

ECONOMICS



UK Residential Market Survey

April 2026

Higher mortgage rates continue to dampen buyer demand

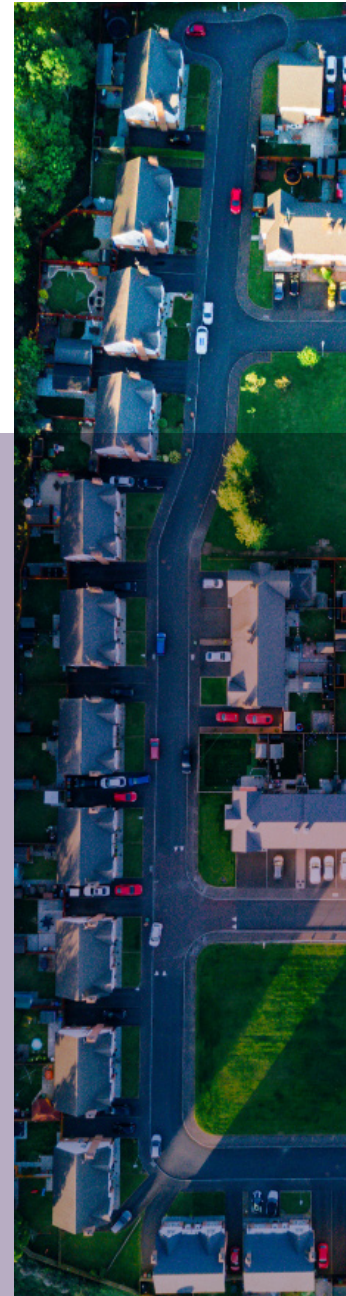
- Sales market activity indicators remain firmly negative
- Headline house prices continue to see moderate downward pressure
- Forward-looking sentiment points to a subdued picture over the months ahead

The April 2026 RICS Residential Market Survey results continue to reflect a challenging global macroeconomic backdrop, with the associated rise in interest rate expectations weighing on buyer demand. Moreover, near-term sentiment indicators suggest that these subdued conditions are set to persist over the coming months, while the outlook for the year ahead has softened noticeably.

From an aggregate perspective, the new buyer enquiries series registered a net balance of -34% in April. While this is marginally less downbeat than the -40% reading recorded last month, it still points to weak market momentum, with almost all regions of the UK experiencing a noticeable softening in demand.

At the same time, the agreed sales indicator posted a net balance of -36% in the latest survey (compared with -35% previously), signalling that a firmly downward trend remains in place. Looking ahead, the near-term sales expectations balance of -32% suggests that the current muted conditions are likely to persist over the coming months. At the twelve-month horizon, sales expectations have edged into marginally negative territory (net balance of -6%), with this metric weakening progressively over each of the past three months.

With regard to supply, the new instructions indicator recorded a broadly flat net balance of -3% in April (compared with -6% previously), suggesting that the flow of new listings coming onto the sales market was largely stagnant over the month. However, the new appraisals measure (which asks respondents to compare activity with the same period twelve months earlier) posted a net balance of -16%, down from zero last month. As such, this points to a potential slowdown in the pipeline of



new instructions going forward.

At the headline level, the house price indicator recorded a net balance of -34%, marking a further deterioration from the -25% reading seen last month. Regional results point to a growing divergence between the North and South, with more pronounced downward pressure on prices evident in London, the South East, East Anglia and the South West. By contrast, the North West and the North of England continue to post marginally positive readings for the time being. Meanwhile, house prices are still rising across Scotland and Northern Ireland.

Returning to the aggregate level, near-term house price expectations remain negative, with a net balance of -38%, although this is less weak than the -45% reading recorded last month. Looking ahead over a twelve-month horizon, a net balance of +5% of contributors now expects prices to rise, albeit only marginally. That said, this represents the flattest reading for this series since late 2023. When broken down by region, London, the South East and East Anglia all now show moderately negative house price expectations for the year ahead (on a net balance basis).

Across the rental market, tenant demand edged higher, with a net balance of +14% of respondents reporting an increase (from the seasonally adjusted quarterly lettings dataset). Meanwhile, the landlord instructions measure remained negative, albeit slightly less so than last quarter, registering a net balance of -17% (compared with -24% previously). Looking ahead, a net balance of +25% of contributors anticipates rental prices rising, broadly in line with the average reading seen over the past 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:

May survey - 11 June 2026
June Survey - 9 July 2026

Number of responses to this month's survey:

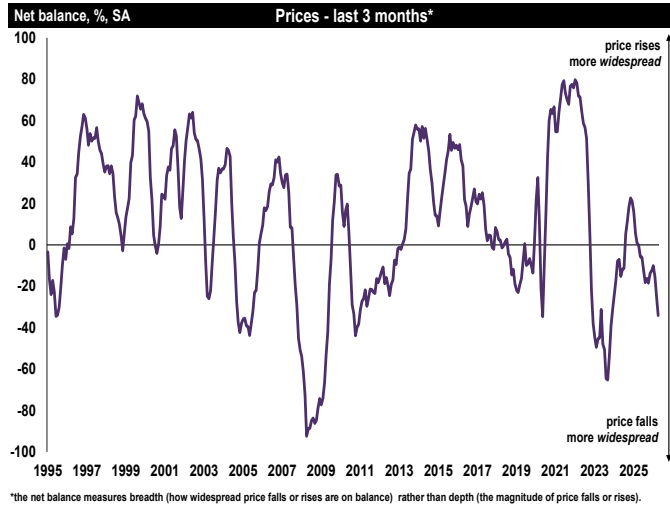
This survey sample covers 415 branches coming from 205 responses.

Disclaimer

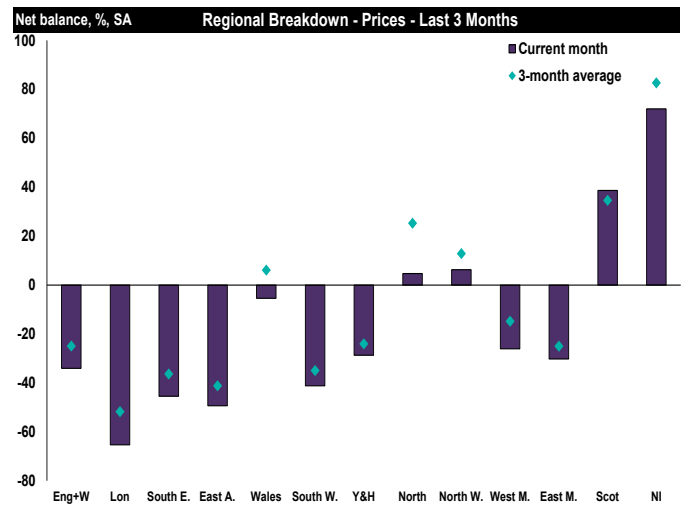
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Sales market charts

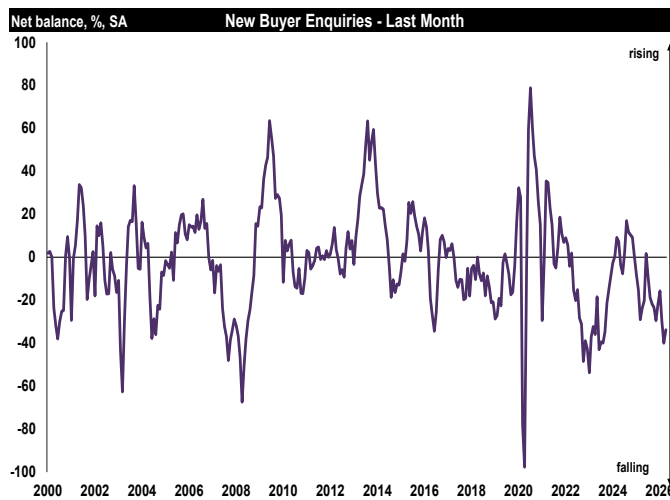
National Prices - Past three months



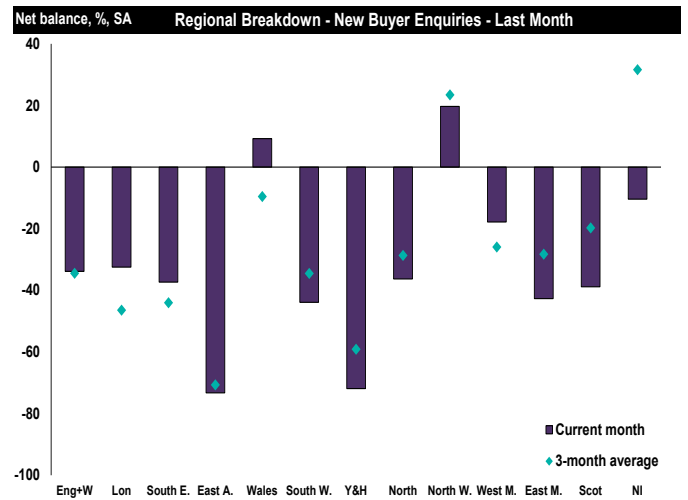
Regional Prices - Past three months



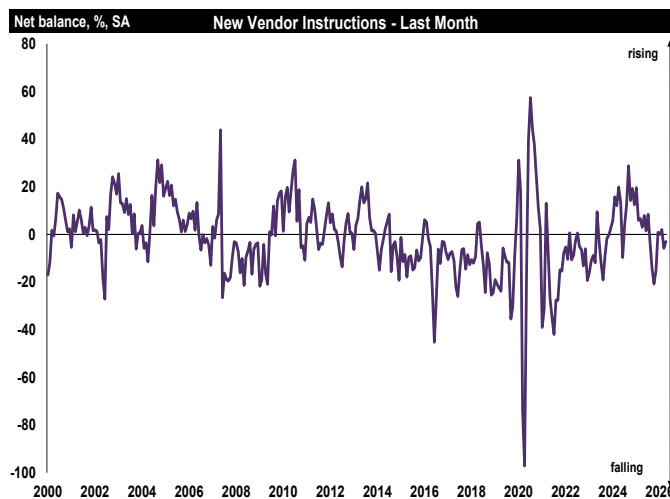
National New Buyer Enquiries - Past month



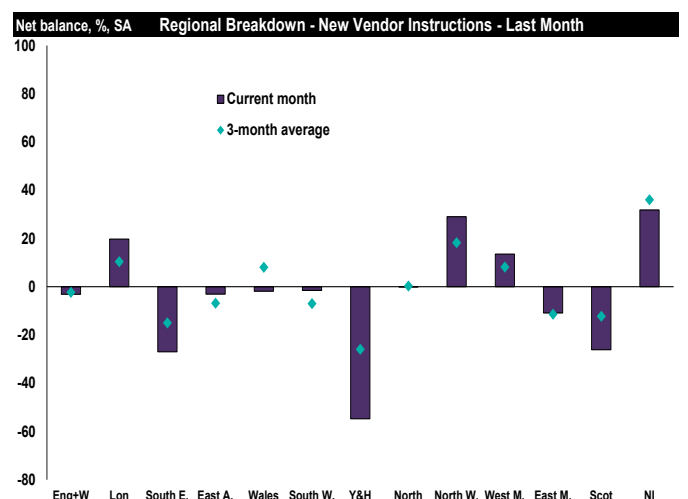
Regional New Buyer Enquiries - Past month



National New Vendor Instructions - Past month

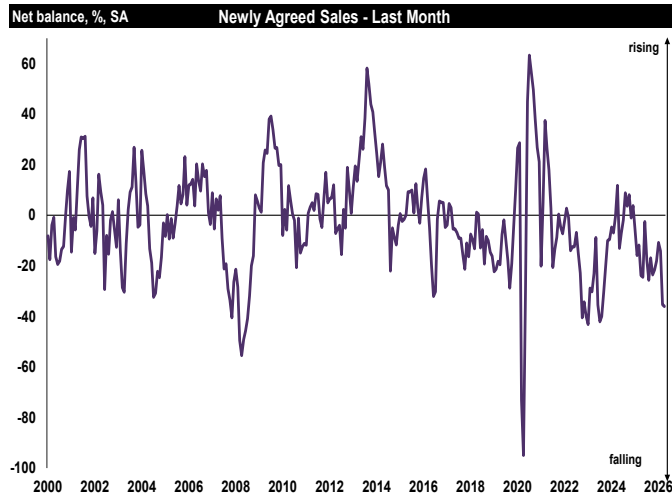


Regional New Vendor Instructions - Past month

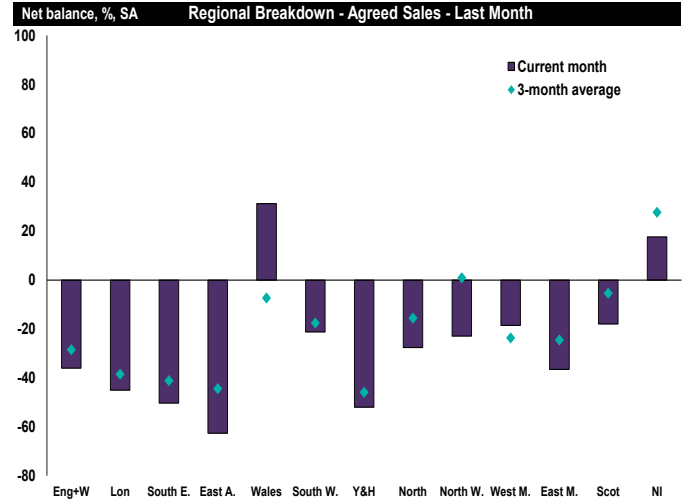


Sales market charts

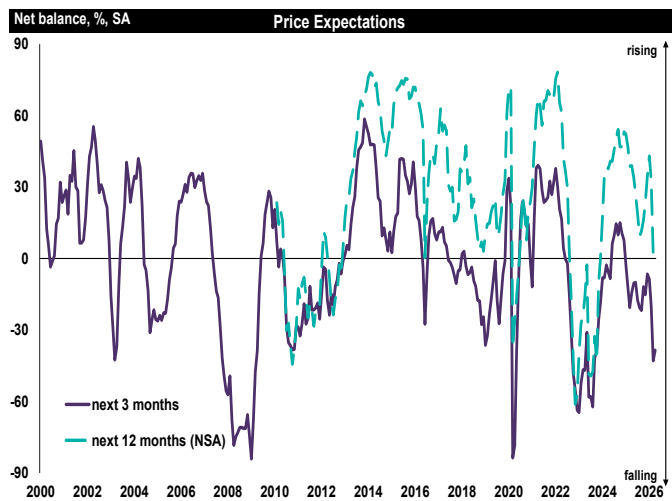
National Newly Agreed Sales - Past month



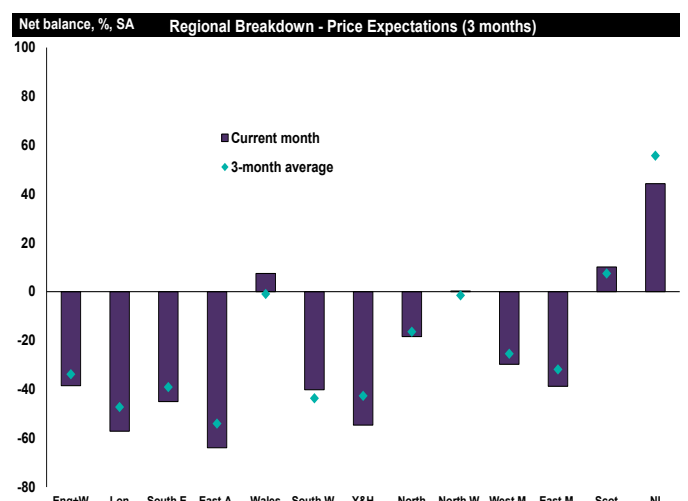
Regional Newly Agreed Sales - Past month



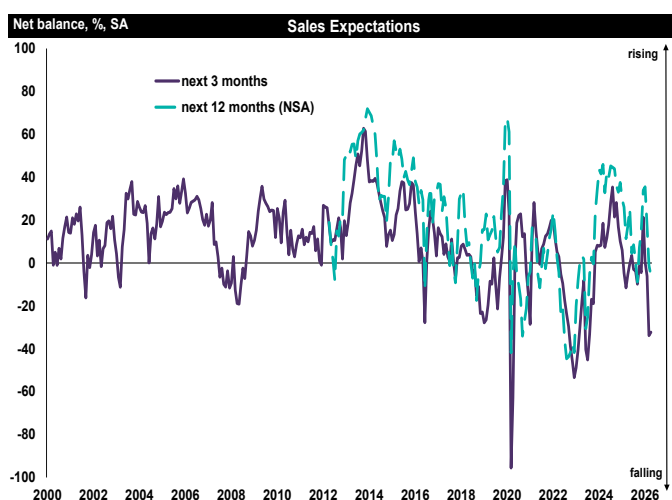
National Price Expectations - Three and twelve month expectations



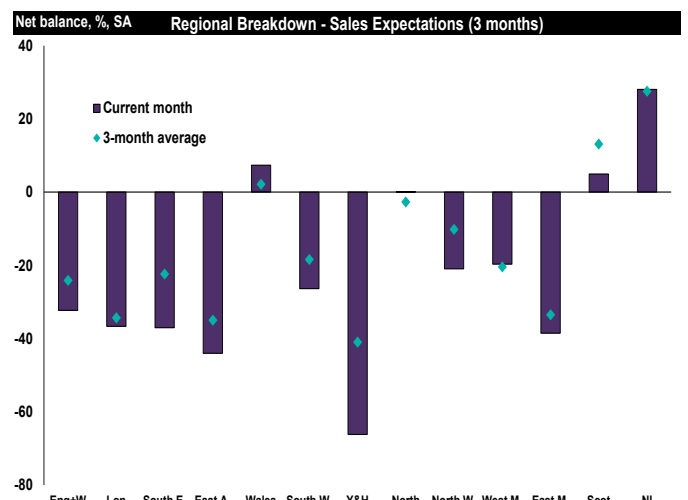
Regional Price Expectations - Next three months



National Sales Expectations - Three and twelve month expectations

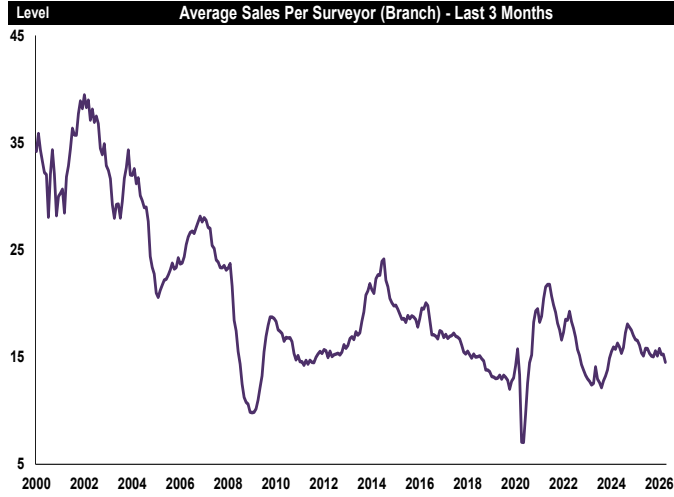


Regional Sales Expectations - Next three months

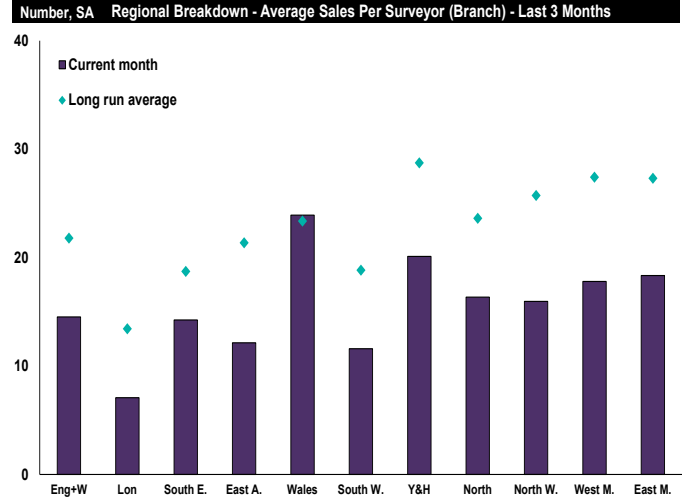


Sales market charts

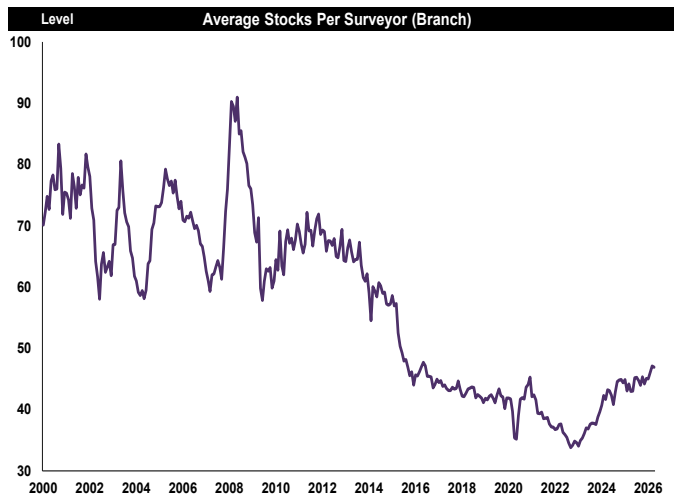
National Average Sales Per Surveyor - Past three months



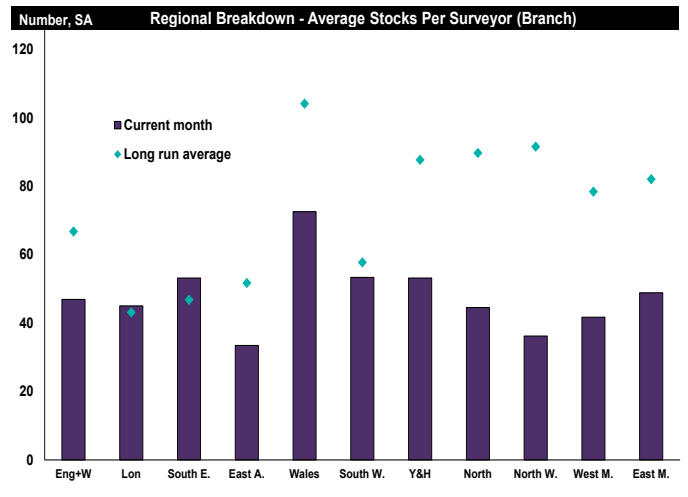
Regional Average Sales Per Surveyor - Past three months



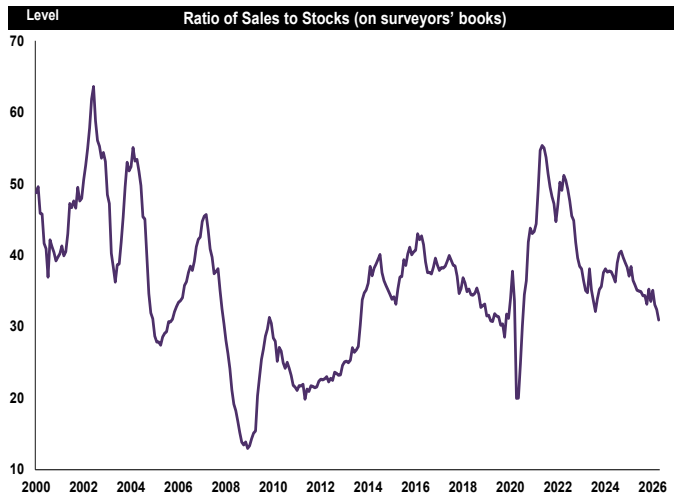
National Average Stocks Per Surveyor



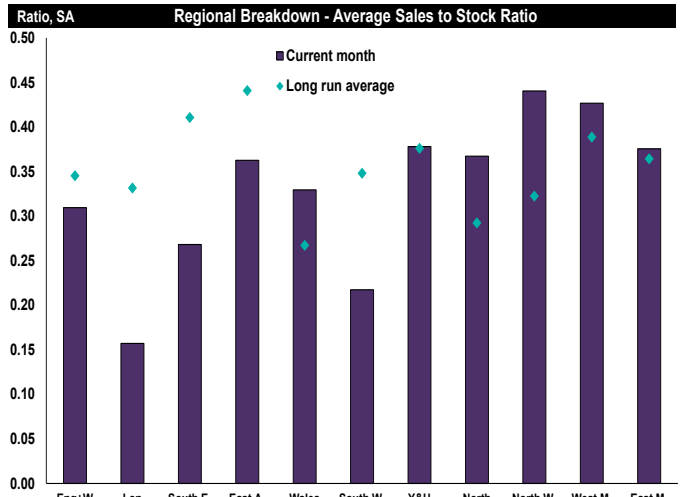
Regional Average Stock Per Surveyor



National Sales to Stock Ratio

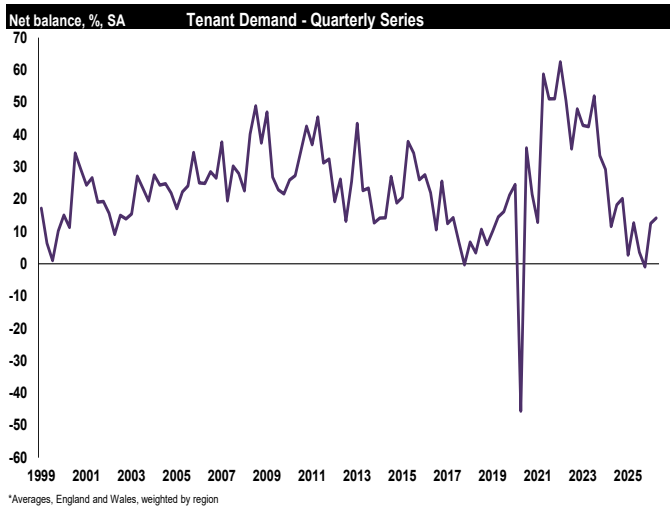


Regional Sales to Stock Ratio

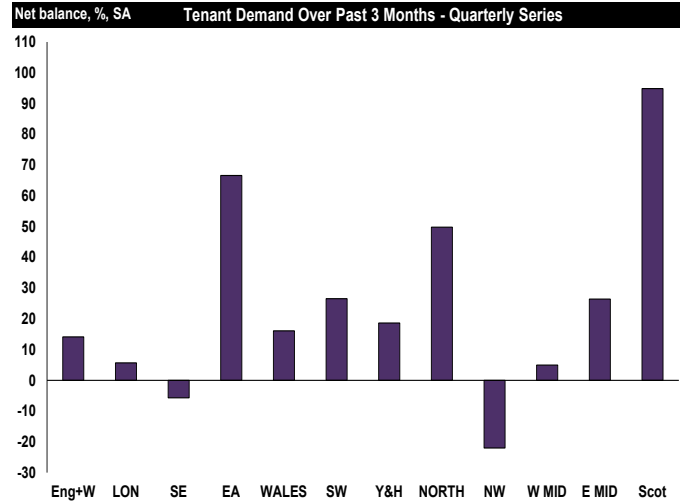


Lettings market charts

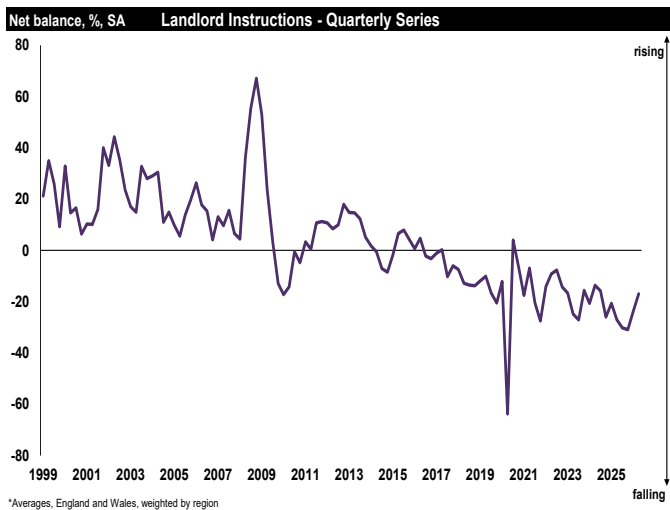
National Tenant Demand - Past three months



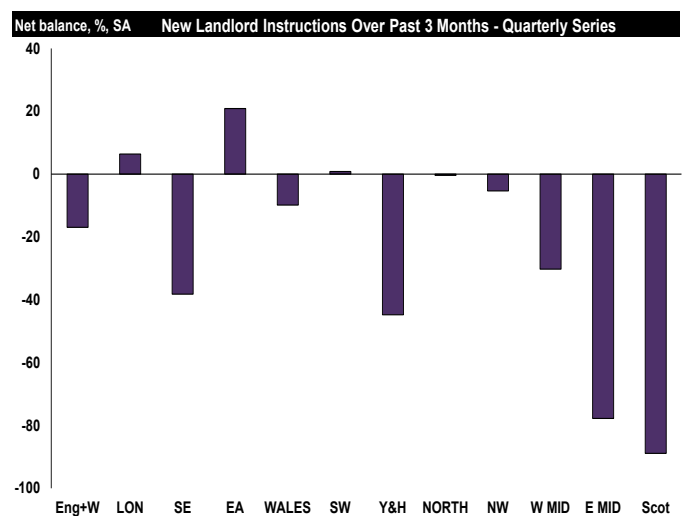
Regional Tenant Demand - Past three months



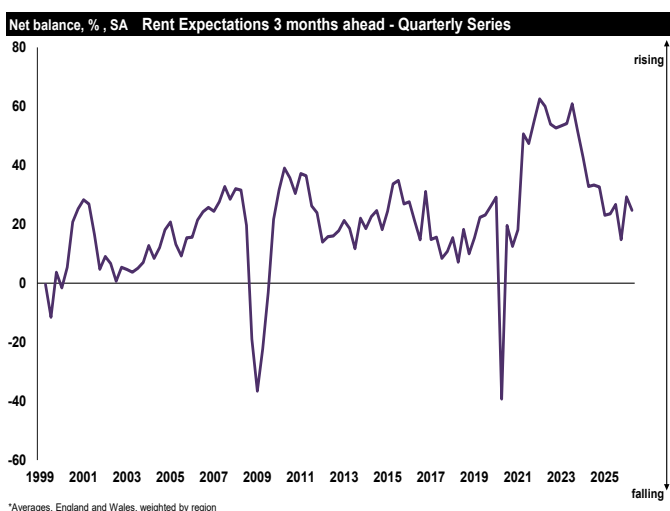
National New Landlord Instructions - Past three months



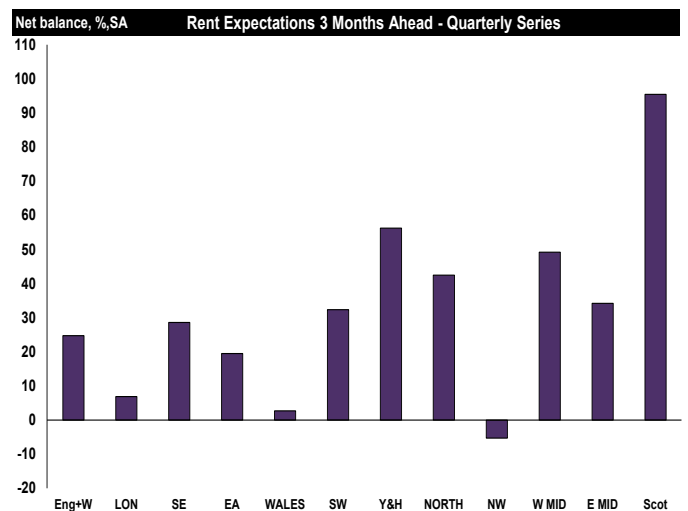
Regional New Landlord Instructions - Past three months



National Rent Expectations - Next three months

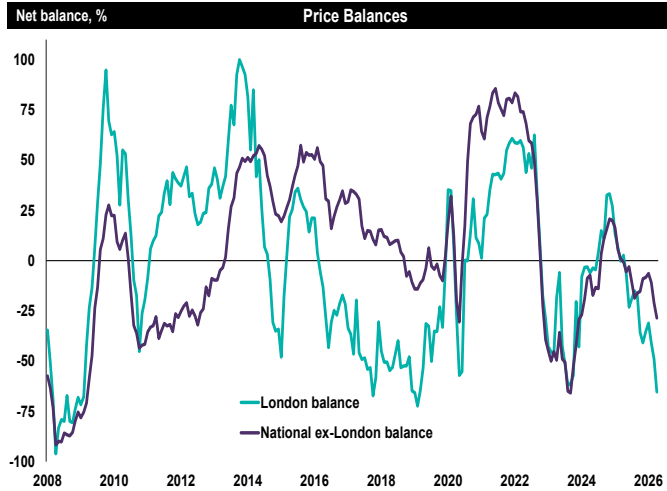


Regional Rent Expectations - Next three months

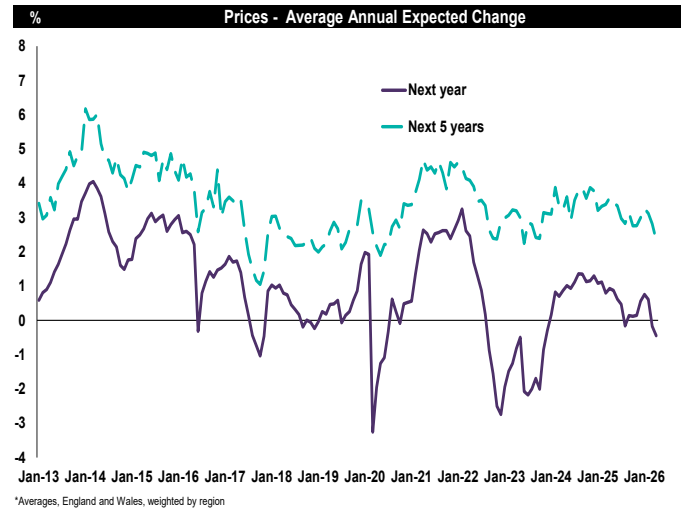


Expectations and other data

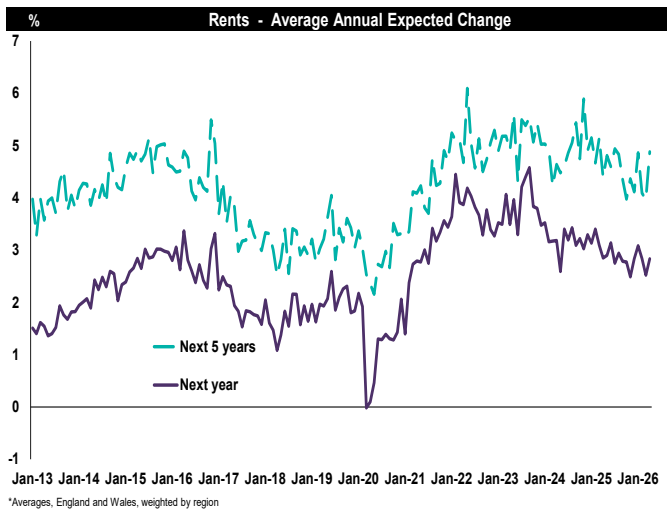
National Price Balance (excluding London) and London Price Balance - Past three months



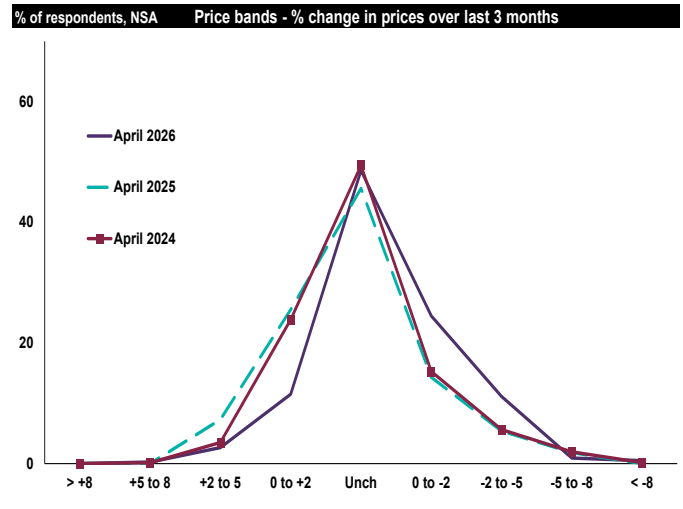
National Average Annual Expected Price Change (point estimate) - Next one and five years



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



Price Bands - Past three months



Surveyor comments - Sales

North

Neil Foster MRICS, Hexham Northumberland, Hadrian Property Partners, neil@hadrianproperty.co.uk - The sales market shuddered at the start of conflict in the Middle East and the continued (relatively) high cost of borrowing has suppressed the investment market. However, sales activity appears to be reviving and we expect May to yield an increase in activity.

Shaun Brannen ASSOCRICS, Whitley Bay, Brannen & Partners, shaun.brannen@brannen-partners.co.uk - Strong end to Q1.

Tony Dobbins MRICS, Darlington, Anthony Jones Properties, tony.dobbins@anthonyjonesproperties.co.uk - Buyer demand across our local area remains resilient despite elevated mortgage rates. Correctly priced stock is moving at pace; overpriced instructions are sitting noticeably longer. Premium and equity-driven buyers are active. Rural property rewards patience and disciplined pricing above all else.

Yorkshire & the Humber

Adam Parkinson ASSOCRICS, Barnsley, Countrywide, ad.pa@hotmail.co.uk - Seeing a rise in new build asking prices not supported by second hand sale figures, developers appear to be expecting prices to rise across a year.

Alex Mcneil MRICS, Huddersfield, Bramleys, alex.mcneil@bramleys.com - Values currently being maintained but the volume of transactions has declined. Higher interest rates will impact upon those needing to re-mortgage causing many who are ready for a move to stay put. Speculation has been taxed out of the market and new house sales at the lowest level for many years.

Ben Hudson MRICS, York, Hudson Moody, benhudson@hudson-moody.com - A price sensitive market but buyers are out looking for the right property at the right price!

Chris Hewison ASSOCRICS. REGISTERED VALUER, York, Sherlock Home Surveys Ltd, sherlockhomesurveys@gmail.com - World conflicts and cost of living creating caution.

James Brown MRICS, Richmond, Norman F Brown, james@normanfbrown.co.uk - The market is extremely flat for the time of year.

James Watts MRICS, Bradford, R Watts Ltd T/A Robert Watts Estate Agents, jameswatts@robertwatts.co.uk - April continued on the same trend as March with the market upto £300, 000 moving well but over this, particularly the executive detached market at £400-600, 000, demand has slowed considerably. Instructions remain strong but realistic valuations are vital.

Kenneth Bird MRICS, Wetherby, Renton & Parr, ken@rentonandparr.co.uk - Despite all the uncertainties and the Middle East conflict the market remains pretty resilient with buyers having greater choice and can be selective.

M J Hunter MRICS, Doncaster, Grice And Hunter, griceandhunter@btconnect.com - Unfortunately April has experienced very little meaningful activity. Economic uncertainty is affecting market confidence.

North West

Amin Mohammed, Greater Manchester, Brettgardner.Co.Uk, accounts@brettgardner.co.uk - Some promise earlier in the year to revised 0.5-1% growth (Guardian). Prices are likely to stay flat or grow slowly due to the global energy crises - unless somehow inflation falls and borrowing costs ease.

Andrew Holmes MRICS, Kendal And South Lakes, Milne Moser Estate Agents, andrew@milnemoser.co.uk - A busy month for sales with an increase in the number of viewings leading to an increase in sales agreed. Market appraisals have also seen an increase leading to higher numbers of new instructions across all price sectors.

David Champion MRICS & REGISTERED VALUER, Blackpool, Fylde Coast, Preston, Lancashire, Champsurv, championdavid@gmail.com - Market slowed by Iran conflict and economic issues associated with high fuel prices.

John Williams FRICS, MEWI, Wirral, Brennan Ayre O'Neill Llp, john@b-a-o.com - For the time being, the market appears to be holding its own despite international events. Nevertheless, concerns about the medium-term impact on inflation, interest rates and household budgets remain.

Robert Keith Dalrymple FRICS, Isle Of Man, Keith Dalrymple Chartered Surveyor, keith.dalrymple@outlook.com - A range of factors are adversely impacting upon the property market, a protracted Town & Country Planning process, increased costs of labour and materials plus skill shortages, with greater transportation and other costs arising from the Iran / Us conflict are evident, however demand remains strong.

East Midlands

Stephen Gadsby BSC FRICS, Derby, Gadsby Nichols, stevegadsby@gadsbynichols.co.uk - After a promising start to the year March and April very quiet in terms of viewings and sales. Fragile market confidence and very price sensitive.

Tom Wilson MRICS, Stamford, King West Ltd, twilson@kingwest.co.uk - It won't be the Spring we'd forecast in January, but April significantly better than February and March. A sense of "getting on with it" abounds.

West Midlands

Andrew Oulsnam MRICS, Birmingham, Robert Oulsnam And Company Limited, andrew@oulsnam.net - The residential sales market had another strong month in April, ignoring all the reports of problems in the world.

Cheryl La ASSOCRICS, Wolverhampton & Birmingham, Gateway Surveyors, c.la@gatewaysurveyors.co.uk - Only serious buyers or those with large deposit continue to plough on with their purchases, however, the majority of the buyers are waiting for the right mortgage rates before committing.

Colin Townsend MRICS, Malvern, John Goodwin, colin@johngoodwin.co.uk - The market is just treading water at the moment. Only buyers who are really focussed on moving are actually purchasing. Most are sitting on their hands and waiting to see what happens with inflation, mortgage rates etc. There is a sense of nervousness.

Nick Millinchip MRICS, Stourport On Severn, Phipps & Pritchard, nmillinchip@phippsandpritchard.co.uk - General activity has improved, but the market remains highly price sensitive with purchasers continuing to negotiate carefully. Those who genuinely need to sell are having to respond. As a result, advertised guide prices do not always closely align with actual stc sale figures!

Richard Franklin MRICS, Tenbury Wells, Franklin Gallimore Ltd, richard@franklingallimore.co.uk - The global economic issues are forcing buyers to review a purchase unless an absolute requirement. Lower and mid market active - higher end very quiet.

East Anglia

David Boyden MRICS, Colchester, Boydens Ltd, david.boyden@boydens.co.uk - Buyer confidence has strengthened slightly as mortgage rates have steadied, although affordability continues to influence decision making. Well-presented family homes in desirable locations continue to attract good levels of interest and realistic pricing remains key to securing sales.

Mark Wood MRICS, Cambridge, Blues Property Ltd, mark@bluesproperty.com - The uncertainty over the conflict in the Middle East has stalled the market with many potential purchasers worried about the increase in cost of living and potential mortgage rate increases.

Rob Swiney MRICS, Ipswich, Jackson Stops, rob.swiney@jackson-stops.co.uk - The market continues to be open for business as long as the price is right!

Robert Hurst MRICS, Norwich, Auction House East Anglia, robert.hurst@auctionhouse.co.uk - Selective licencing schemes, double council tax, forthcoming income tax increase on rents and minimum EPC rating have all resulted in reduced investor demand and therefore prices have fallen.

South East

Christopher Clark FRICS, Eastleigh, Ely Langley Greig, chrisclark@elgsurveyors.co.uk - The prognosis for the residential market is not good. Buyers are sitting on their hands at present, wondering what is going to happen next.

Derek Weidner FRICS, Gerrards Cross, Derek Weidner Consultancy, derek@dwapc.co.uk - Government economic measures will reduce confidence in the Market.

Edward Rook MRICS, Sevenoaks, Knight Frank, edward.rook@knightfrank.com - In this world of uncertainty accuracy of pricing is rewarded not optimism.

James Farrance MNAEA, FARLA, Maidenhead, Braxton, jfarrance@braxtons.co.uk - Buyer demand remains subdued. Elevated long-dated gilt yields are feeding through to higher borrowing costs and living expenses, weighing on affordability. Ongoing policy uncertainty—particularly around energy costs—continues to dampen market confidence.

John Wade MRICS, Portslade, Grumitt Wade Mason, john@grumittwademason.com - Despite the bleak outlook in the news we have seen an increase in the number of RICS Home Surveys in Brighton and Hove.

Martin Allen MRICS, Wingham, Canterbury, Elgars, m.allen@elgarswingham.co.uk - Usually a very busy month but continuing uncertainty in world and domestic affairs keeping the brake on confidence.

Michael Brooker FELLOW, Crowborough, Michael Brooker Estate Agents, michael@michaelbrooker.co.uk - Tough market. Price is King. Over optimistic pricing.

Nathan Dartmouth MRICS & VRS, Portsmouth And Southampton, Dartmouth Group Ltd, nathan@dartmouth.group - The Portsmouth and Southampton sales markets are subdued, with modest recent price softening. Demand remains where properties are sensibly priced, although buyers are cautious. Marketing periods are extended, particularly for higher value stock, reflecting a price sensitive, buyer led market.

Paul Lynch ASSOCRICS, Wokingham, First For Auctions, Part Of Lrg, plynch@firstforauctions.co.uk - Conditions remain challenging, yet the auction market continues to be buoyant. Our April sale was the largest and busiest of the year, reflecting strong demand from motivated buyers and sellers seeking speed, certainty, clear timelines, and transparency, driven by competitive pricing.

Perry Stock FELLOW, REGISTERED VALUER, Nr Cobham, Surrey, Capitulo Estates Ltd, perry@perrystock.co.uk - A slow market as the discretionary moves have practically disappeared.

Richard Blythe FRICS, Oakhurst Real Estate Ltd, richard@oakhurstproperty.co.uk - I've seen more appraisal work because vendors or co developers are trying to bail out of sites not wishing to develop out, through lack of confidence in this market.

Stan Shaw RICS Registered Valuer, Ham, Between Richmond And Kingston, Surrey, Mervyn Smith, stan@mervynsmith.co.uk - Buyers and sellers are apprehensive over the potential direction of inflation, interest rates and the jobs market. Underneath there is pent up demand to move but confidence is being constantly undermined.

Steven Way MRICS, Hythe, Collier Stevens, steve@collier-stevens.co.uk - Survey instructions relatively constant but increases in cancellations - chain collapse, mortgage issues, sentiment change.

Tim Green FRICS, South Oxfordshire, Green & Co.(Oxford) Ltd, tim.green@greenand.co.uk - Enquiries are up but so are fall through rates. Buyers are inquisitive but remain nervous.

Tony Jamieson MRICS, Guildford, Clarke Gammon, tony.jamieson@clarkegammon.co.uk - There is a generally inertia in the market brought on by the uncertainty about world events. Until the conflict in the Middle East is resolved most prospective purchasers are tending to want to "wait and see"! There is a huge oversupply of town centre flats causing prices to fall.

Trevor Edward Edington-Brown FRICS, Southend-On-Sea, Trevor Brown Surveyors Ltd, trevor.e.brown@btinternet.com - Continued national and international uncertainty is resulting in a depressed market. A reliable agent reports a 10% sale price drop over the last 6 months. Private landlords continue to flee the market (often via auction).

South West

Chris Norris MRICS, South Devon, H&S Surveyors, chris@hammondandshaw.com - The start of the year remained consistent with expectations for the time of year. However, I believe that recent political events have lead to market participants exercising more caution and a reduction in the number of instructions.

Chris Pearson ASSOC RICS, Weymouth & Portland, Baker Pearson, chris@bakerpearson.com - We are experiencing strong activity along the coast, where setting the correct asking price is more important than ever. Well-priced properties are attracting viewings and generating realistic, workable offers. Conversely, when pricing is too high, we are seeing properties struggle to secure viewing.

David Robinson ASSOCRICS, Cornwall, West Devon & Torridge, David Robinson Estate Agents & Auctioneers, david@djrestateagents.co.uk - A cold wind of geopolitical uncertainty has started to directly affect buyer confidence, but sensibly priced properties are getting interest, sales by Auction are a good barometer of market sentiment and consequently successful sales have been achieved. Plenty of new instructions appearing.

Graham Thorne FRICS FCIOB, East Dorset, Thornes, graham@thornes.org.uk - The market remains fragile.

Howard Davis, Bristol, Howard Estate Agent, howard@howard-homes.co.uk - Buyer enquiries have slowed as uncertainty spreads through the economy. Prices are reducing to sell.

Ian Perry FRICS, Cheltenham Cirencester Nailsworth Stroud Tetbury, Perry Bishop, ianperry@perrybishop.co.uk - Market is very price sensitive.

James Mckillop MRICS, Salisbury And Stockbridge, Myddelton & Major, jamesmckillop1983@gmail.com - It is still very fickle out there. Buyers have plenty of choice and presenting a property in the very best possible light is essential to stand out from the competition.

James Thomas MRICS, Hampshire, James W Thomas Ltd - Chartered Surveyors, james@jameswthomas.co.uk - Fairly static on instruction numbers but seeing a lot more surveys re-arranged last minute for all sorts of reasons, finance issues, seller withdrawing for example.

Jeff Cole MRICS, Wadebridge, Cole Rayment & White, jeff.cole@crw.co.uk - A quiet start to the month amid the uncertainty in the Middle East. We are hopeful of a quick end to the conflict as it has definitely affected confidence especially possible interest rate rises.

John Corben FRICS FCABE, Swanage, Corbens, john@corbens.co.uk - There is increased demand for residential property, although the majority of applicants must sell before moving forward. At present, transactions are taking an average of 19 weeks to reach exchange.

John Doody FRICS, Gloucestershire, John S Doody Frics, johndoody@msn.com - Still need for confidence.

John Woolley FRICS, Salisbury, John Woolley Ltd, john@johnwoolleytd.co.uk - The market remains flat.

Julian Bunkall FRICS, Dorset, Jackson-Stops, julian.bunkall@jackson-stops.co.uk - Considering world events during the last three months the market has been remarkably resilient. Both vendors and purchasers remain wary but there are the green shoots of increased confidence.

Mark Lewis FRICS, Sturminster Newton, Symonds & Sampson, mlewis@symondsandsampson.co.uk - It is an odd market. Some people who have felt constrained by all the bad news in the media have decided to get on with their lives and move. Properties above £800, 000 have been 'sticking' but some are now moving. The market is very price sensitive.

P A Ford MRICS, Swindon, fords@4-dp.co.uk - Caution at present due to current rise in lending rates.

R Hill MRICS, Salisbury, Hbas Ltd, r.hill@historicbuilding.co.uk - Big drop in enquiries since the onset of the Middle East conflict.

Richard Charles Addington MRICS, Devon, Jackson-Stops, richard.addington@jackson-stops.co.uk - Market polarizing. Sub £1m quite active, above £1m gets increasingly less active the higher the price.

Roger Punch FRICS, South Devon, Marchand Petit, roger.punch@marchandpetit.co.uk - In an economy where uncertainty prevails cautious pricing remains essential. The significantly increased volume of offers emphasises that buyers are available to those who are realistic.

Simon Lord ASSOCRICS, Bath And Bristol, Lords Survey And Valuation, simon@lordssurveyandvaluation.com - Buyer sentiment remains cautious but resilient. Transactions lower than normal for April but realistic pricing is maintaining steady sale numbers. Price growth remains static whilst there is upward pressure on cost-of living and the markets are bound up by geo-political uncertainty.

Simon Milledge MRICS, Blandford Forum, Jackson-Stops, simon.milledge@jackson-stops.co.uk - Activity levels and market sentiment have been similar for the last 2 or 3 months. There are positive signs of activity from buyers and sellers, but both are being cautious perhaps due to rise in cost of living, unfavorable interest rates, and global economic and political issues.

Timothy Maggs MRICS, Bristol, Maggs & Allen, timm@maggsandallen.co.uk - Market going into hibernation with upcoming lettings legislation, geopolitical uncertainty and costs associated with buying property.

Wales

Anthony Filice FRICS, Cardiff, Kelvin Francis Ltd., tony@kelvinfrancis.com - A steady flow of new instructions and a healthy number of sales being agreed, when correctly priced. Lower offers being received on £1, 000, 000 plus properties, perhaps reflecting uncertainty in the economy. A wide range of properties are available.

David James FRICS, Brecon, James Dean, david@jamesdean.co.uk - April has been an excellent month for sales in what feels like a tougher market.

London

Adele Bromberger ASSOCRICS 6978611, E, Ig & Rm Postcodes, Home-Surveying.Co.Uk, adele.b@me.com - Market quiet, uncertainty and higher costs related to the conflict in the Middle East have made people more cautious.

Alex Howard Baker MRICS, London, Savills, alexhowardbaker@me.com - An unforgiving market, where pricing is essential.

Christopher Ames MRICS, Belgravia, Ames Belgravia, ca@amesbelgravia.co.uk - There is still much pent-up demand from those wanting to up or down size during summer. Thus sales will be agreed despite the weak market. Houses are selling stronger than flats due to increasing service charge obligations.

Christopher Baker ASSOC RICS, London And South East, Mcdowalls Surveyors Limited, chris.baker@mcdowalls.com - Could we split the survey questions between flats and houses as I feel they are operating differently.

James Perris MRICS, London, De Villiers, james.perris@devilliers-surveyors.co.uk - It's a very tough market, as it has been for many months, but there are some very good buying opportunities which some purchasers are taking advantage of.

Jeremy Leaf FRICS, Finchley, Jeremy Leaf & Co, jeremy@jeremyleaf.co.uk - We're finding in our offices housing market activity is holding up better than we expected given recent geopolitical uncertainties & their impact on interest rates & inflation. However, the amount of stock available means the buyers' market remains & prices are softening - especially for flats.

Marcus Goodwille MRICS, Prime London, Savills, marcus.goodwille@savills.com - The UK's prime property market has again been stirred by geopolitical uncertainty. Whilst rises in mortgage rates and inflation appears to have slowed the rate of exchanges, we've seen committed new buyers agree more deals than many commentators predicted.

Naomi Murdoch MRICS, London, Dexters London Limited, naomimurdoch@dexters.co.uk - Buyer registrations across the capital remain high, there is lots of activity across the market coupled with stable mortgage rates.

Robert Green MRICS, Chelsea, John D Wood & Co., rgreen@johndwood.co.uk - The domestic market is powering the Chelsea sales market. Overseas buyers are far fewer, hitting the upper end of the market, and the market for flats. Solid family houses are selling well, when sensibly priced.

Roshan Sivapalan MRICS, London, Blakes Surveyors Ltd, roshan@blakesurveyors.com - Ongoing Middle East uncertainty and recent mortgage rate increases are suppressing sales activity. However, demand persists for realistically priced stock, and the market continues to function where pricing aligns with buyer expectations.

William Delaney ASSOCRICS, Central London, Coopers Of London Limited, william@coopersoflondon.co.uk - Domestic political and economic instability, rising interest rates, stalled leasehold reform, and the ongoing the conflict in the Middle East, to name just a few, are crushing market confidence. A combination of any two of these events might be manageable for the market, but not all at the same time.

Scotland

Brian Douglas MRICS, Glasgow, Connells Survey And Valuation, brian.douglas@connells.co.uk - Despite headwinds from Global Events, the market has continued to prove its resilience with surveyors observing a good level of instructions and properties continuing to sell well in reasonable timescale following marketing, although some Agents now note a slowdown following the Easter break.

Grant Robertson FRICS, Glasgow, Allied Surveyors Scotland Ltd, grant.robertson@alliedsurveyorsscotland.com - The market has remained remarkably resilient in April into May when considering the gloomy economic and political picture facing the UK. Given the potential for another disastrous SNP/Green alliance we need to prepare for a significant downturn to hit the Scottish property market in the short-term.

Ian Morton MRICS, St Andrews, Bradburne & Co, info@bradburne.co.uk - Sales are steady and above the offers over price. Hesitation from sellers going to the market due to economic uncertainty.

Marion Currie ASSOCRICS, RICS Registered Valuer, Dumfries & Galloway, Galbraith, marion.currie@galbraithgroup.com - Activity is increasing, and where fall-throughs occur replacement buyers have come along quickly. Buyers remain cautious on purchase prices though, generally offering around valuation or only relatively small premiums over.

Thomas Baird MRICS, Glasgow, Select Surveyors Ltd, info@selectsurveyors.co.uk - Increased cost of living, fuel, and interest rates are slowing down the house sales market and consequently home report instructions.

Northern Ireland

Aidan Conway MRICS, Londonderry, P Andrews Chartered Surveyors, info@patandrews.co.uk - Many properties for sale are achieving prices considerably above the asking price due to high levels of demand and limited supply of properties for sale within the current property market within.

Dan Henry MRICS, Coleraine, Bensons, dan@bensonsni.com - The Middle East conflict is impacting upon general confidence in the marketplace.

Kirby O'Connor ASSOC RICS, Belfast, Goc Estate Agents, kirby@gocestateagents.com - The sales market is very strong, we have found most buyers are initiating a home buyers/private survey in most purchases. Period homes continue to appeal, but new builds are most popular.

Samuel Dickey MRICS, Belfast, Simon Brien Residential, samuel.dickey@simonbrien.com - Stable, resilient conditions persist, with buyer demand strengthening and enquiries rising, supported by improved mortgage affordability.

Surveyor comments - lettings

North

Neil Foster MRICS, Hexham Northumberland, Hadrian Property Partners, neil@hadrianproperty.co.uk - Rents continue to climb. Demand is strong and supply of available homes is weak. Whether they are to let or for sale the headline problem remains the same- not enough homes available and no sign of Governments long promised superannuation of housebuilding during the parliament.

Rodrica Straker MRICS, Hexham, Leazes Estate, rodrica@leazesestate.co.uk - Market buoyant as it was 24 months ago after 12 month lull, more properties for sale out of buy-to-let due to mortgage fluctuations and Renters' Rights Act so less rentals available, so some scarcity showing.

Shaun Brannen ASSOCRICS, Whitley Bay, Brannen & Partners, shaun.brannen@brannen-partners.co.uk - Positive number for new instructions though the demand is still outweighing the supply.

Tony Dobbins MRICS, Darlington, Anthony Jones Properties, tony.dobbins@anthonyjonesproperties.co.uk - Lettings market fundamentals remain sound — demand is consistent and void periods short for well-managed stock. However, new landlord instructions are subdued. Regulatory headwinds and BTL financing costs continue to erode confidence among existing and prospective landlords.

Yorkshire & the Humber

Adam Parkinson ASSOCRICS, Barnsley, Countrywide, ad.pa@hotmail.co.uk - Low value property being bought by out of area landlords as rents are high.

Alex Mcneil MRICS, Huddersfield, Bramleys, alex.mcneil@bramleys.com - Low number of new instructions with many existing tenants remaining for longer periods with fewer voids. Rents continue to increase with the reality being there are more tenants than available properties.

Ben Hudson MRICS, York, Hudson Moody, benhudson@hudson-moody.com - A steady lettings market waiting to figure out the implications of the Renters' Rights Act.

North West

Kevin Henry MRICS, Southport, Bridgemane Surveyors, admin@bridgemane-surveyors.co.uk - Renters' Rights Act will push rents up because landlords will exit the market.

East Midlands

John Chappell BSC.(HONS), MRICS, Skegness, Chappell & Co Surveyors Ltd, john@chappellandcosurveyors.co.uk - As expected, Landlords have put up rents ahead of May 2026 to try and cover some of the cost increases being imposed on Landlords by the Government. Also, Landlords are being much stricter on credit checks, references and guarantees before agreeing to new contracts.

West Midlands

Andrew Oulsnam MRICS, Birmingham, Robert Oulsnam And Company Limited, andrew@oulsnam.net - The Renters' Rights Act is finally here with several landlords giving notice just before the deadline, hopefully normality will return although the letting market remains very flat.

Colin Townsend MRICS, Malvern, John Goodwin, colin@johngoodwin.co.uk - More of our landlords with only one or two rentals in their portfolio are selling up. They fear the implications of new Renters Rights Bill.

Richard Franklin MRICS, Tenbury Wells, Franklin Gallimore Ltd, richard@franklingallimore.co.uk - The RRA is having an instant impact rents are rocketing as demand for good properties is increasing as some BTL landlords have left the market. Expect this trend to continue -many private landlords who self manage are in for a rude awakening in terms of the new requirements.

East Anglia

David Boyden MRICS, Colchester, Boydens Ltd, david.boyden@boydens.co.uk - Rental growth remains positive, although the pace of increases has begun to moderate compared with recent years. Good quality rental properties continue to let quickly, particularly family homes and properties close to transport links. Landlords remain cautious due to ongoing legislative changes and.

South East

Derek Weidner FRICS, Gerrards Cross, Derek Weidner Consultancy, derek@dwapc.co.uk - Government Renters Act will reduce supply and increase rents.

James Farrance MNAEA, FARLA, Maidenhead, Braxton, jfarrance@braxtons.co.uk - Rental supply remains under pressure. Implementation of the Renters' Rights Act has led some landlords to exit the sector, citing increased regulation and costs. Reduced stock continues to place upward pressure on rents.

Kevin Townsend MRICS, Reading, Jim Townsend & Company, kevin@jimtowntsend.co.uk - The Renters' Rights Act continues to have a negative impact on the market for both landlords and tenants, increasing risk, uncertainty, costs and red tape for landlords and restricting supply and increasing rents for tenants.

Martin Allen MRICS, Wingham, Canterbury, Elgars, m.allen@elgarswingham.co.uk - Lots of last minute decisions on section 21 notices. Tenants who have viewed and want to move ASAP frustrated by the extra months notice they will have to give after 1st May and concerned that this will disadvantage them in the Landlords eyes in favour of new householders. An unexpected consequence?

Michael Brooker FELLOW, Crowborough, Michael Brooker Estate Agents, michael@michaelbrooker.co.uk - Renters Bill concerning Landlords.

South West

Graham Thorne FRICS FCIQB, East Dorset, Thornes, graham@thornes.org.uk - Little stock and cant see this changing in the short-term.

Howard Davis, Bristol, Howard Estate Agent, howard@howard-homes.co.uk - We are seeing some rents having to reduce to attract tenants.

John Woolley FRICS, Salisbury, John Woolley Ltd, john@johnwoolleytd.co.uk - There is demand but it is subdued which sums up the whole property market.

Wales

Anthony Filice FRICS, Cardiff, Kelvin Francis Ltd., tony@kelvinfrancis.com - Rent levels have stabilised, despite an increasing shortage of available properties as many private Landlords are leaving the market and selling.

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

London

Jeremy Leaf FRICS, Finchley, Jeremy Leaf & Co, jeremy@jeremyleaf.co.uk - The Renters' Rights Act has prompted landlords to sell though not as many as we had feared. The resultant shortage is supporting rents which would have probably otherwise dipped bearing in mind continuing tenant affordability concerns about the rising cost of living partly due to the conflict in the Middle East.

Marcus Goodwille MRICS, Prime London, Savills, marcus.goodwille@savills.com - With the arrival of the Renters' Rights Act, some landlords are reassessing their positions, while others are poised to gain ground. The vast majority of the mainstream market and most of the prime market will be affected by the changes and there has been an overall contraction of the PRS market.

Mark Wilson MRICS, London, Globe Apartments, mark@globeapt.com - The Renters' Reform Act is creating landlord hesitation, particularly among smaller and incidental owners, reducing supply. Displaced tenants - especially families - are struggling to secure suitable accommodation, highlighting growing friction between policy intent and market reality.

Naomi Murdoch MRICS, London, Dexters London Limited, naomi-murdoch@dexters.co.uk - As a business we have seen no negative impact from recent legislation changes and the lettings market remains busy. Landlord instructions, Tenant enquiries and agreed lets are very strong.

William Delaney ASSOCRICS, Central London, Coopers Of London Limited, william@coopersonlondon.co.uk - The full implications of the Renter's Rights Act on May 1st will no doubt begin to emerge in a few months' time. At the least, I anticipate a county court meltdown and increased rents. To make matters worse, the Chancellor is considering "rent caps" to placate some elements of the government.

Scotland

Ian Morton MRICS, St Andrews, Bradburne & Co, info@bradburne.co.uk - A busy time with student lettings and private lets have slowed due to lack of supply of rental properties. Landlords selling that is reducing supply.

Northern Ireland

Kirby O'Connor ASSOC RICS, Belfast, Goc Estate Agents, kirby@gocestateagents.com - Rental market we have found recently can be price sensitive, but if priced reasonably. rents quickly and there continues to be a high demand.

Samuel Dickey MRICS, Belfast, Simon Brien Residential, samuel.dickey@simonbrien.com - Rental demand remains elevated, with supply gradually improving. Rents continue to rise, though at a slower pace. Affordability pressures persist for tenants.

Contacts

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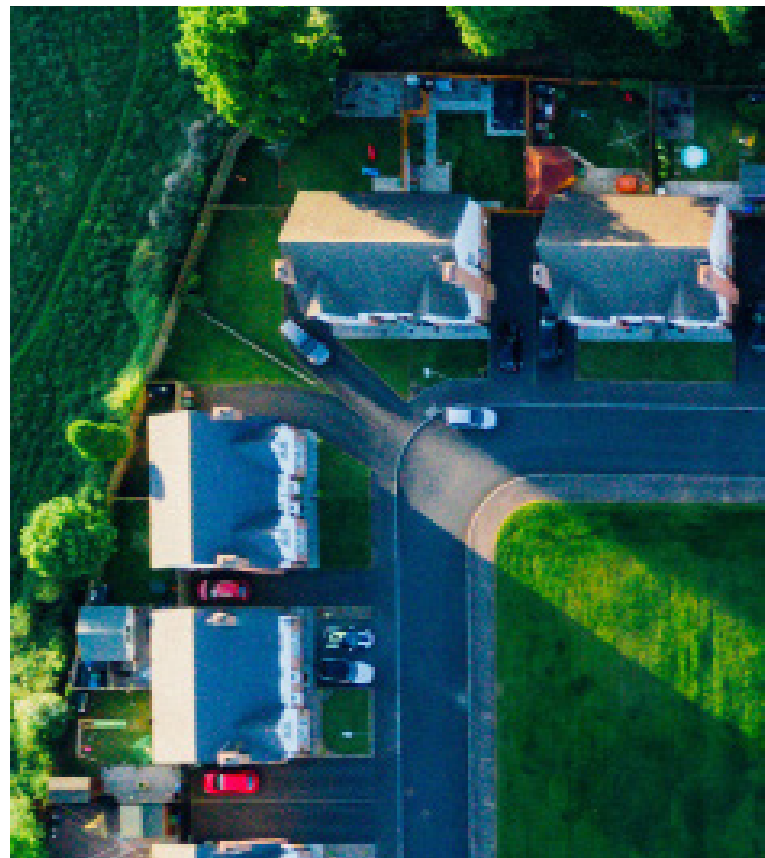
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