

ECONOMICS



UK Residential Market Survey

June 2026

ECONOMICS

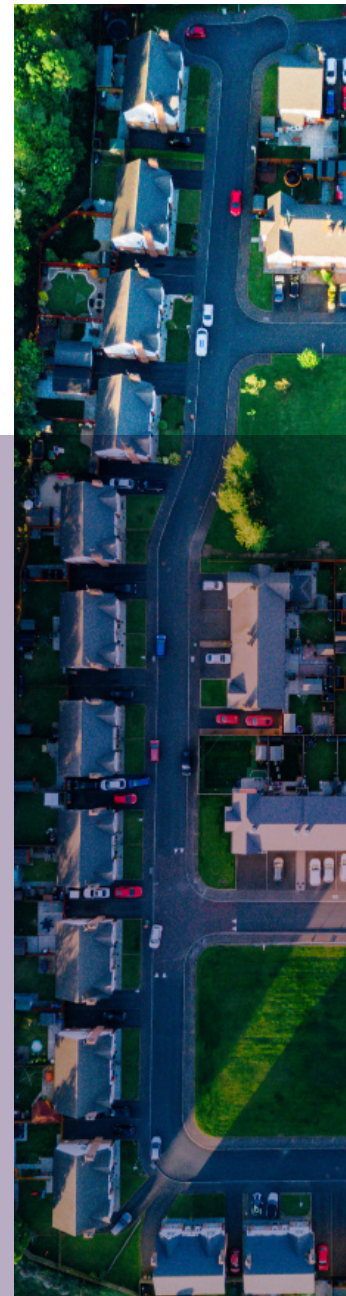
Momentum remains weak, though some indicators point to the recent downturn in activity easing

- Measures of buyer demand and newly agreed sales still negative, albeit marginally less so than before
- Headline house price indicator largely stable in recent months, although this remains consistent with a modest degree of downward pressure
- Near-term sales expectations turn somewhat less negative, but are yet to signal a genuine turnaround

The June 2026 RICS UK Residential Market Survey points to only tentative signs of improvement, despite the recent easing in global geopolitical tensions and the associated unwinding in oil prices. That said, anecdotal remarks from respondents suggest that domestic political uncertainty is emerging as another headwind for the market. Overall, activity indicators remain subdued, although the pace of deterioration appears to be moderating. While the near-term outlook for sales volumes remains relatively soft, sentiment is less downbeat than in recent months, suggesting that the housing market may be moving towards a more stable phase.

Looking at new buyer enquiries, the headline net balance of -29% this month is marginally less negative than the -34% readings recorded in each of the previous two surveys. Indeed, June's figure represents the least downbeat result since February, although it still points to relatively weak buyer demand for the time being. Moreover, the majority of UK regions continued to post negative net balances in the latest report, highlighting the broad-based nature of the current softness in demand.

With respect to agreed sales, this measure also turned marginally less negative, posting a net balance of -32% compared with -35% previously. Nevertheless, the latest reading remains indicative of subdued market momentum. Looking ahead, near-term sales expectations registered a net balance of -16%, improving from a recent low of -34% in March. As such, respondents appear to anticipate a moderation in recent weakness rather than an outright turnaround in market conditions over the next three months. Looking further ahead, feedback from respondents points to a broadly flat trend in sales volumes over the next twelve months, evidenced by a net balance reading of +1% in June,



largely unchanged from +2% in the previous survey.

Turning to supply, the new instructions to sell indicator fell further into negative territory, posting a net balance of -23%, down from -10% previously. This represents the weakest reading for the measure in more than a year, signalling a clear contraction in the flow of fresh listings coming onto the market. A similar trend is evident in the market appraisals series, where the net balance slipped to -22%. Taken together, these results suggest that the supply pipeline is beginning to thin, potentially limiting the volume of new stock entering the market in the months ahead.

For house prices, the latest aggregate net balance came in at -33%, broadly in line with the readings of -35% and -34% recorded in April and May respectively. As such, while the indicator continues to point to modest downward pressure on prices at the national level, the trend appears to be stabilising rather than deteriorating further. At the regional level, the South East and South West of England continue to exhibit noticeably more negative net balances than the UK average. By contrast, respondents in Northern Ireland and, to a lesser extent, Scotland continue to report that house prices are following an upward trajectory.

Looking ahead, near-term price expectations at the aggregate level remain somewhat negative, although less so than in the previous survey, with the net balance moving to -32% from -44%. Further ahead, the twelve-month outlook remains modestly positive, with a net balance of +8% of respondents expecting house prices to rise over the year ahead, up slightly from +6% in the previous survey.

In the rental market, respondents reported a modest pickup in tenant demand, with the headline net balance rising to +18% in June. While this represents the strongest reading since May 2025, it remains relatively subdued by the standards of recent years. Alongside this, the new landlord instructions indicator became slightly less negative, coming in at -18% from -28% previously. Even so, the measure continues to point to a constrained supply backdrop across the lettings market. Against this imbalance, near-term rental price expectations remain consistent with further rent increases in the months ahead, with projected rental growth over the next twelve months currently standing at around 2.5% (when viewed on a three-month moving average basis).



Methodology

About:

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

Regions:

The 'headline' national readings cover England and Wales.

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

The national data is regionally weighted.

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

Questions asked:

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

Net balance data:

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

Seasonal adjustments:

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

Next embargo date:

July Survey - 13 August 2026
August Survey - 10 September 2026

Number of responses to this month's survey:

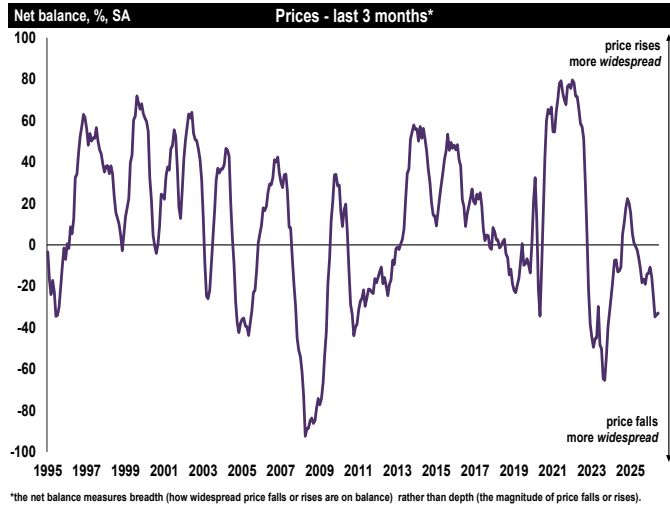
This survey sample covers 420 branches coming from 220 responses.

Disclaimer

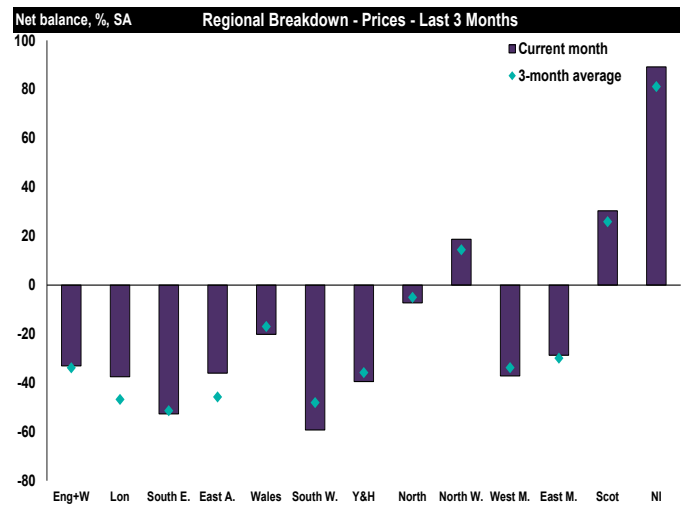
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Sales market charts

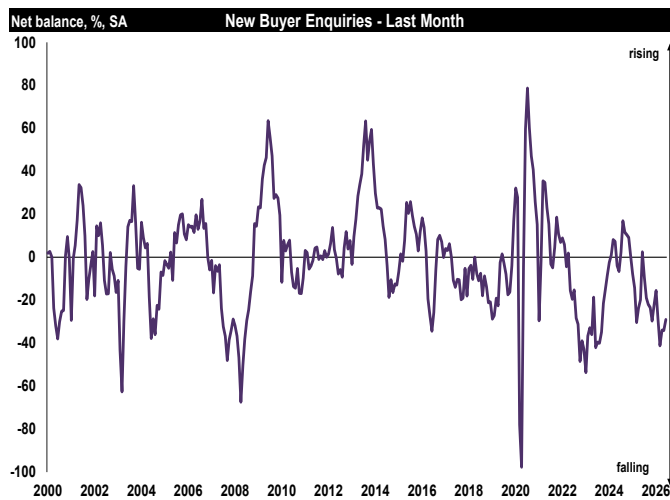
National Prices - Past three months



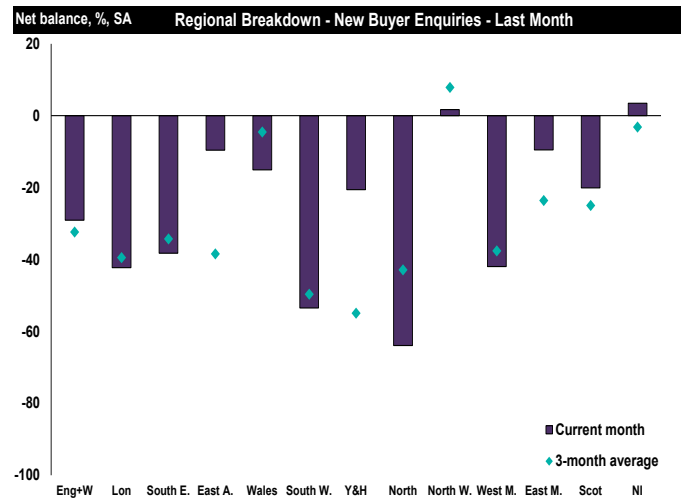
Regional Prices - Past three months



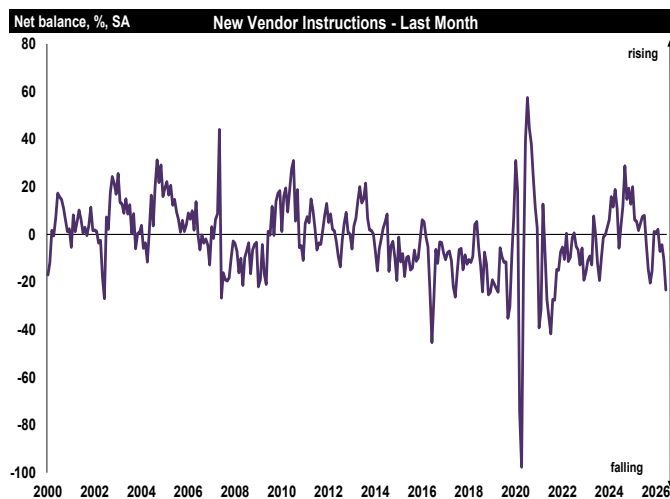
National New Buyer Enquiries - Past month



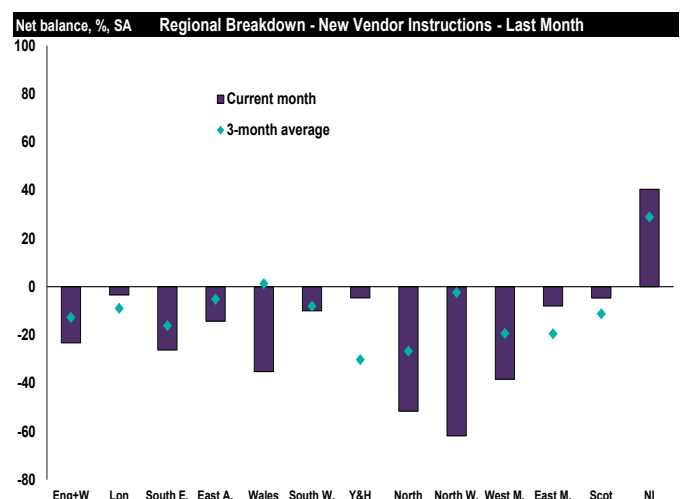
Regional New Buyer Enquiries - Past month



National New Vendor Instructions - Past month

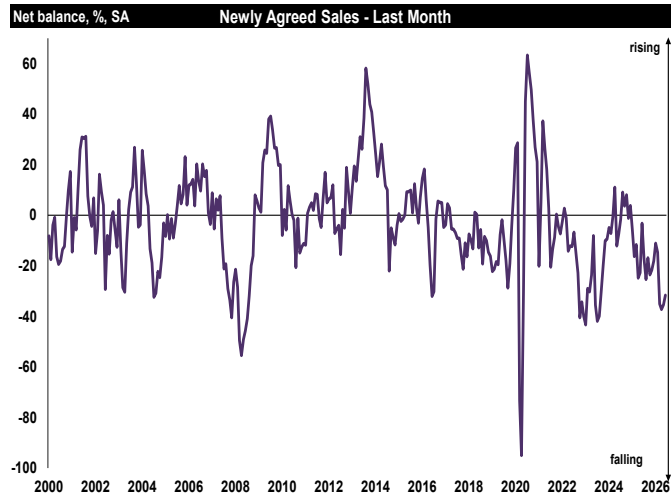


Regional New Vendor Instructions - Past month

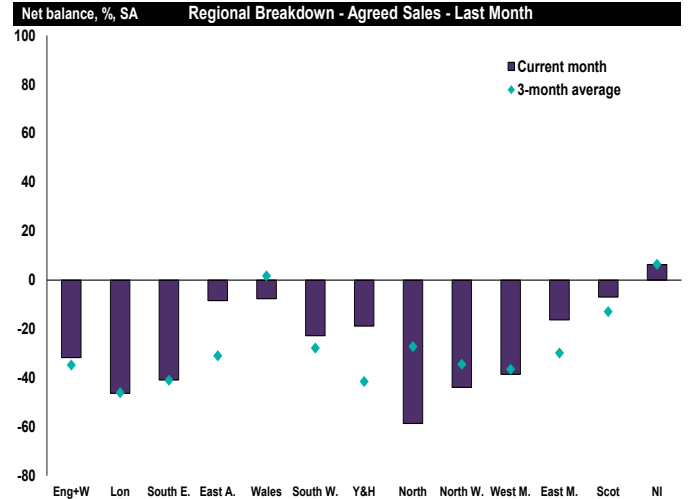


Sales market charts

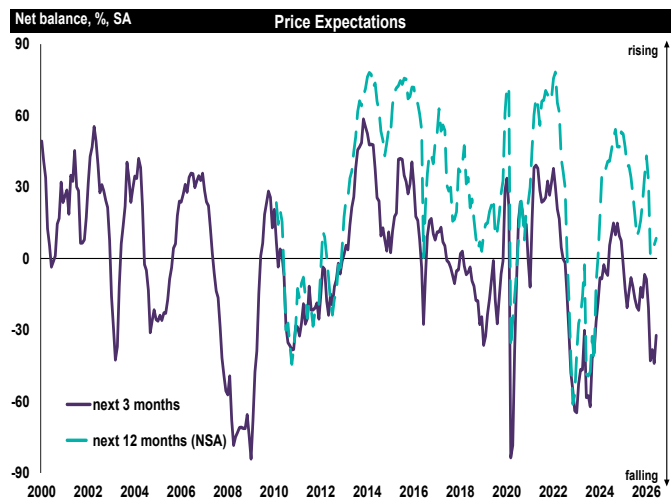
National Newly Agreed Sales - Past month



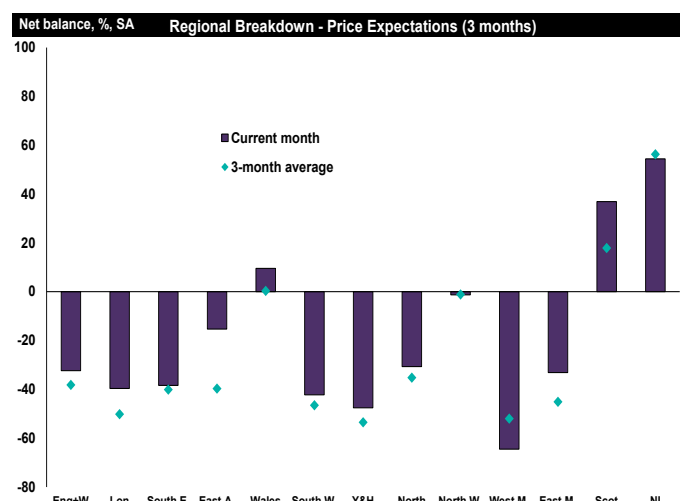
Regional Newly Agreed Sales - Past month



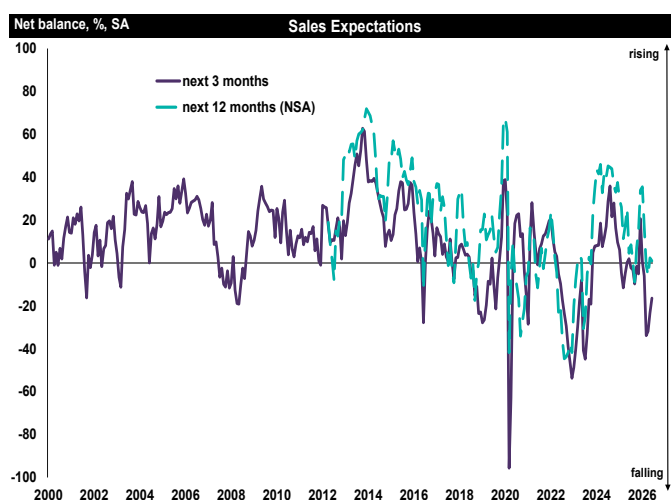
National Price Expectations - Three and twelve month expectations



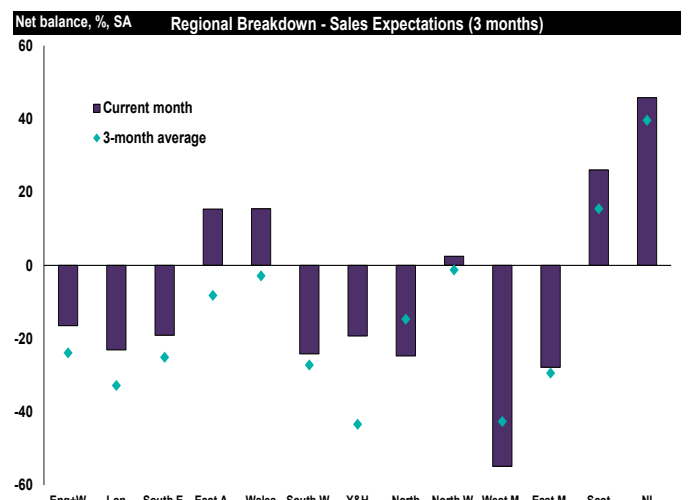
Regional Price Expectations - Next three months



National Sales Expectations - Three and twelve month expectations

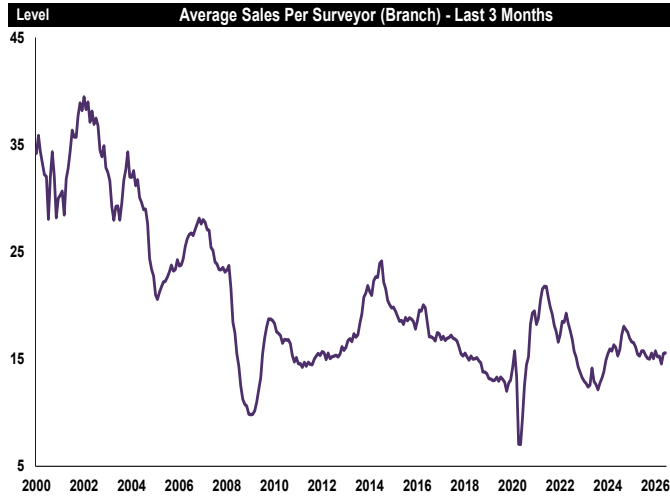


Regional Sales Expectations - Next three months

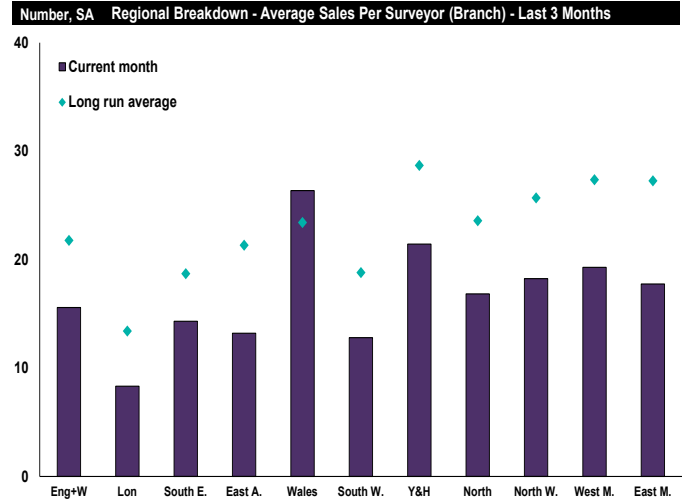


Sales market charts

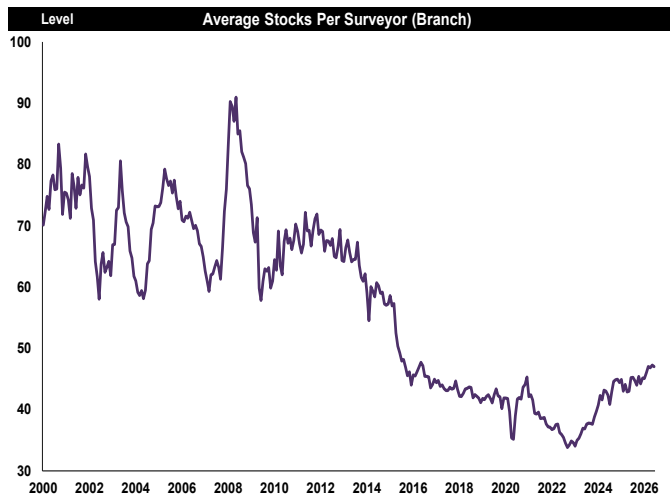
National Average Sales Per Surveyor - Past three months



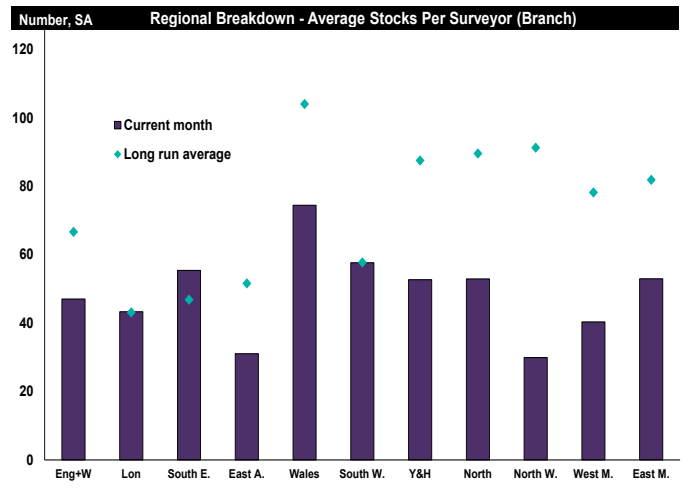
Regional Average Sales Per Surveyor - Past three months



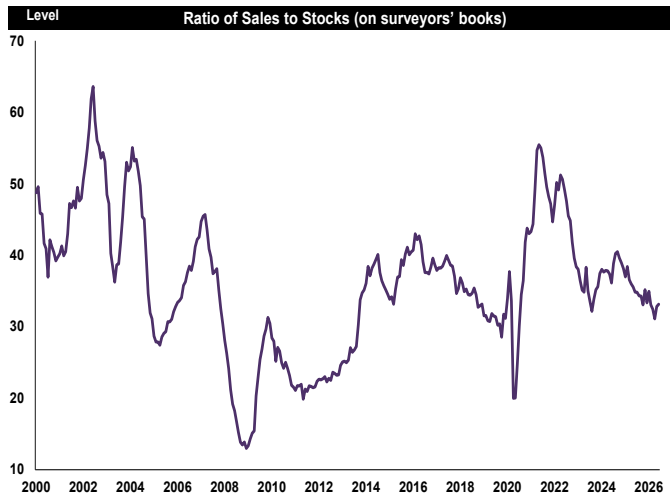
National Average Stocks Per Surveyor



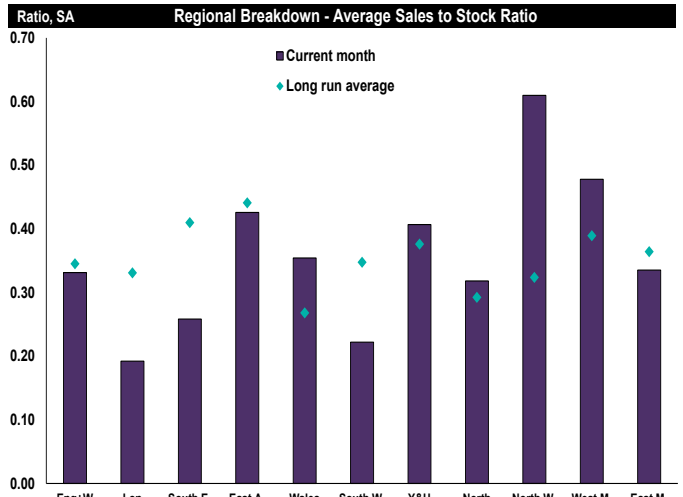
Regional Average Stock Per Surveyor



National Sales to Stock Ratio

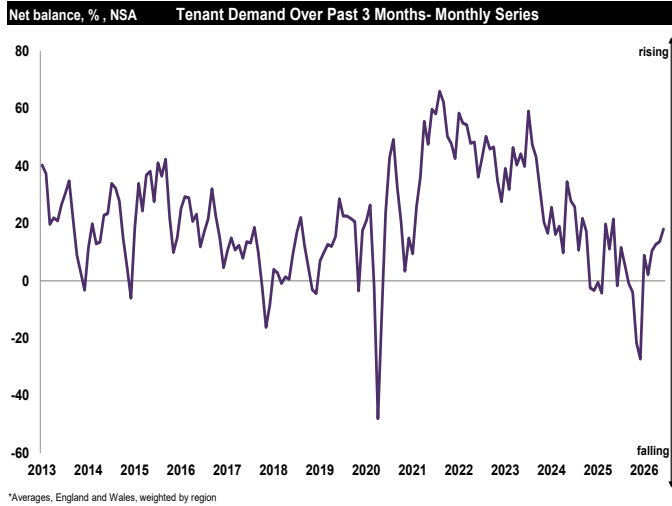


Regional Sales to Stock Ratio

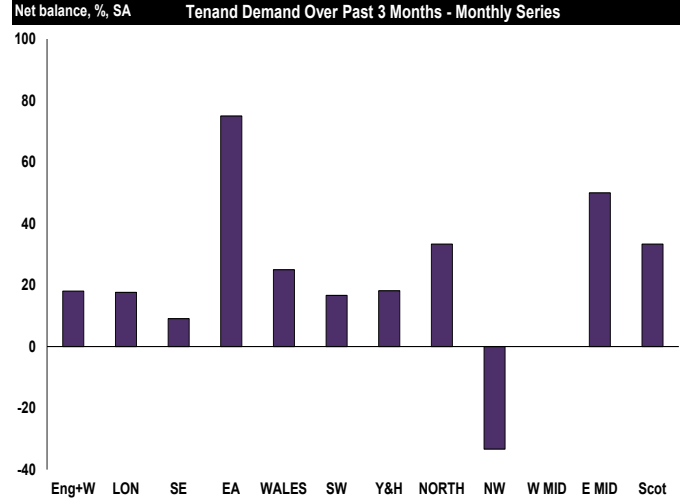


Lettings market charts

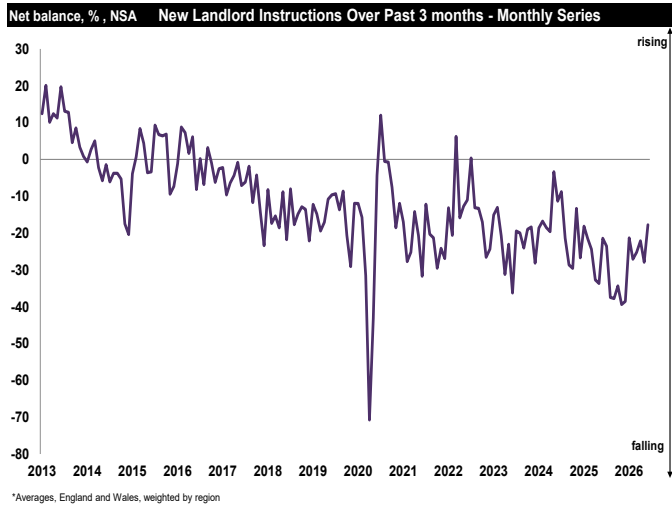
National Tenant Demand - Past three months



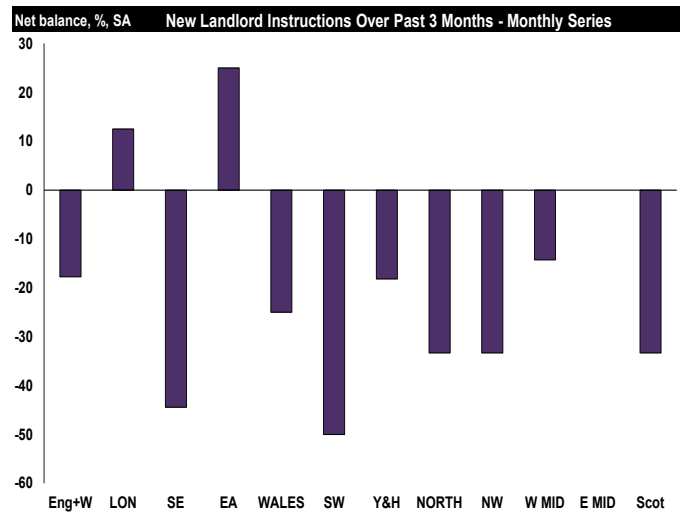
Regional Tenant Demand - Past three months



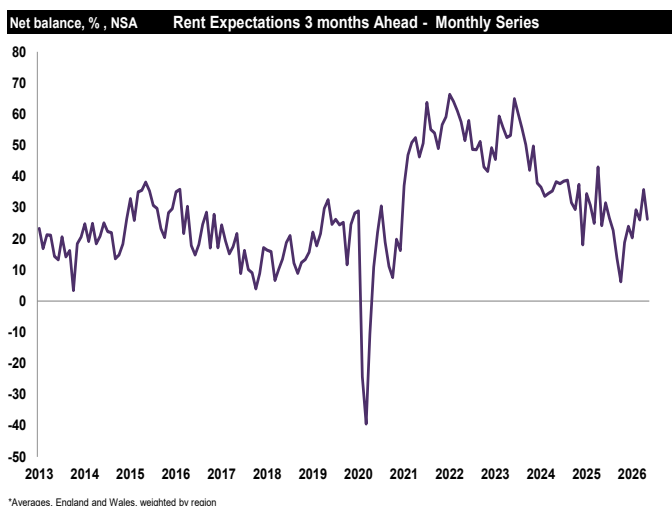
National New Landlord Instructions - Past three months



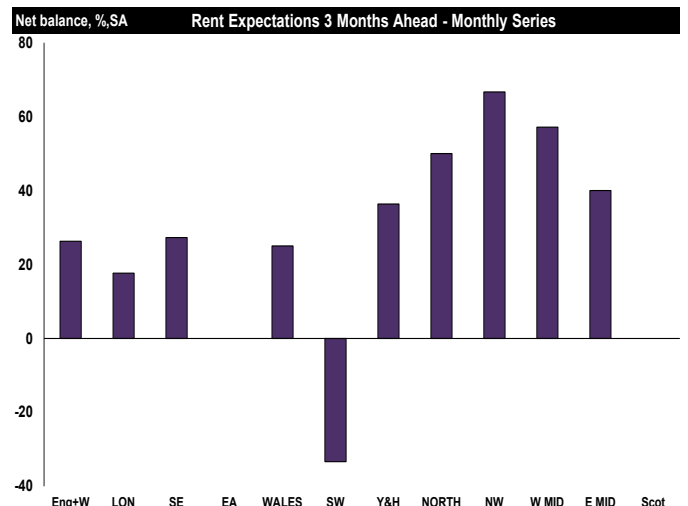
Regional New Landlord Instructions - Past three months



National Rent Expectations - Next three months

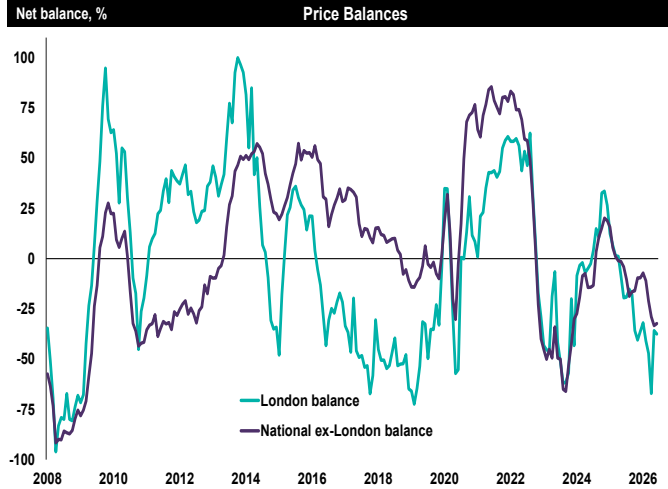


Regional Rent Expectations - Next three months

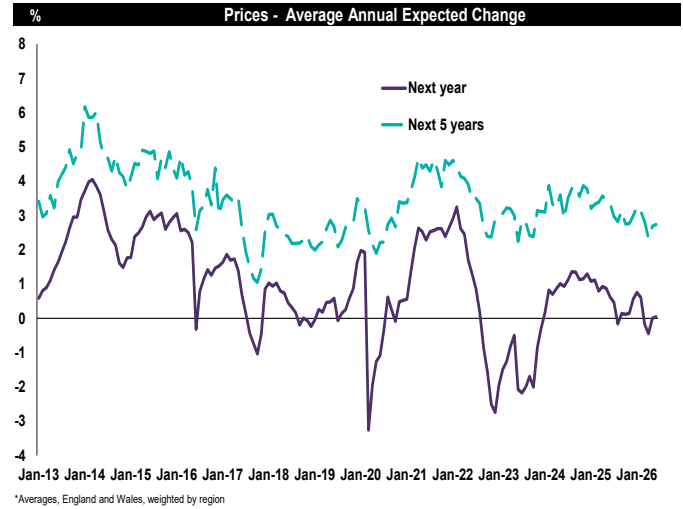


Expectations and other data

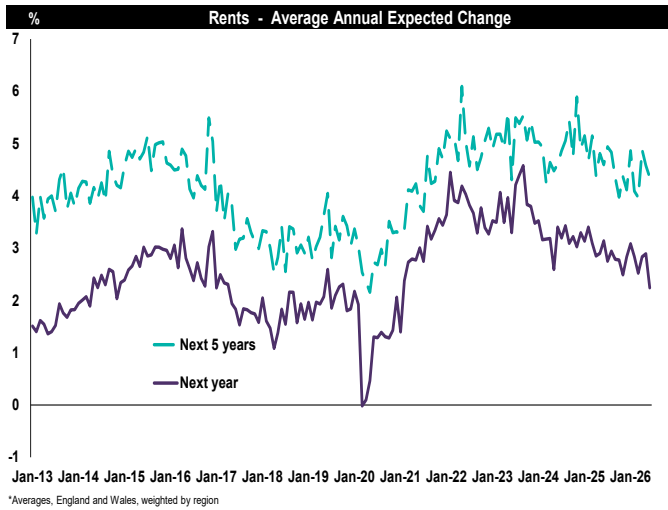
National Price Balance (excluding London) and London Price Balance - Past three months



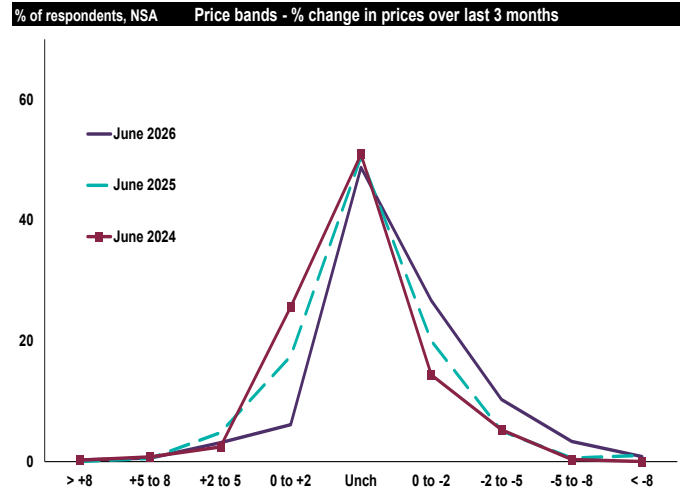
National Average Annual Expected Price Change (point estimate) - Next one and five years



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



Price Bands - Past three months



Surveyor comments - Sales

North

David Shaun Brannen ASSOCRICS, Whitley Bay, Brannen & Partners, shaun.brannen@brannen-partners.co.uk - Strong figures across the board for Q2, as the demand shows no signs of decreasing.

Keith Pattinson B.SC, ESTATE MANAGEMENT ,FRICS, National, Pattinson.Co.Uk, keith.pattinson@pattinson.co.uk - Properties in one location can grow, but we need to stop making houses unaffordable. The average owner might spend 2% a year on decoration, carpets and repairs, then 10% every 10 years on extensions or kitchen refurbishment. Landlords each year spent 10% of rent on maintenance.

Neil Foster MRICS, Hexham, Northumberland, Walhouse Surveyors & Valuers, neil@walhouse.co.uk - The market appears to have moved in the opposite direction to the thermostat. Activity has cooled quickly through June and much too early to be blamed on the holiday season. A lack of new vendors means many agents persist with inflating vendor expectations which only the delays the inevitable.

Paul Mckimmings BSC(HONS)MRICS, Newcastle Upon Tyne, Edward Watson Associates, paul@edwardwatson-assoc.com - Despite difficulties with world conflicts and political instability at home, instructions have remained constantly high. It will be interesting to see what happens to the market following a change of prime minister.

Tony Dobbins MRICS, Billingham, Anthony Jones Properties, tony.dobbins@anthonyjonesproperties.co.uk - Mainstream price points remain active with committed buyers transacting. However conditions stiffen noticeably moving up the price ladder - selectivity sharpens, choice widens and anything that isn't keenly priced from day one is being passed over in favour of better value alternatives.

Yorkshire & the Humber

Alex Mcneil MRICS, Huddersfield, Bramleys, alex.mcneil@bramleys.com - A new prime minister is on the horizon. Perhaps the time for some good old fashioned pump prime policies to kickstart the economy, development sector and the housing market.

Ben Hudson MRICS, York, Hudson Moody, benhudson@hudson-moody.com - Price and presentation paramount if you want to agree a sale ! Headwinds in the economy and political uncertainty causing buyers to hold back!

Chris Hewison ASSOCRICS RV, York, Sherlock Home Surveys Ltd, Sherlockhomesurveys@gmail.com - High moving costs (mainly stamp duty) for higher value properties is having an impact on incentive to move.

James Brown MRICS, Richmond, Norman F Brown, james@normanbrown.co.uk - The market remains in the doldrums, waiting for the political uncertainty to end.

James Watts MRICS, Bradford, R Watts Ltd T/A Robert Watts Estate Agents, jameswatts@robertwatts.co.uk - The market is very contradictory at present and hard to comment on and confidence is mixed due to issues with the government. However in our area, generally the market up to £300, 000 is still performing robustly and above is more hit and miss.

Kenneth Bird MRICS, Wetherby, Renton & Parr, ken@rentonandparr.co.uk - Buyers cautious and sellers holding back until they see the market improve. Market impacted by weather and world cup on top of political instability and world events.

M J Hunter MRICS, Doncaster, Grice And Hunter, griceandhunter@btconnect.com - The level of buyer enquiries has dropped off and serious interest is scarce.

North West

Amin Mohammed, Greater Manchester, Brettgardner Ltd, accounts@brettgardner.co.uk - Regional divergence - North is growing by 6-7% whilst London & South East are flat lining according to Zoopla. > 5% mortgage rate are still the biggest hurdle, also falling precious metals prices means housing usually follows with a delay. Bearish gold prices will likely mean rate cuts and stability.

Andrew Holmes MRICS, Kendal And South Lakes, Milne Moser Estate Agents, andrew@milnemoser.co.uk - Good activity throughout the market with an increase in sales agreed coupled with good levels of new instructions. Motivated buyers are keen to offer on good quality property although chains are delaying the process and prolonging transactions.

Gavin Scott-Brooker BSC FRICS, Nantwich, Brooker & Co Chartered Surveyors, gavin@brookerandco.co.uk - The market is currently challenging with regular dips in activity due to generally nervousness in the market. The number of sales going through are down and prices are adjusting.

Robert Keith Dalrymple FRICS, Isle Of Man, Keith.Dalrymple Chartered Surveyor, keith.dalrymple@outlook.com - Demand remains strong despite supply / construction difficulties.

East Midlands

James Ab Ottewell MRICS, Derby, Alexander Bruce Estates Ltd, james@alexanderbruce.co.uk - There is some positive activity however the market remains challenging with buyers being "choosy" and vendors only selling if they really need to.

Piers Jd Cowley ASSOCRICS, Northampton / Milton Keynes, Cdc Developments & Investments, pcowley@cdcdevelopments.com - But recent months introduced downward pressure due to geopolitical uncertainty and lingering affordability constraint.

Stephen Gadsby BSC FRICS, Derby, Gadsby Nichols, stevegadsby14@gmail.com - Very difficult market conditions with low confidence levels due to economy forecasts. However realistically priced properties will sell.

Tom Wilson MRICS, Stamford, King West Ltd, twilson@kingwest.co.uk - Agreeing sales isn't the problem - keeping them to conclusion is a markedly harder task than it was.

West Midlands

Alex Smith FRICS, Birmingham, Alex Smith & Company, alex@alex-smith.co.uk - Cost of living having a big impact and government uncertainty.

Andrew C M Oulsnam MRICS, Birmingham, Robert Oulsnam And Company Ltd, andrew@oulznam.net - New instructions have held up well in June but sales have fallen badly with uncertainty over changing governments, petrol prices and interest rates together with more interest in the World Cup.

Colin Townsend MRICS, Malvern, John Goodwin, colin@johngoodwin.co.uk - Not the worse month we've had this year but slower than it should be for June. There is still a lack of confidence and prices have trimmed back a little.

John Shepherd, Solihull, Shepherd Vine, john@shepman.co.uk - Political uncertainty and the conflict in the Middle East.

Matthew Hackling MRICS, Pershore, Lintels Surveyors Ltd, matthew@lintelscs.com - Since mid-April, we have experienced a significant increase in enquiries and survey instructions for RICS Home Surveys. Demand is currently at its highest level in the past two years.

Nick Millinchip MRICS, Stourport-On-Severn, Phipps & Pritchard, nmillinchip@phippsandpritchard.co.uk - Mr Starmer's resignation on 22/6/26 further hinders market sentiment, at a time when buyers are already highly price sensitive and general affordability issues continue to constrain activity. Further loss of confidence is likely to reinforce the downward pressure already evident in house prices.

Richard Franklin MRICS, Tenbury Wells, Franklin Gallimore Ltd, richard@franklingallimore.co.uk - General stock selling well with multiple viewings, specialist ie age related and high-end very slow. All purchases linked to need not aspiration. Pleased to hear proposed shake up in the conveyancing process and current system is not fit for purpose.

East Anglia

David Boyden MRICS, Colchester, Boydens Ltd, david.boyden@boydens.co.uk - The sales market remained steady throughout June, with buyer demand continuing despite a more measured approach. Realistically priced properties are attracting good interest and achieving sales, whilst overpriced homes are taking longer to secure buyers. Overall confidence remains positive, although, although buyers are taking a more considered approach overall.

Graham Matthews FELLOW, Cambridge, University Of Cambridge, grahammatthews@gmail.com - Demand continues, but affordability is down.

Kevin MRICS, Cambridge, Pocock + Shawk, kevin@pocock.co.uk - Market remains subdued but there are signs that motivated buyers are starting to return to the market.

Mark Wood MRICS, Cambridge, Blues Property Ltd, mark@bluesproperty.com - General activity although potential purchasers are taking a long time to make decisions, hence ratio of viewings to offer is substantially higher than what was the norm.

Rob Swiney MRICS, Ipswich, Jackson Stops, rob.swiney@jackson-stops.co.uk - The residential property market is open for business, but realistic pricing is key to success.

Robert Hurst MRICS, Norwich, Auction House East Anglia, robert.hurst@auctionhouse.co.uk - The new Renters' Rights Act has reduced demand for let properties at auction.

South East

Christopher Clark FRICS, Eastleigh, Ely Langley Greig, chrisclark@elgsurveyors.co.uk - Confidence in the economy and the residential market can not have been helped by the Prime Minister's resignation today. Only time will tell where we go from here.

Dan Stocks MRICS, Guildford, Dan Stocks Surveying, info@danstockssurveying.co.uk - Market uncertainty remains due to Labour leadership changes, cost-of-living pressures, fuel prices, the ongoing Russia-Ukraine war and the recent conflict involving Iran, all of which continue to weaken confidence.

Edward Rook MRICS, Sevenoaks, Knight Frank, edward.rook@knightfrank.com - Growing nervousness over the future direction of government policy and its potential impact on the property market.

Martin Allen MRICS, Wingham, Canterbury, Elgars, m.allen@elgarswingham.co.uk - Until there is a stable outlook nationally and worldwide to give potential buyers confidence in the future market conditions will remain tough.

Michael Brooker FELLOW, Crowborough, Michael Brooker Estate Agents, michael@michaelbrooker.co.uk - Price is King. Essential initial asking figure is correct, if not, probably a series of reductions and less money.

Paul Lynch ASSOCRICS, Wokingham, First For Auctions, Part Of Lrg, plynch@firstforauctions.co.uk - We had a far improved auction in June, compared to the May auction, appetite is still very strong for speed and certainty and well priced lots are generating competitive bidding leading to successful sales well in excess of reserves.

Perry Stock FRICS, Registered Valuer, Nr Cobham, Surrey, Capitello Estates Ltd, perry@perrystock.co.uk - A slower market due to future uncertainty.

Tim Green FRICS, South Oxfordshire, Green & Co.(Oxford) Ltd, tim.green@greenand.co.uk - There are so many forces presently on the property market any of which could be blamed for the limited activity currently being seen.

Tony Jamieson MRICS, Guildford, Clarke Gammon, tony.jamieson@clarkegammon.co.uk - There are a few green shoots with a bit more activity and a few more sales in the last month, since the end of hostilities in the Middle-East. Although the summer holidays are almost on us and inevitably things quieten down, however if there is an interest rate cut then the autumn could be busy.

South West

Andrew Ireland MRICS, South Hams, Ireland Weller, andrew@irelandweller.co.uk - The opaque tax position on land and second homes in particular, will continue to depress the market and lead to area decline.

Chris Pearson ASSOCRICS, Weymouth & Portland, Baker Pearson, chris@bakerpearson.com - Market very price sensitive get the guide price right there is activity, pitch wrong and no activity. Sales are strong. Conveyancing very slow.

David Hickman BSC FRICS, South Devon, Surveyor, onetrip100@outlook.com - Difficult market with sales taking weeks to exchange or fall through, some agents closing offices. New build starts are down and builders debt rising. price reductions and discounts are back. Last month a big brick manufacturer closed because of no demand for bricks. Gov policy and world events!

David Robinson ASSOCRICS, Cornwall, West Devon & Torridge, David J Robinson Estate Agents & Auctioneers, david@djrestateagents.co.uk - Definite up tick in sales agreed as out of area buyers agree sales at home, seek the dream home in West Country. FTB activity subdued as employment concerns deepen. Political turmoil has not helped buyer sentiment across the board. SDLT holiday would help boost market as would stable economic data.

G C Thorne FRICS FCIOB, East Dorset, Thornes, graham@thornes.org.uk - A sluggish market not helped by the political turmoil.

Howard Davis, Bristol, Howard Estate Agent, howard@howard-homes.co.uk - We continue to see increased numbers of 1 & 2 bed flats being sold by landlords which is giving buyers choice and as a result prices are falling. The good news though its giving some FTB's the opportunity to take their first step into buying a home.

James Mckillop MRICS, Salisbury & Stockbridge, Myddelton & Major, jamesmckillop@myddeltonmajor.co.uk - Another pending change in Govt leadership is likely to put another brake on the market but in essence, well-priced properties continue to sell well. The tolerance on pricing is sub 5% now. If you are out by more than that, good luck. Significant supply outweighs buyer demand at present.

Jeff Cole MRICS, Wadebridge, Cole Rayment & White, jeff.cole@crw.co.uk - A reasonable month for sales however seems a little quieter at the end of the month hopefully due to the extreme heat and not due to more political uncertainty. Hopefully the situation in the Middle East will remain more stable which will hopefully aid confidence.

John Corben FRICS FCABE, Swanage, Corben, jjohn@corbens.co.uk - Properties continue to come to the market with a historical high oversupply of flats. Sales are being agreed, with buyers remaining price sensitive partially due to the double Council Tax and increased Stamp Duty for second homes.

John Doody FRICS, Gloucestershire, John S Doody Frics, johndoody@msn.com - Responses assume some sort of confidence will return.

Julian Bunkall FRICS, Dorset, Jackson-Stops, julian.bunkall@jackson-stops.co.uk - The market is sluggish at the moment due to world events, the uncertain economic outlook and even the hot weather!

Maybe a change of Prime Minister will spark a revival but it really needs a drop in interest rates to trigger a change.

Mark Lewis FRICS, Dorset, Symonds & Sampson, mlewis@symondssandsampson.co.uk - It is snakes and ladders as usual - too many sales sliding down and the rungs to climb in order to exchange get ever steeper.

Richard Charles Addington MRICS, Exeter, Jackson-Stops, richard.addington@jackson-stops.co.uk - A clearer pattern to the market is emerging as participants become used to the prevailing conditions. A noticeable gap in sentiment and activity is emerging with properties priced below £1m generating more activity than those priced above.

Robert Cooney FRICS, Taunton, Rjc Estates Ltd, robert@robertcooney.co.uk - More choice for buyers who are taking longer to commit with lower offers being submitted than in previous quarter. Some affordability issues causing cancelled sales. General feeling of greater caution across the market.

Roger Punch FRICS, South Devon, Marchand Petit, roger.punch@marchandpetit.co.uk - A general lack of confidence has resulted in diminishing viewing levels at a time of year when we would expect the opposite.

Simon Lord ASSOCRICS, Bath And Bristol, Lords Survey And Valuation, simon@lordssurveyandvaluation.com - Increased activity in June, but notable postcode variance. Measured buyer caution still very evident but realistic pricing supporting market momentum. Some attractive mortgage products entering the market recently is also creating a lift in activity.

Wales

Anthony Filice FRICS, Cardiff, Kelvin Francis Ltd., tony@kelvinfrancis.com - Continued strong levels of appraisals, instructions, viewings and sales agreed. No sign of a summer slow down yet and confidence persists. There are however a number of properties being over priced and this could lead to a glut of supply and to a slowing down of sales agreed.

David James FRICS, Brecon, James Dean, david@jamesdean.co.uk - Sales market holding up for the better properties. Some are tough to sell.

London

Alex Howard Baker MRICS, London, Savills, alexhowardbaker@me.com - Significant headwinds make pricing more important than ever.

Ashley Osborne MRICS, London, Prs Im Limited, ashley.osborne@prs-im.co.uk - The UK market in the BTR, SFH and bulk market is still very challenging, buyers are struggling to see what will drive rental growth to underwrite schemes.

Balendra Niranchan MRICS, High Wycombe, Jaggard Macland Llp, bn@jaggardmacland.co.uk - Market shows clear sign of softening.

Christopher Ames MRICS, Belgravia/London, Ames Belgravia, ca@amesbelgravia.co.uk - Vendors beginning to accept that prices have levelled off and that if they wish to sell by year's end the timing of the deal may be as important a factor as the finally achieved price. To achieve simultaneous upsize/downsize is quite an achievement in 2026 with yet another new PM.

James Perris MRICS, London, De Villiers, james.perris@devilliers-surveyors.co.uk - It remains the best buyers market in a long time. Successive governments have overburdened property with taxes and they now need to introduce tax breaks to stimulate the market.

Jeremy Leaf FRICS, Finchley, Jeremy Leaf & Co, jeremy@jeremyleaf.co.uk - It's becoming increasingly difficult to generate commitment & momentum in view of continuing worries about the impact of the conflict in the Middle East & its knock-on effect on the economy & mortgage rates in particular. Most existing sales are progressing after re-negotiation-but more slowly than earlier in the year.

Len Stassi MRICS, London, Delamcys Ltd, lenstasi@delamcys.com - No change in activity as the market is erratic and unpredictable due to international events and political unrest in the UK.

Manos Chatzimichalis MRICS, London, Fw Group Of Companies, manoshatz1@yahoo.gr - Government uncertainty, new legislation, taxation in property.

Richard Jennings MRICS, London, Avrasons, richjen22xx@hotmail.co.uk - Concern within the market, lack of trust in government, a lot of unfaith in leasehold properties until the leasehold reform officially comes into force. Likely will struggle with leasehold properties until end of 2027. Needs to be added regulation within Service charges.

Roshan Sivapalan MRICS, London, Blakes Surveyors Ltd & Extension. Lease, roshan@blakessurveyors.com - The market remains price-sensitive, with reductions often needed where initial pricing is ambitious, particularly at the discretionary upper end. Flats continue to face downward pressure. Activity is strongest in the mid-market, and easing Middle East tensions may support improving buyer confidence.

Sachinkumar Gupta, Wembley, Property Hub Limited, sachin@propertyhubltd.com - The residential sales market continues to show resilience despite ongoing affordability pressures and economic uncertainty. Demand remains strongest for well-presented, realistically priced properties, particularly in areas benefiting from strong transport links, good schools, and local amenities.

Simon Scott MRICS, London, Places For People, simonscott1000@gmail.com - Enquiries are down due to the holiday season.

William Delaney ASSOCRICS, London - West End, Coopers Of London Limited, william@coopersonlondon.co.uk - The prevailing political uncertainty, compounded by speculation about what new or increased taxes the incoming PM will impose, is stifling activity in all but essential transactions. In the Prime Central London market, one is searching for some positive news.

Scotland

Alan Kennedy MRICS, Fraserburgh, Shepherd Chartered Surveyors, alankennedy@shepherd.co.uk - The local market in this area is very active just now, with good demand for modern, well presented properties. Closing dates, whilst still relatively scarce, are becoming more common. "Open house" marketing by local estate agents is producing good results and quick sales.

Craig Henderson MRICS, Ayrshire, Graham & Sibbald Property Consultants Limited, craig.henderson@g-s.co.uk - We have seen a little slow down over the last few weeks as school holidays start. There has also been a slow down in activity which many agents are suggesting is as a consequence of the start of the World Cup. Seasonally it is not unusual to see a slow down at this time as schools stop.

Grant Robertson FRICS, Glasgow, Allied Surveyors Scotland, grant.robertson@alliedsurveyorsscotland.com - The market has proved to be far more resilient pre and post election than I and many in the market predicted. Partly low stock and partly the lower asking price that are enticing new buyers forward. Values are at best stagnant but after the rises earlier in the year that is no bad thing.

Marion Currie ASSOCRICS, RICS Registered Valuer, Dumfries & Galloway, Galbraith, marion.currie@galbraithgroup.com - Activity remains high with the usual summer increase in new buyers beginning their search. Coastal property and smallholdings remain the most sought after, with closing dates often necessary.

Thomas Baird MRICS, Glasgow, Select Surveyors Ltd, thomas@selectsurveyors.co.uk - Given the political and economic uncertainty over recent months, June has proven to be a steady month for home report instructions in the residential sector.

Northern Ireland

Aidan Conway MRICS, Londonderry, P Andrews Chartered Surveyors, info@patandrews.co.uk - Demand remains strong and house prices are continuing to increase mainly due to limited supply and a shortage of new build housing as a result of sewerage and water infrastructure problems.

Kirby O'Connor ASSOC RICS, Belfast, Goc Estate Agents, kirby@gocestateagents.com - We have found the market is strong but slower to complete due to home buyers and the conveyancing.

Samuel Dickey MRICS, Belfast, Simon Brien Residential, s.dickey@sky.com - Sales prices have risen dramatically over the past month with several bidding above asking price. Lack of supply and increased demand are still the prevailing characteristics.

Surveyor comments - lettings

North

David Shaun Brannen ASSOCRICS, Whitley Bay, Brannen & Partners, shaun.brannen@brannen-partners.co.uk - Demand = High. Supply = increasing, but not satisfying the levels needed. Too many individual landlords are selling up. This will lead to higher rents.

Keith Pattinson B.SC, ESTATE MANAGEMENT ,FRICS, National, Pattinson.co.uk, keith.pattinson@pattinson.co.uk - Students used to pay council tax or live in digs. Now many owe so much they can never buy. If councils charged students fairly, comparable to working flatmates, then students would stop paying disproportionately higher costs.

Neil Foster MRICS, Hexham, Northumberland, Walhouse Surveyors & Valuers, neil@walhouse.co.uk - For the first time in nearly four years we are noticing properties advertised with 'reduced' rent. The structural deficit of stock remains but price growth has definitely eased.

Rodrica Straker MRICS, Hexham, Leazes Estate, rodrica@leazesestate.co.uk - Both tenant & landlord nerves around ministerial changes (eg potential chancellor pursuing fast net zero rollout) need to be resolved before the market can settle. Demand, new tenant rights & changes to SDLT will determine release of rentals for sale, which will squeeze rental stock.

Yorkshire & the Humber

Alex Mcneil MRICS, Huddersfield, Bramleys, alex.mcneil@bramleys.com - Low levels of activity due to minimum stock levels and tenants staying put for now. Some smaller landlords continuing to sell in the better areas leaving the bulk of the available property to rent being in the less popular districts.

Ben Hudson MRICS, York, Hudson Moody, benhudson@hudson-moody.com - Steady market as landlords and tenants get their heads around the Renters' Rights Act.

East Midlands

James Ab Ottewell MRICS, Derby, Alexander Bruce Estates Ltd, james@alexanderbruce.co.uk - Demand remains strong particularly for modern family homes. The demand for typical 1 or 2 bed BTL properties remains however rents appear to have peaked in the short to medium term.

John Chappel BSC (HONS), MRICS, Skegness, Chappell & Co Surveyors Ltd, john@chappellandcosurveyors.co.uk - As expected, falling numbers of rental properties equals ever-increasing rents for tenants. It doesn't matter who's in 10 Downing Street, until someone is prepared to sit down with our profession and listen to the advice we can give, political interference in housing will never solve the issues.

West Midlands

Andrew C M Oulsnam MRICS, Birmingham, Robert Oulsnam And Company Ltd, andrew@oulsnam.net - Where tenants are vacating landlords are jumping on the chance to sell up. Strong demand for good quality property.

Colin Townsend MRICS, Malvern, John Goodwin, colin@johngoodwin.co.uk - Landlords are still coming to terms with all the new regulations in the Renter Rights Act. Those with smaller portfolios are running scared and in many cases getting out of the market.

Richard Franklin MRICS, Tenbury Wells, Franklin Gallimore Ltd, richard@franklingallimore.co.uk - RRA continues to cast a long shadow with many unforeseen (by the law makers!) consequences causing major distress and many Court applications. Rents are increasing significantly as many were linked to Index -now ability to use Market Rent is causing many higher increases than previous. The result is considerable disruption.

East Anglia

David Boyden MRICS, Colchester, Boydens Ltd, david.boyden@boydens.co.uk - Demand for rental property continues to significantly outstrip supply across our branches, keeping competition high for well-presented homes. Rental values have remained stable, with quality properties letting quickly. Landlords are increasingly seeking advice to ensure they remain compliant with the latest regulatory requirements.

Graham Matthews FELLOW, Cambridge, University Of Cambridge, grahamvmatthews@gmail.com - Increasing demand.

Kevin MRICS, Cambridge, Pocock + Shawk, kevin@pocock.co.uk - Market seems pretty active. Not carrying a lot of unlet portfolio stock at any moment in time as being let fairly quickly.

South East

Martin Allen MRICS, Wingham, Canterbury, Elgars, m.allen@elgarswingham.co.uk - Demand from tenants increasing since RRA 2025 but instructions from Landlords scarce except those existing long-term landlords reletting and benefitting from the higher rents the supply and demand imbalance creates.

Michael Brooker FELLOW, Crowborough, Michael Brooker Estate Agents, michael@michaelbrooker.co.uk - Busy with new instructions and good applicants. Rents have peaked.

South West

David Hickman BSC FRICS, South Devon, Surveyor, onetrip100@outlook.com - Lettings keep going as many landlords obtained vacant possession before latest legislation and are selling for a better return with less regulation. Another Gov't policy that had the opposite effect of that intended.

Howard Davis, Bristol, Howard Estate Agent, howard@howard-homes.co.uk - Rents are in general coming down in price to meet demand. The uncertain economy is making tenants reluctant to move.

Martin Slade FRICS, Christchurch, Wren Lettings, martin@wren-lettings.co.uk - More landlords are requiring rent insurance cover and more tenants are failing referencing. This may have an adverse affect on market rents.

Wales

Anthony Filice FRICS, Cardiff, Kelvin Francis Ltd., tony@kelvinfrancis.com - There is a shortage of properties to rent, resulting in early agreements at full rental figures. This is leading to rent increases, fuelled by strong demand.

David James FRICS, Brecon, James Dean, david@jamesdean.co.uk - Still a strong demand for rental properties.

London

Alex Shinder, Camden, Nw3Homes Ltd, alex@nw3homes.com - Even portfolio landlords are retiring not just the one or two property ones as a result of increased regulation. This is a concern as they will not be replaced.

Alex Shinder, Camden And Islington, Nw3Homes Ltd, alex@nw3homes.com - Secular gradual decline in available letting stock of period property will drive rental growth but affordability for both landlords and tenants is being stretched. Tenants are staying longer.

James Linton MRICS, London, Victor Charles Property Investments Limited, james.linton@victorproperty.co.uk - Resilient demand due to government policy on landlords and soft economy reducing rental supply & new build housing for sale down.

Jeremy Leaf FRICS, Finchley, Jeremy Leaf & Co, jeremy@jeremyleaf.co.uk - Demand for rental property remains fairly robust, particularly for family houses. A significant number of landlords sold their properties—often flats—due to increasing tax & Renters' Rights Act regulatory responsibilities. As a result, there's plenty of choice which is putting a dampener on rents.

Mark Wilson MRICS, London, Globe Apartments, mark@globeapt.com - The rental market remains resilient, with renewals typically achieving 3–5% increases. Under the new Act, tenants are negotiating more assertively and seeking property upgrades. Mobility remains low, while international students are already securing homes for autumn, pointing to a tighter market.

Richard Jennings MRICS, London, Avrasons, richjen22xx@hotmail.co.uk - Rents dropped since boom of 2022, demand still strong.

Sachinkumar Gupta, Wembley, Property Hub Limited, sachin@propertyhubltd.com - The lettings market remains highly competitive, with tenant demand continuing to outpace the supply of available rental properties across many parts of the UK. The imbalance between supply and demand has supported rental growth, although affordability constraints are becoming increasingly evident.

William Delaney ASSOCRICS, London - West End, Coopers Of London Limited, william@coopersoflondon.co.uk - The rental market continues apace with paucity of supply, helping to support headline rents. It is not yet apparent what effect the RRA will have, save for increased compliance costs and reference companies insisting on guarantors, because newly arrived tenants can no longer pay rent in advance.

Scotland

Carolyn Davies MRICS, Dumfries, Savills (Uk) Limited, cmadavies@savills.com - Ongoing under supply of property, range of good quality applicants applying for properties and ability to transact lettings away from the market place.

Grant Robertson FRICS, Glasgow, Allied Surveyors Scotland, grant.robertson@alliedsurveyorsscotland.com - Rental market is at best stagnant in growth and sluggish overall. Until the students come back in and let's hope they do the market will continue in its current manner.

Northern Ireland

Kirby O'Connor ASSOC RICS, Belfast, Goc Estate Agents, kirby@gocestateagents.com - Rentals are very strong and demand is high.

Samuel Dickey MRICS, Belfast, Simon Brien Residential, s.dickey@sky.com - Rental demand is still strong across all sectors.

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.

Redistributing/recreating the underlying survey data is prohibited without the permission of RICS.

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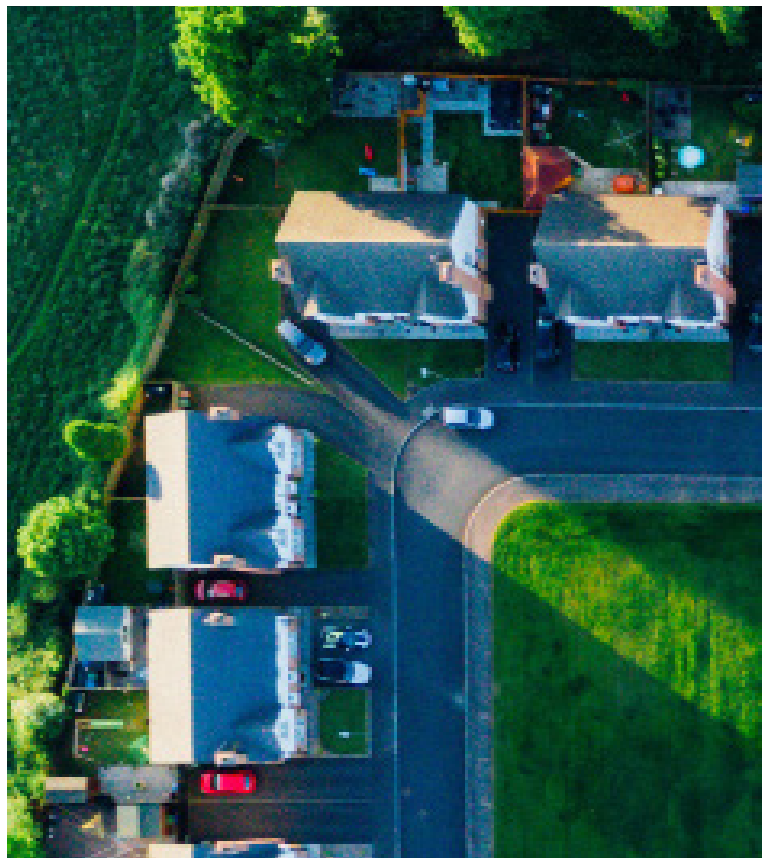
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