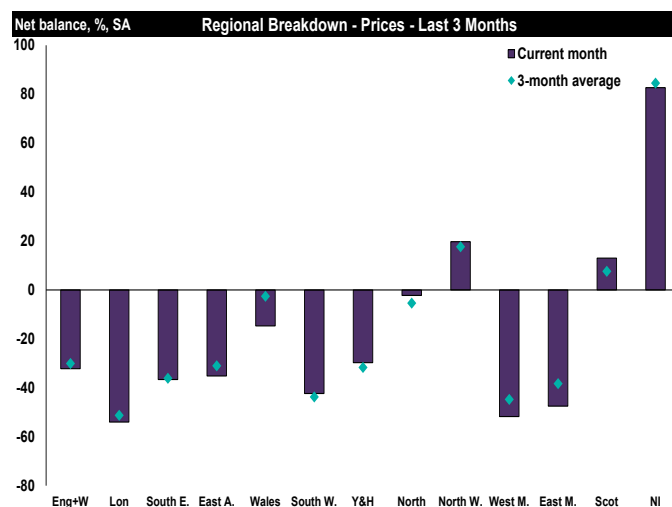
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Sales market charts

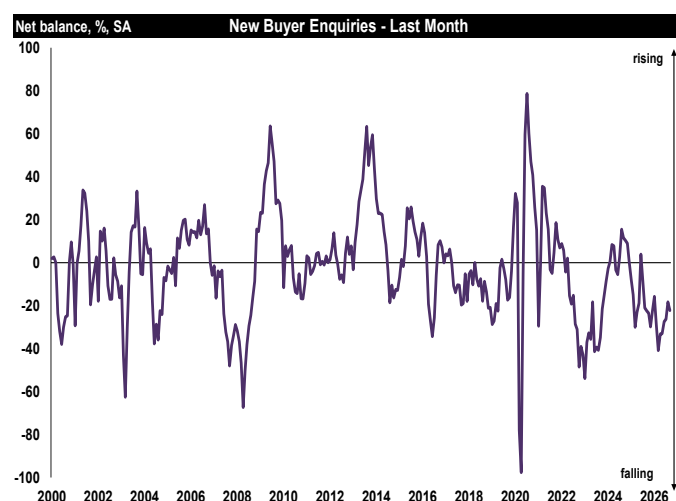
National prices – past three months



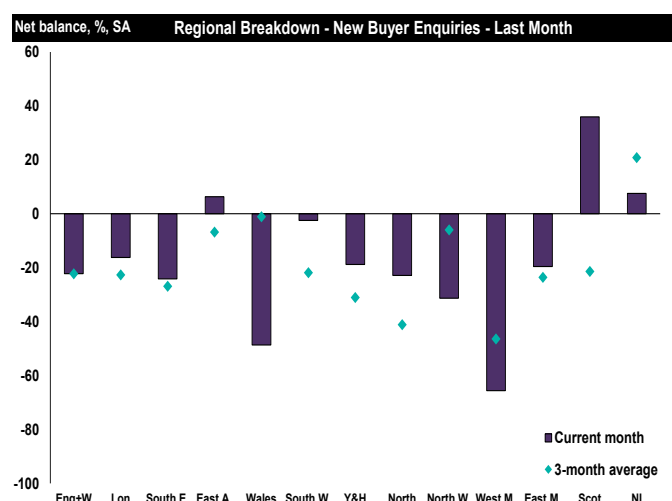
Regional prices – past three months



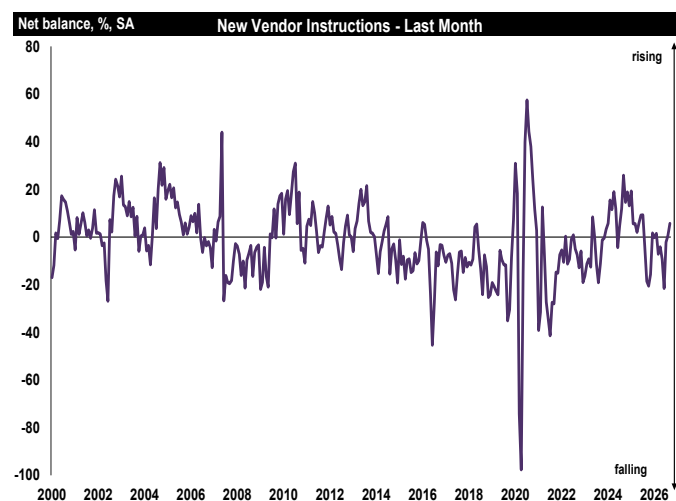
National new buyer enquiries – past month



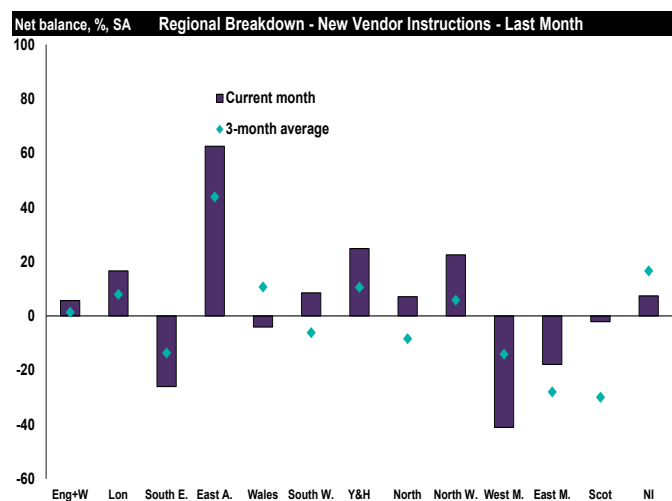
Regional new buyer enquiries – past month



National new vendor instructions – past month

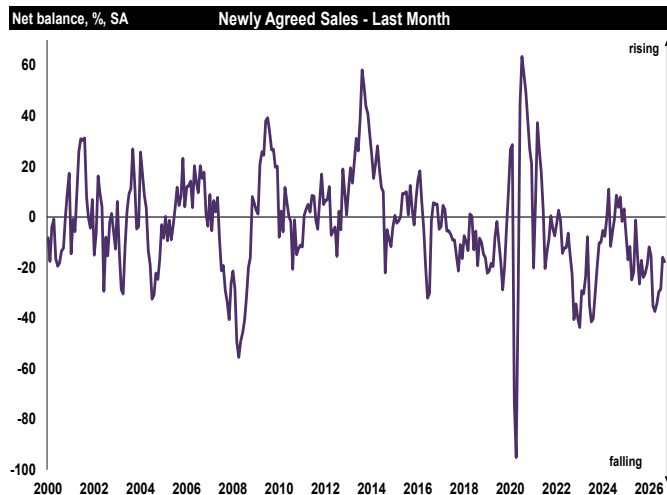


Regional new vendor instructions – past month

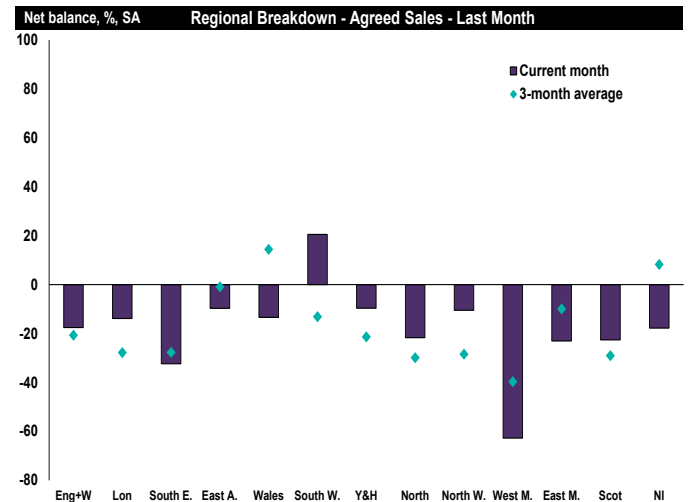


Sales market charts

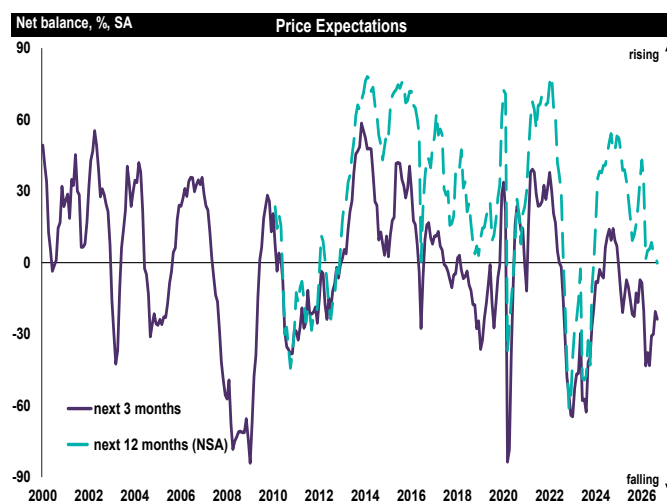
National newly agreed sales – past month



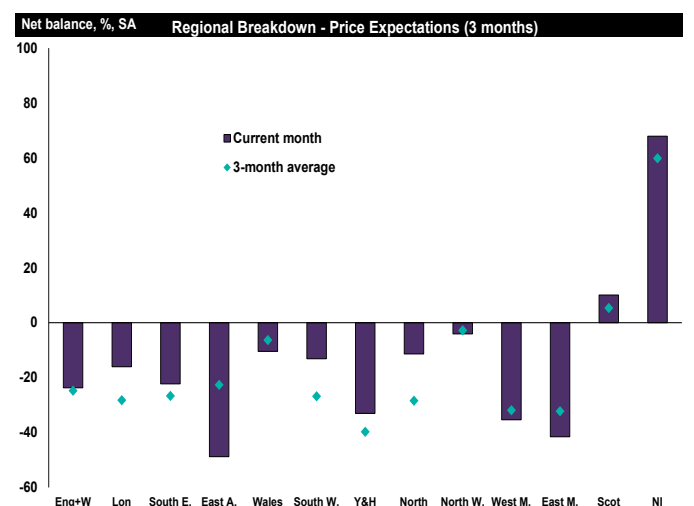
Regional newly agreed sales – past month



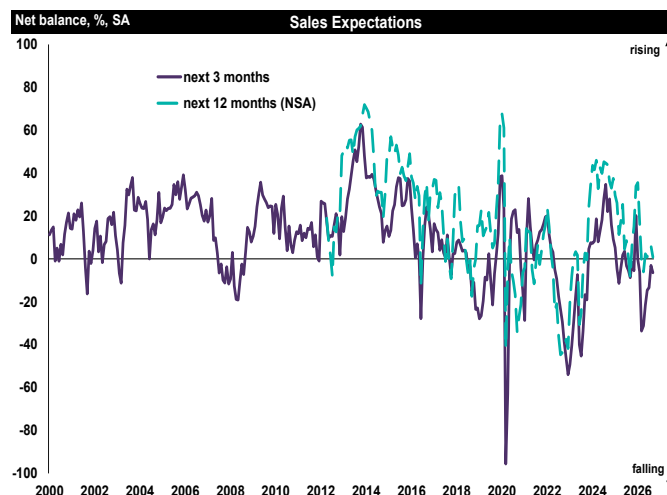
National price expectations – three and twelve month expectations



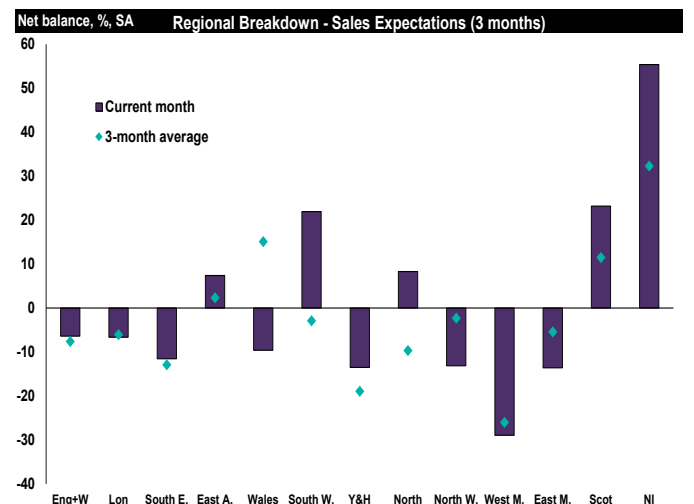
Regional price expectations – next three months



National sales expectations – three and twelve month expectations

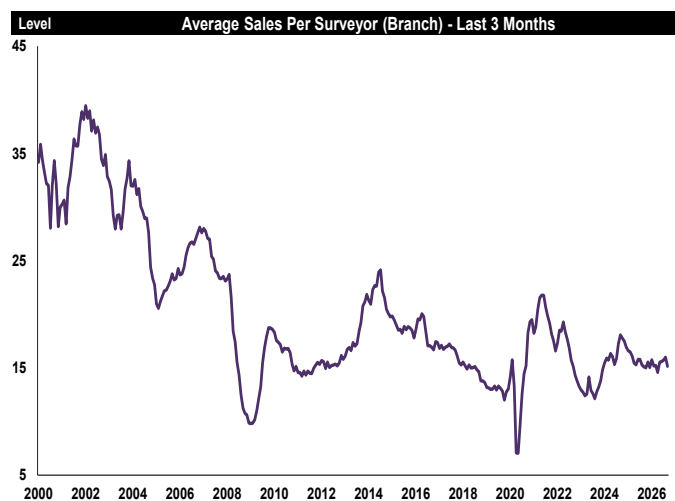


Regional sales expectations – next three months

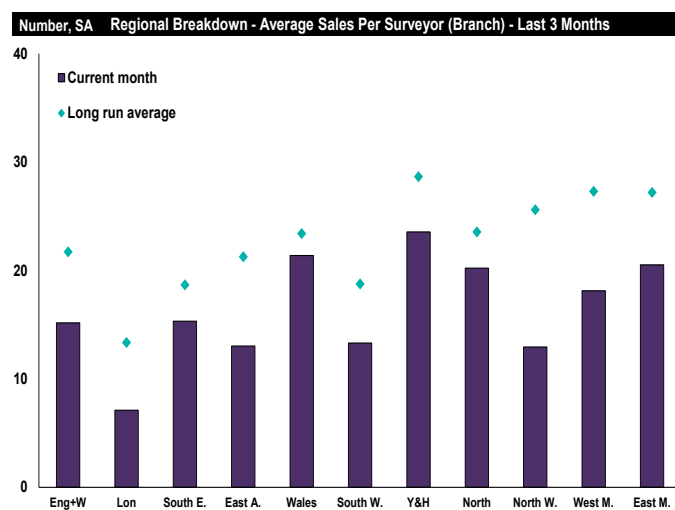


Sales market charts

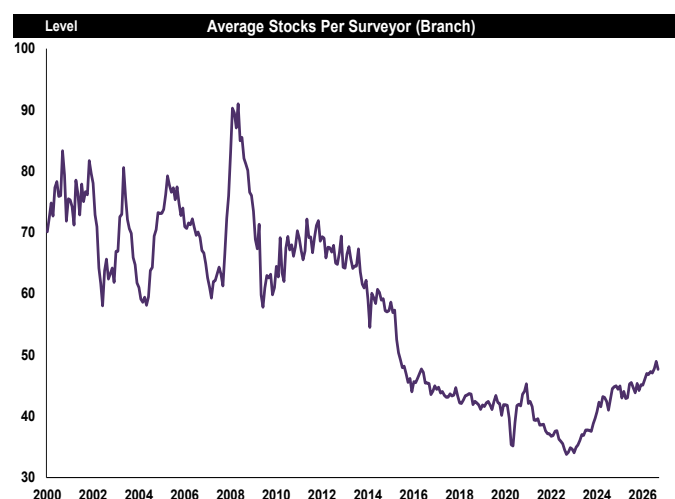
National average sales per surveyor – past three months



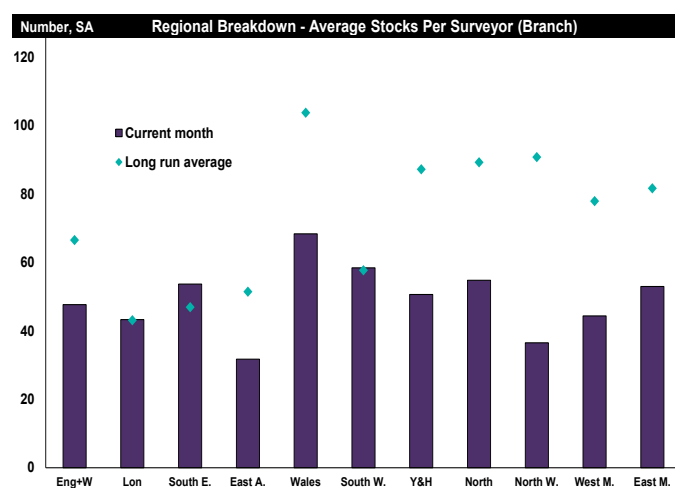
Regional average sales per surveyor – past three months



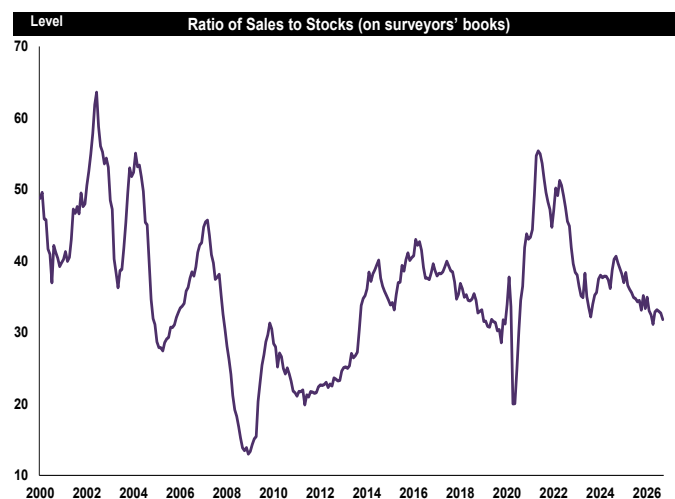
National average stocks per surveyor



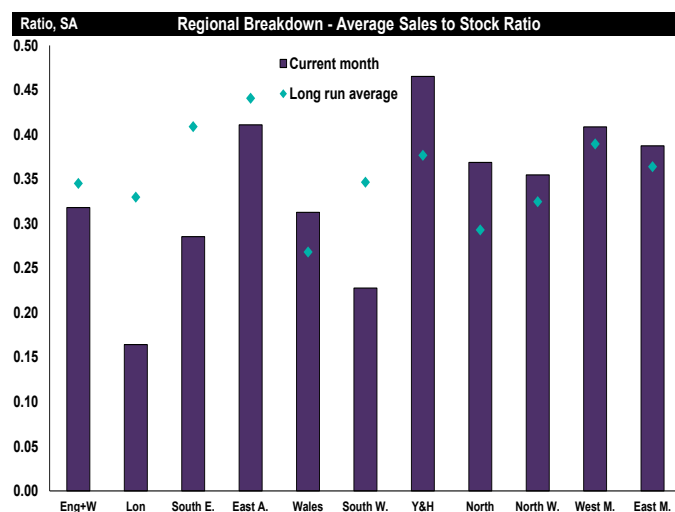
Regional average stock per surveyor



National sales to stock ratio

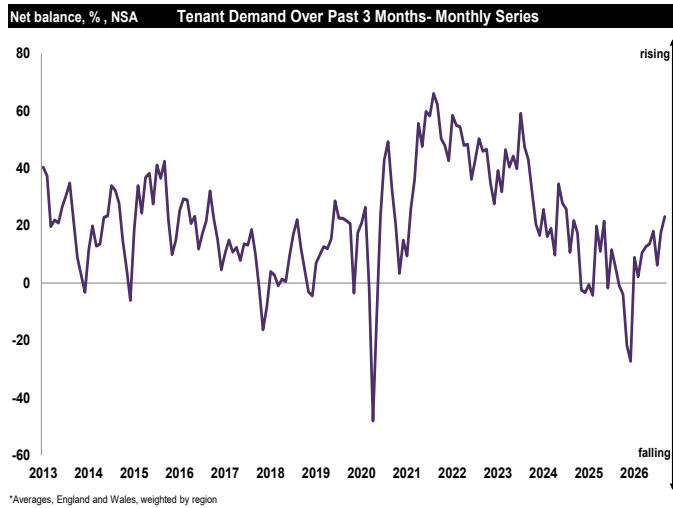


Regional sales to stock ratio

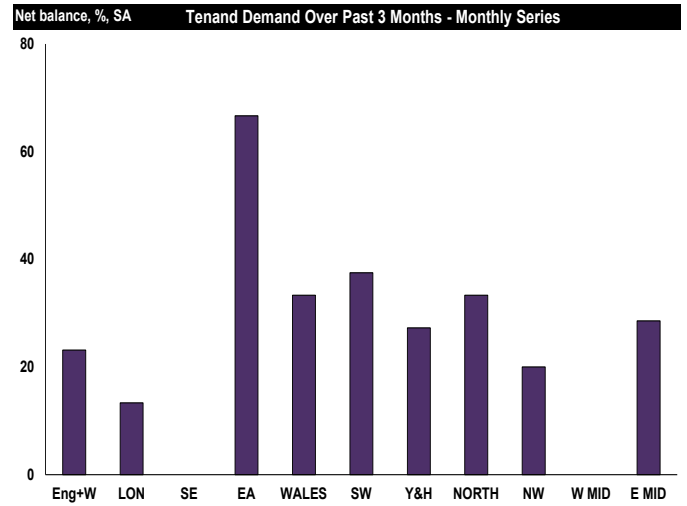


Lettings market charts

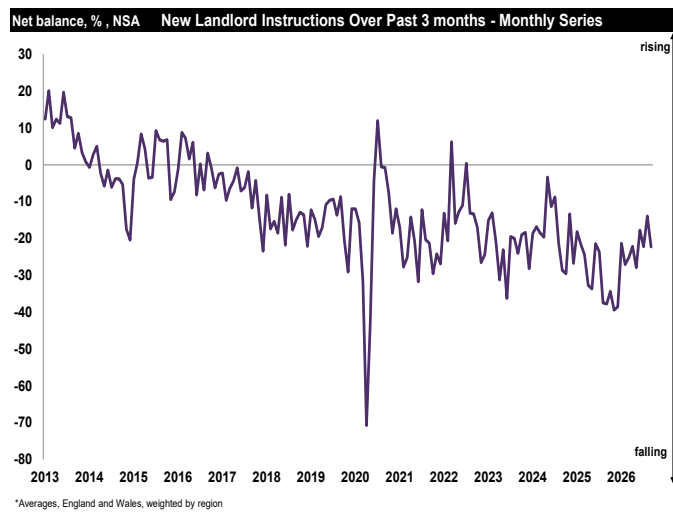
National tenant demand – past three months



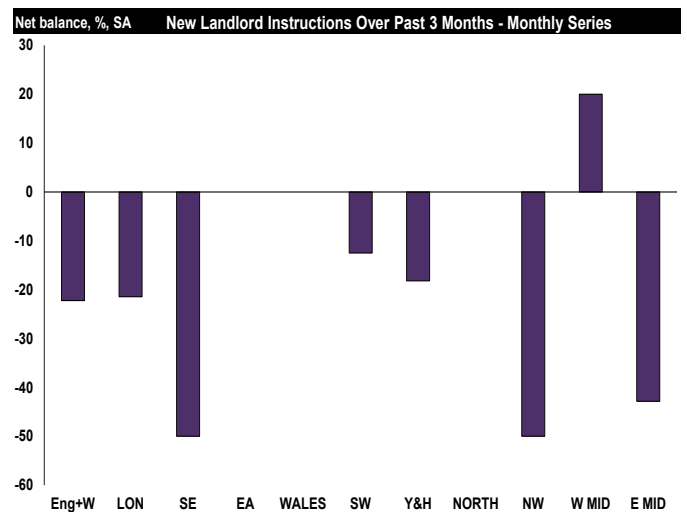
Regional tenant demand – past three months



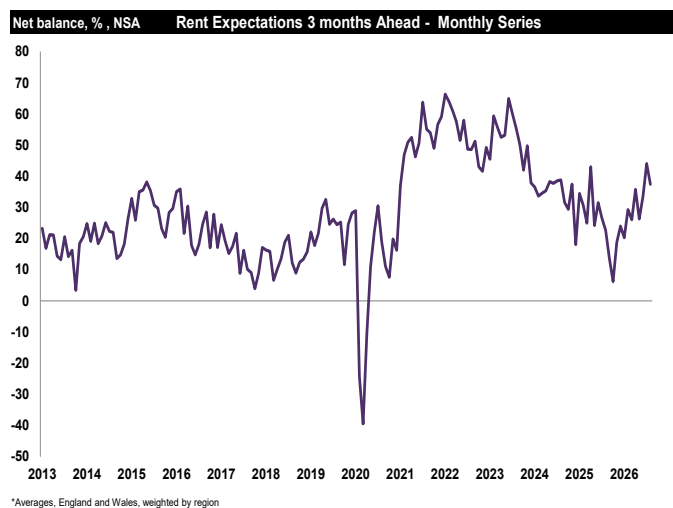
National new landlord Instructions – past three months



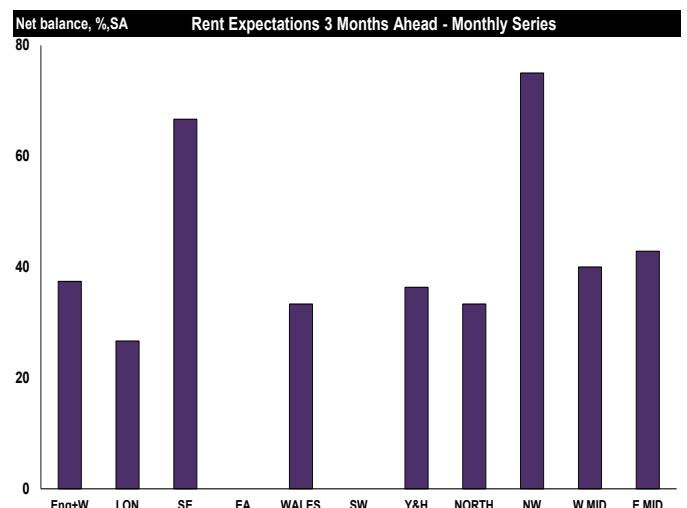
Regional new landlord instructions – past three months



National rent expectations – next three months

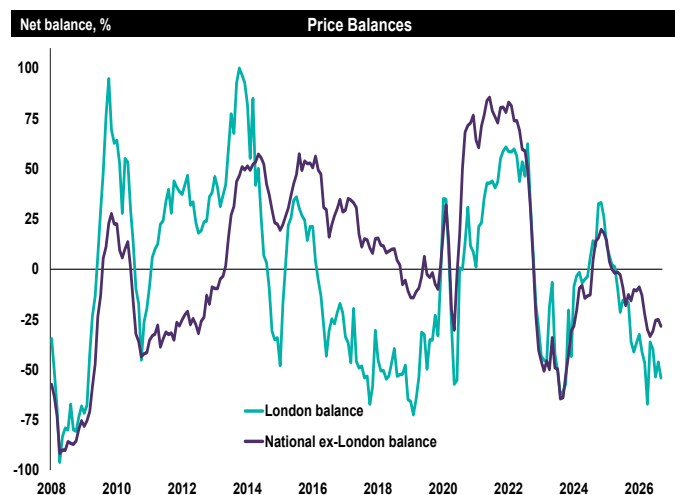


Regional rent expectations – next three months

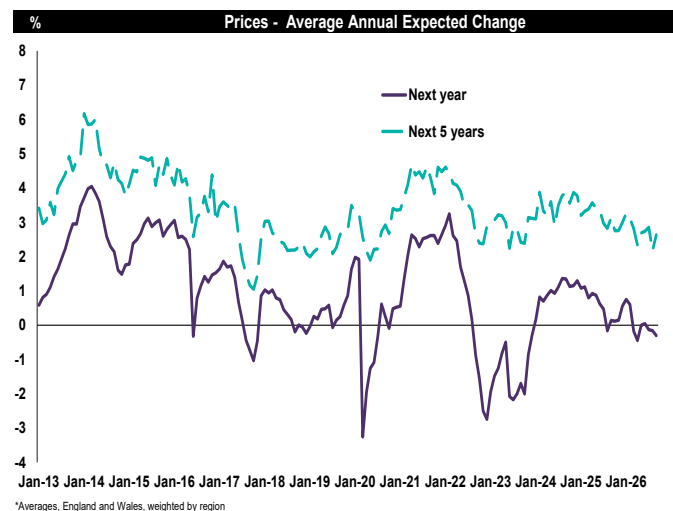


Expectations and other data

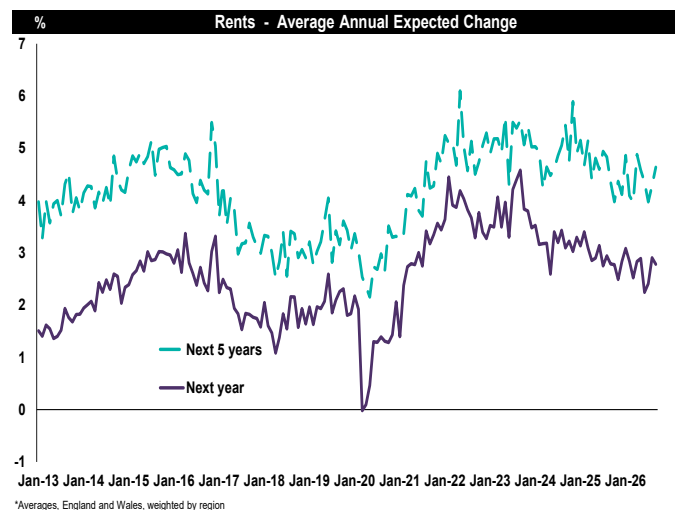
National price balance (excluding London) and London price balance – past three months



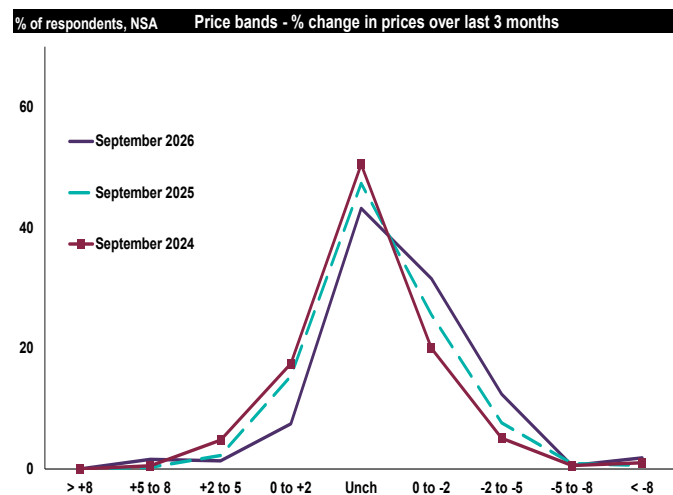
National average annual expected price change (point estimate) – next one and five years



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



Price bands – past three months



Surveyor comments - Sales

North

James Burke MRICS, Durham, Jrb Chartered Surveyors, james.burke@jrbsurveyors.co.uk - The market cooled down in August as expected due to holidays etc. The knock-on effect of the continuing conflict in the Middle East and its impact on inflation will have an undoubted effect on the market, however the decision to hold the base rate at 3.75% will steady the ship of the interest rates.

Keith Pattinson FRICS, Newcastle-Upon-Tyne, Keith Pattinson, keith.pattinson@pattinson.co.uk - We need more houses, but supply could increase if residential parks were available year round, which would also help schools and businesses in the area. All pitches should be rated. There is too much interference increasing build costs.

Paul Mcskimmings BSC(HONS)MRICS, Newcastle Upon Tyne, Edward Watson Associates, paul@edwardwatson-assoc.com - Another busy month with good level of instructions, although new enquiries have slowed down slightly. Good news that Help to Buy is to be revived under a new name by the new Prime Minister.

Shaun Brannen ASSOCRICS, Whitley Bay, Brannen & Partners, shaun.brannen@brannen-partners.co.uk - Exceedingly busy Q3 for instructions and sales. The coastal market is showing few signs of slowing down, though we do generally expect this to happen soon.

Yorkshire & the Humber

Alex Mcneil MRICS, Huddersfield, Bramleys, Alex. mcneil@bramleys.com - A seasonal upturn from a very low summer base cannot conceal this is a very challenging market. Fragile sentiment requires sensitive pricing.

Ben Hudson MRICS, York, Hudson Moody, benhudson@hudson-moody.com - A busy sales market despite the economic headwinds provided properties are priced sensibly. Price, price!

James Brown MRICS, Richmond, Norman F Brown, james@normanfbrown.co.uk - Market conditions remain flat ahead of the budget.

James Watts MRICS, Bradford, R Watts Ltd T/A Robert Watts Estate Agents, jameswatts@robertwatts.co.uk - Generally the market in September feels quieter than normal and increasing mortgage rates are having an effect, particularly at the higher end of the market. However sales upto £300, 000 are still strong in our area and realistic pricing is the key factor.

Kenneth Bird MRICS, Wetherby, Renton & Parr, ken@rentonandparr.co.uk - Realistically priced properties attracting the interest and selling in a price sensitive market.

M J Hunter MRICS, Grice And Hunter, griceandhunter@btconnect.com - The first two weeks of September were good but, yet again, this has started to tail off.

Richard Oades MRICS, Sheffield, Oades Residential Surveying, richard@oadesresidentialsurveying.co.uk - It is a difficult time, due to the cost of living crisis and the uncertain future on the interest rate. Which is making people be a lot more cautious.

North West

Amin Mohammed, Greater Manchester, Brett Gardner Ltd, accounts@brettgardner.co.uk - National prices are stagnant, higher rates and energy costs are making it unaffordable for first-time buyers, yet to be seen what Burnham policies for housing will bring.

Andrew Holmes MRICS, Kendal And South Lakes, Milne Moser Estate Agents, andrew@milnemoser.co.uk - A busy month for new instructions, catching up from the summer lull so we are looking forward to a good Autumn for sales agreed with a nice stock of well presented quality homes being offered for sale.

David Champion MRICS & Registered Valuer, Blackpool, Fylde Coast, Preston, Lancaster East And Wesr Lancs, Champsurv, championdavid@gmail.com - The conflict in the Middle East and oil prices having affect on incomes and market seasonally quiet due to lack of confidence.

Gavin Scott-Brooker BSC FRICS, Nantwich, Brooker & Co (Nantwich) Limited, gavin@brookerandco.co.uk - We have seen an uptick in enquiries for house surveys in the last quarter after a very slow summer quarter - most of the enquiries are for mid sector properties.

John Williams FRICS, MEWI, Wirral, Brennan Ayre O'Neill Llp, john@b-a-o.com - Sales have held up well so far but continued cost of living pressures and the spectre of budget tax rises could impact the autumn market.

Robert Keith Dalrymple FRICS, Isle Of Man, Keith Dalrymple Chartered Surveyor, keith.dalrymple@outlook.com - All Candidates in the recent Isle of Man General Election cited 'Housing' as a major issue, it remains to be seen what, if any, action the newly elected House of Keys takes to address perceived problems, and the impact upon the local residential market.

Trevor Denning, lom, Trevordenning@dmp.im - Significant new build housing developments ongoing and uk government measures influencing new residents to relocate.

East Midlands

James Ab Ottewell MRICS, Derby, Alexander Bruce Estates Ltd, james@alexanderbruce.co.uk - Possibly the most difficult 1/4 experience over the past 4-decades, driven by political uncertainty, huge transaction costs, and "economic fear".

Paul Jex MCABE RESIDENTIAL SURVEYOR ASSOCRICS MRPSA, Derby, Jex Surveyors Ltd, paul@jexsurveyors.co.uk - Prices are flat with some areas reducing in price slowly. Vendors are having to be more realistic and accept price renegotiations when works are required to their homes.

Piers Cowley ASSOCRICS, Northampton/Milton Keynes, Cdc Investments And Developments, pcowley@cdcdevelopments.com - New build sales low, my speciality is land sales to HA's/ Developers and this process very protracted.

Tom Wilson MRICS, Stamford, King West Ltd, twilson@kingwest.co.uk - Unhelpful market commentary is fueling uncertainty. Successful deals are requiring motivated vendors and proactive buyers, more than ever.

West Midlands

Cheryl La ASSOCRICS, Wolverhampton & Birmingham, c.la@gatewaysurveyors.co.uk - Since the conflict began in March, its impact on the housing market has become increasingly apparent. Sales agreed before March are only now reaching completion, whereas properties receiving offers from April onwards have generally required reductions from their original asking prices.

Colin Townsend MRICS, Malvern, John Goodwin, colin@johngoodwin.co.uk - Not the best September we have had over recent years. The market feels very flat at the moment. There's a feeling that buyers and sellers may be waiting until next year to make the big decision to move.

John Shepherd, Solihull, Shepherdvine, john@shepman.co.uk - Awaiting the outcome of the impending budget.

Mark Killeen ASSOC RICS, Coventry, ., k1l133n44@hotmail.com - The market is seeing reductions to asking prices, buyers are taking advantage of the amount of properties for sale and offering discounted offers. Interest rate rises are restricting affordability and buyers are being more cautious to how much they lend. Cost of living and higher taxes are factors.

Matthew Hackling MRICS, Pershore, Lintels Surveyors Ltd, matthew@lintelscs.com - Demand for RICS Home Surveys has been somewhat inconsistent in recent weeks, with enquiries and instructions proving particularly lumpy.

Nick Millinchip MRICS, Stourport On Severn, Phipps & Pritchard, nmillinchip@phippsandpritchard.co.uk - The market remains subdued. Sales are still being agreed, but justifiable pricing is key. With limited competition, increasingly savvy buyers have thinking time to scrutinise readily available sold-price data and little appetite to stretch beyond what they themselves perceive to be fair value.

East Anglia

David Boyden MRICS, Colchester, Boydens Ltd, david.boyden@boydens.co.uk - Sales: Buyers across Essex and Suffolk remain cautious, with correctly priced homes attracting the most interest. Sellers who are willing to negotiate are better placed to secure a sale, while ambitious asking prices can leave properties sitting on the market.

James Steggles FRICS, Norwich, Stackyard Estates Ltd, james@flintuk.com - Time taken for a sale is sensitive to initial asking price.

Mark Wood MRICS, Cambridge, Blues Property Ltd, mark@bluesproperty.com - Increase in inflation, talk of possible interest rate rises isn't helping the market, although lower end of the market is performing far better than the upper end, which has more or less stagnated.

Rob Swiney MRICS, Ipswich, Jackson Stops, rob.swiney@jackson-stops.co.uk - Deals still being put together but buyers are erring on the side of caution.

Robert Hurst MRICS, Norwich, Auction House East Anglia, robert.hurst@auctionhouse.co.uk - More instructions than normal as people trying to get an exchange before the budget in case capital gains tax is increased.

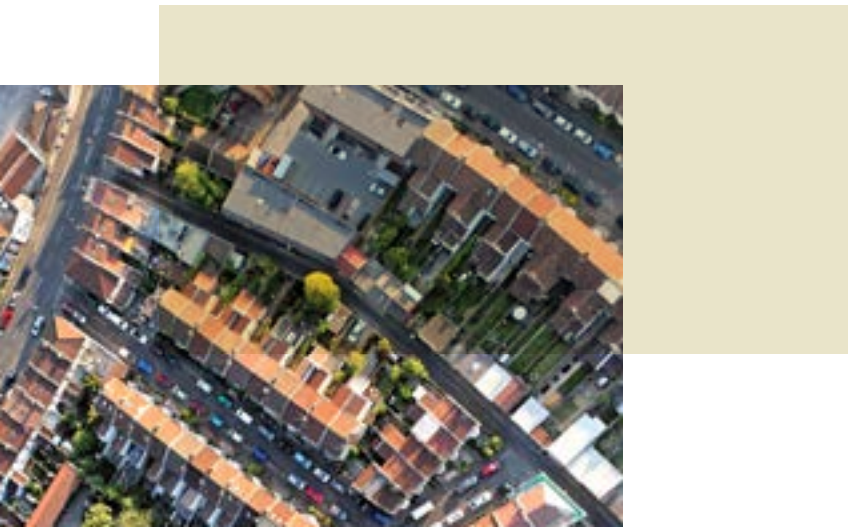
South East

Edward Rook MRICS, Sevenoaks, Knight Frank, edward.rook@knightfrank.com - The repercussions of recent fiscal policy are starting to bite. Increased interest rates and higher property taxation will have increasingly detrimental effects on the whole market.

James Farrance MNAEA, FARLA, Maidenhead, Braxton, jfarrance@braxtons.co.uk - Fiscal policy is having a significant impact on gilt rates, pushing up lending costs and negatively affecting buyer financing and market confidence.

James Thomas MRICS; C BUILD E MCABE, Hampshire And Isle Of Wight, James W Thomas Limited - Chartered Surveyors, james@jameswthomas.co.uk - We are seeing a fair bit of disruption in the market with postponed or cancelled survey instructions sometimes being rearranged very last minute.

Paul Lynch ASSOCRICS, Wokingham, First For Auctions, Part Of Lrg, plynch@firstforauctions.co.uk - A positive September auction for us, achieving a 62% success rate. The market continues to show that realistic, competitive pricing is key to attracting buyers and driving swift transactions, with this becoming increasingly important compared with recent years.



Richard Blythe FRICS, Canterbury To Portsmouth, Oakhurst Real Estate Ltd, richard@oakhurstproperty.co.uk - There is clearly a glass ceiling for buyers over £1.25m so developing higher than £1.25m houses won't sell. Flats aren't selling well at all. So only ones with something special in great areas incl parking will sell. Standard modest sized flats with no balconies won't sell.

Tim Green FRICS, South Oxfordshire, Green & Co.(Oxford) Ltd, tim.green@greenand.co.uk - Testing conditions continue.

Tony Jamieson MRICS, Guildford, Clarke Gammon, Tony.jamieson@clarkegammon.co.uk - Market is still very difficult with no real activity unless a property is very competitively priced. Town centre flats are massively over supplied so prices are falling. Lots of people are waiting for the Autumn Budget.

South West

Chris Pearson ASSOC RICS, Weymouth & Portland, Baker Pearson, chris@bakerpearson.com - There is a noticeable larger gap between sale agreed prices and the asking price, but sales are strong.

Clare Richmond MRICS, Jersey, Wills Surveyors, clare.richmond@willssurveyors.com - High demand for housing but still low affordability due to interest rates.

David Hickman FRICS, South Devon, Surveyor, onetrip100@outlook.com - Market is fizzling out with no real resumption after back to school. Asking prices are falling, buyers are waiting especially as rates likely to rise soon. Developers are mothballing or in administration as are brick makers. Recession is starting sharply due to redundancies and world context.

David J Robinson ASSOCRICS, Cornwall West Devon Torridge, David J Robinson Estate Agents & Auctioneers, david@djrestateagents.co.uk - Traditional autumn slow down compounded by forthcoming Budget and likely punitive tax rises has cooled activity. However, dwindling supply levels has meant if priced correctly there are deals being agreed. Need positive economic ideas from Chancellor.

G C Thorne FRICS, East Doeset, Thornes, greham@thornes.org.uk - The market continues at a low level.

Howard Davis, Bristol, Howard Estate Agent, howard@howard-homes.co.uk - We continue to reduce prices to secure sales. The prices achieved now are on average equivalent to approximately 5 years ago. A Government incentive to help FTBs may help encourage movement in the market.

Jeff Cole MRICS, Wadebridge, Cole Rayment & White, jeff.cole@crw.co.uk - Market continues to be challenging with higher than average fall throughs as buyers seem nervous and protracted timescales for the conveyancing process is painfully slow which does not help at all!

John Corben FRICS FCABE, Swanage, Corbens, john@corbens.co.uk - Properties continue to flood on to the market with few genuine buyers, as a consequence of the oversupply values are falling. Developers have virtually stopped building, the construction cost outweighs the sale price of new home. A government stimulus is urgently required to save a severe recession.

Julian Bunkall FRICS, Dorchester, Bridport, Sherborne, Jackson-Stops, julian.bunkall@jackson-stops.co.uk - Agents report that the market remains turgid and difficult, particularly at the upper end. The uncertain economic outlook, the Budget, threat of a wealth tax and a possible hike in interest rates are causing nervousness throughout the sector.

Mark Lewis FRICS, Dorset, Symonds & Sampson, mlewis@symondsandsampson.co.uk - Inflation, stamp duty, and taxes are all biting and the impending budget is making buyers and sellers nervous. The million plus market remains a challenge and buy to lets are virtually non existent. Our lettings department say that prospective tenants outnumber landlords ten to one.

Roger Punch FRICS, South Devon, Marchand Petit, roger.punch@marchandpetit.co.uk - Well located and astutely priced properties continue to sell, but caution prevails, suggesting that any uplift is a long way away.

Simon Lord ASSOCRICS, Registered Valuer, Bath And Bristol, Lords Survey And Valuation, simon@lordssurveyandvaluation.com - Market activity remained steady in September in the Bath and Bristol region. Uncertainty continues to drive understandable caution in buyers' approach and sellers are notably more receptive to advice that realistic pricing is key. Prices continue to broadly flatline, with subdued appetite for flats.

Simon Milledge MRICS, Blandford Forum, Jackson-Stops, simon.milledge@jackson-stops.co.uk - Notes would be as per last month (and the month before that).

Wales

Anthony Filice FRICS, Cardiff, Kelvin Francis Ltd., tony@kelvinfrancis.com - Strong Levels of new instructions, increasing the numbers of properties for sale. Sales are still being agreed regularly, even in higher price ranges. Buyers, though lower in numbers, seem confident in their investment, although making lower offers. Mortgage rates are still acceptable.

David James FRICS, Brecon, James Dean, david@jamesdean.co.uk - Plenty of sales even though it feels a tougher market.

London

Christopher Ames MRICS, London/Belgravia, Ames Belgravia, ca@amesbelgravia.co.uk - The market is still being held back by the impending 28/10 Budget when there are rumoured to be 'Mansion' taxes on fairly small London flats and increased community charges. The market may see more activity in closing months of 2026 as many need to up or down size their homes.

James Perris MRICS, London, De Villiers, james.perris@devilliers-surveyors.co.uk - The market remains subdued. The government's new first-time buyer loan scheme will help, but realistically there also needs to be tax incentives for all buyers if the government is serious about increasing UK house building.

Jeremy Leaf FRICS, Finchley, Jeremy Leaf & Co, jeremy@jeremyleaf.co.uk - In our offices, we have certainly noticed a pick up in demand – particularly for smaller houses not flats – since the end of the summer holiday period. However, worries about higher mortgage costs & the imminent Budget are keeping prices in check reducing momentum & prolonging transactions.

Marcus Goodwille MRICS, Prime London, Savills Plc, marcus.goodwille@savills.com - Prime central London is having a challenging time. Buyers remain active but they are discerning and highly price sensitive, carefully weighing quality, location and lifestyle considerations with costs and global alternatives. Many sellers, meanwhile, are still adapting to a changed market.

Paul Tate, London, Tate Residential Limited, paul@tateresidential.co.uk - Both the Purchaser and Vendor need to be ready with competent solicitors who have done their KYC prior to marketing a property for sale or offering to purchase. A contract for sale should be produced prior to marketing. This will reduce sale times. The rest will fall into place.

Richard Going MRICS, Chelsea, Farrar, richard.going@farrar.co.uk - The government's last two budgets and the upcoming budget in October have been extremely disruptive to the residential sales market, as they have created uncertainty over property taxes, especially discussions over changing stamp duty in the 2025 budget which they did not even implement in the end.

Robert Green MRICS, Chelsea, John D Wood & Co., rgreen@johndwood.co.uk - September was a busy month for exchanges. New instructions have been slow to feed through, with buyers aware of the current buying opportunity frustrated at the lack of choice. Prices for the best stock feel steady, whilst compromised properties need to compete on price to attract attention.

Roshan Sivapalan MRICS, London, Blakes Surveyors & Extension.Lease, roshan@blakessurveyors.com - The market was a little quieter over the late summer period, with stock levels increasing but a slower rate of listings progressing to agreed sales. Mid-market family homes continue to sell fastest, while flats and higher price brackets remain weaker.

Rupert Merrison MRICS, London, Dexters, rupertmerrison@dexters.co.uk - There continues to be strong buyer demand and plenty of property coming on to the market making for a busy time.

Simon Scott MRICS, London, Places For People Ltd, simonscott1000@gmail.com - The rising cost of living is having an impact on sales, due to rising prices caused by the conflict in the Middle East.

William Delaney ASSOCRICS, Central London, Coopers Of London Limited, william@coopersonlondon.co.uk - Confidence is fragile. Impending interest rate rises, transaction costs, an anxious bond market, the state of public finances and a likely further tax grab in the budget make investing in Central London an unappealing proposition. As a result, transaction levels continue to decline.

Scotland

Grant Robertson FRICS, Glasgow, Allied Surveyors Scotland Ltd, grant.robertson@alliedsurveyorsscotland.com - It is no longer the case as to whether the market is slowing(despite the recently reported price rise) it is and the fall through in transactions is epidemic not helped by some within the legal profession not acting in a timely fashion to move deals along.

Jake Shaw-Tan MRICS, Ayrshire, Goose & Co Property, jake@gooseandcoproperty.co.uk - The market in Ayrshire for distinctive property remains strong with many buyers seeking family homes. Where property is priced sensibly and presented well we are seeing good results being achieved.

Marion Currie ASSOCRICS, RICS Registered Valuer, Dumfries & Galloway, Galbraith, marion.currie@galbraithgroup.com - September has seen a general quietening with fewer MA's and new launches than August. This ties in with the usual market in D&G for the time of year. Price reductions have seen stalled properties find success, leading to a more cautious approach with new listings.

Northern Ireland

Daniel McLernon FRICS, Omagh, Da McLernon Ltd., damclernon@gmail.com - Market fairly steady. Shortage of properties for sale.

Kirby O'Connor ASSOC RICS, Belfast, Goc Estate Agents, kirby@gocestateagents.com - The sales market remains strong in certain areas, although I feel activity at the upper end of the market has slowed slightly. Well-presented properties in desirable locations continue to attract good interest, while higher-value homes are generally taking longer to secure a buyer.

Samuel Dickey MRICS, Belfast, Simon Brien Residential, s.dickey@sky.com - The sales market continues at pace with prices still increasing.

Surveyor comments - Lettings

North

Keith Pattinson FRICS, Newcastle-Upon-Tyne, Keith.Pattinson@pattinson.co.uk - Students should pay council tax as they used to, which would mean paying landlords less while councils gain revenue. It would also be fairer to working people who already pay rates.

Shaun Brannen ASSOCRICS, Whitley Bay, Brannen & Partners, shaun.brannen@brannen-partners.co.uk - Again as I always state, the demand is still high but the supply is still low. More Landlords are selling and leaving the PRS altogether.

Yorkshire & the Humber

Alex Mcneil MRICS, Huddersfield, Bramleys, Alex.mcneil@bramleys.com - A notable increase in new lettings. Strong tenant demand with continuing rental growth.

Ben Hudson MRICS, York, Hudson Moody, benhudson@hudson-moody.com - Settling down as landlords adjust to Renters' Rights Act.

North West

Jonathan Clayton FRICS, Lytham St Annes, Jpa Surveyors, jonathan@jpasurveyors.co.uk - Mass exodus of landlords will possibly drive rents up.

Trevor Denning, Iom, Trevordenning@dmp.im - Immigration impacting market.

East Midlands

James AB Ottewell MRICS, Derby, Alexander Bruce Estates Ltd, james@alexanderbruce.co.uk - Rents continue to rise - driven upwards by increased demand generated by potential home buyers renting to see how the market unfolds.

John Chappell BSC(HONS), MRICS, Skegness, Chappell & Co Surveyors Ltd, john@chappellandcosurveyors.co.uk - The predictable upwards pressure on rent levels continues apace. With falling supply and increasing demand, it's an inevitable result of politicians listening to us but not hearing us and now Landlords are instructing to factor in the £65 annual registration fees to rents as well. This is an unintended consequence of recent policy.

Piers Cowley ASSOCRICS, Northampton/Milton Keynes, Cdc Investments And Developments, pcowley@cdcdevelopments.com - Landlords are selling stock and rental property supply is low with prices rising.

West Midlands

Cheryl La ASSOCRICS, Wolverhampton & Birmingham, c.la@gatewaysurveyors.co.uk - In response to the continued rise in the cost of living, tenants are increasingly negotiating rental levels to manage affordability pressures.

Colin Townsend MRICS, Malvern, John Goodwin, colin@johngoodwin.co.uk - Not a bad month. Now that the effects of recent legislation have settled down the rental market seems stable.

East Anglia

David Boyden MRICS, Colchester, Boydens Ltd, david.boyden@boydens.co.uk - Lettings: Rental supply remains tight across Essex and Suffolk, supporting rents, but landlords need to be mindful of what tenants can realistically afford.

South East

James Farrance MNAEA, FARLA, Maidenhead, Braxton, jfarrance@braxtons.co.uk - Fiscal policy uncertainty is contributing to redundancies, economic contraction and a cost of living surge, negatively affecting tenants and slowing demand.

South West

David Hickman FRICS, South Devon, Surveyor, onetrip100@outlook.com - Despite all the economic woes, the lettings market remains quite good with rents edging up slightly because many landlords have exited from buy-to-let. Flats are very difficult to sell though.

Howard Davis, Bristol, Howard Estate Agent, howard@howard-homes.co.uk - Supply and demand are relatively level keeping rents stable.

Martin Slade FRICS, Christchurch, Wren Lettings, martin@wrenlettings.co.uk - The market is showing surprising resilience in the current market.

Sarah Orringe FRICS, South Hams, Arbitr Adjusters And Surveyors, sarah@arbitradjusting.com - The residential lettings market in South Devon faces a severe supply squeeze as higher tax burdens on second-home owners and property investors prompt many to sell their assets. Rather than incentivizing these owners to convert properties into long-term rentals and local council surcharges are further reducing the supply of rental properties in the area.

Wales

Anthony Filice FRICS, Cardiff, Kelvin Francis Ltd., tony@kelvinfrancis.com - Continued shortage of the numbers of rental properties available, as landlords exit the market, but a good level of rents are being maintained.

David James FRICS, Brecon, James Dean, david@jamesdean.co.uk - Shortage of properties to rent continues.

London

Alex Shinder, Camden, London, Nw3Homes Ltd, alex@nw3homes.com - Good quality property is shifting and good quality. Tenants are finding no difficulty in securing attractive deals but costs across the board are increasing resulting in an increased gulf between renewal costs for tenants and new letting costs. Affordability ceilings continue and so a smaller pool of tenants can afford them.

Jeremy Leaf FRICS, Finchley, Jeremy Leaf & Co, jeremy@jeremyleaf.co.uk - Some 'accidental' landlords have sold mainly due to Renters' Rights Act worries. Lack of new landlords to take their place & reduction in quality is adding to unease. Resultant lack of choice, especially family houses, means rents have hardened provided affordability is not unduly threatened.

Marcus Goodwille MRICS, Prime London, Savills Plc, marcus.goodwille@savills.com - More cautious short term outlook due to geopolitical uncertainty, higher mortgage rates and domestic political instability. The medium term recovery remains largely intact, with stronger house price growth expected from 2028 as inflation stabilises, mortgage rates ease and economic growth improves.

Mark Wilson MRICS, London, Globe Apartments, mark@globeapt.com - Quality rental supply across W1 remains thin whilst demand, particularly from international students, is softer than in previous years. Landlords continue to exit, with more units held for sale. Nothing much is shifting and Q4 is looking challenging.

Paul Tate, London, Tate Residential Limited, paul@tateresidential.co.uk - The government must stop taxing the independent Landlord into selling as this removes competition in the market. Tenants should be able to request a fixed term if they want it and the inability of being able to take an upfront payment of rent is making expensive for certain tenants to rent.

Rupert Merrison MRICS, London, Dexters, rupertmerrison@dexters.co.uk - We have seen rents increasing in recent months with tenant demand high and we expect the lettings market to continue to be really busy until the end of the year.

William Delaney ASSOCRICS, Central London, Coopers Of London Limited, william@coopersonlondon.co.uk - Headline rents and tenant demand appear robust. But we are starting to see the consequences of the Renters' Rights Act. Increasing rents due to lack of supply, and increased tenant costs due to the need to use guarantor companies in many cases. Possession claims wait 12 to 18 months for a hearing.

Scotland

Carolyn Davies MRICS, Dumfries, Savills, cmadavies@savills.com - Continued issue between supply and demand within the local market place, it is becoming more noticeable that more enquiries are coming from tenants who have been served a Notice to Quit by landlord.

Grant Robertson FRICS, Glasgow, Allied Surveyors Scotland Ltd, grant.robertson@alliedsurveyorsscotland.com - The rental market remains soft with rents achieved often at or often below levels set sometimes some years ago. Supply however remains constricted as landlords continue to exit an overregulated market with restricting tax advantages and increasing lending rates.

Northern Ireland

Kirby O'Connor ASSOC RICS, Belfast, Goc Estate Agents, kirby@gocestateagents.com - Rentals remain strong, with the student move-in period now largely complete. Demand continues to be particularly strong for two and three-bedroom properties, and we are still seeing a steady level of enquiries and interest from prospective tenants.

Samuel Dickey MRICS, Belfast, Simon Brien Residential, s.dickey@sky.com - Rental demand is as strong as ever.

Contacts

Subscriptions

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

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