



ECONOMICS



UK Residential Market Survey

June 2025

ECONOMICS

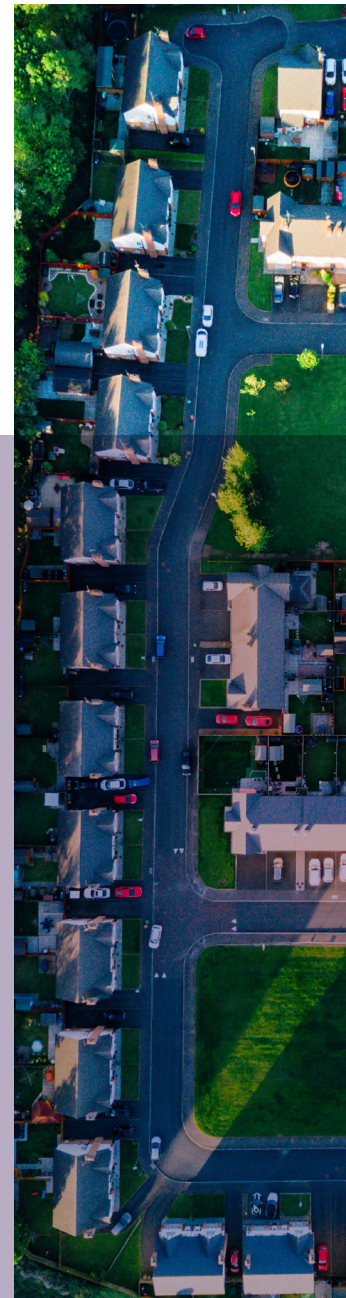
Sales market activity appears to stabilise, with near-term expectations for sales volumes turning marginally positive

- Indicators on buyer enquiries and agreed sales turn from negative to neutral
- House prices still display a flat/marginally negative trend at the aggregate level
- Near-term sales expectations brighten somewhat over the month

The June 2025 RICS UK Residential Survey results point to a steadier picture for sales market activity, with measures of buyer demand moving out of negative territory for the first time in several months. Furthermore, sentiment regarding the near-term outlook for sales volumes has turned marginally positive, albeit momentum is still expected to remain quite subdued over the months ahead.

Starting with buyer demand, the headline net balance for the new buyer enquiries series came in at +3% in June. This is noticeably improved on the reading of -22% seen previously, with the demand gauge moving out of negative territory for the first time since December 2024. Although this signals a potential turning point following the recent stretch of downward pressure on demand, the latest figure is still only consistent with a stabilisation (rather than a genuine upturn) at this stage.

Similarly, when looking at agreed sales, the national net balance of -3% for this month is significantly less downbeat than readings of -25% and -28% returned in each of the two previous iterations of the survey. Even so, while the latest figure suggests the recent decline may now be subsiding, current feedback is not yet signalling a return to outright positive growth in sales activity. Going forward though, the near-term sales expectations series posted a net balance of +6% (up from -2% last time), which hints at a very gentle recovery coming through over the next three months. That said, regarding the twelve-month view, the net balance of +5% (down from +25% beforehand) shows respondents anticipate a broadly flat landscape for sales volumes over the next year as a whole.



Turning to supply, the new instructions to sell metric registered a net balance reading of +3% in June, down from a figure of +7% last time. What's more, this is the least positive return for this indicator looking back over the past twelve months, implying that the recent pick-up in the flow of new listings coming onto the market might now be losing a bit of steam. Nevertheless, a net balance of +16% of respondents continue to note that the number of market appraisals conducted over the month was greater than during the comparable period of last year. This would suggest there is still some positive impetus in the supply pipeline moving forward.

With regards to house prices, the headline indicator produced a net balance reading of -7% this month (unchanged from the May 2025 results). As such, this is indicative of a flat to marginally negative trend in house prices at the aggregate level. Importantly, however, the headline reading masks significant divergence across different parts of the UK. Exhibiting more negative readings than the national averages, respondents based in the South East, East Anglia and London report a more noticeable decline in house prices. By way of contrast, the house price indicator sits in expansionary territory across Northern Ireland, the North West of England, Scotland and the East Midlands.

Looking ahead, near-term price expectations suggest that the marginally negative trend in national house prices may remain in place over the coming three months (with the net balance sitting at -10% vs -11% previously). Nonetheless, when asked about the twelve-month outlook, a net balance of +24% of survey participants foresee house prices rising over this slightly longer timeframe.

In the lettings market, tenant demand was largely steady over the month, posting a net balance of -2% (part of the non-seasonally adjusted monthly rental market dataset). At the same time, landlord instructions remain in decline according to a net balance reading of -21%. With respect to rental prices, a net balance of +24% of contributors expect rents to increase in the three-months ahead, albeit this is slightly more moderate relative to the reading of +43% seen last month.



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: 14 August
August survey: 11 September

Number of responses to this month's survey:

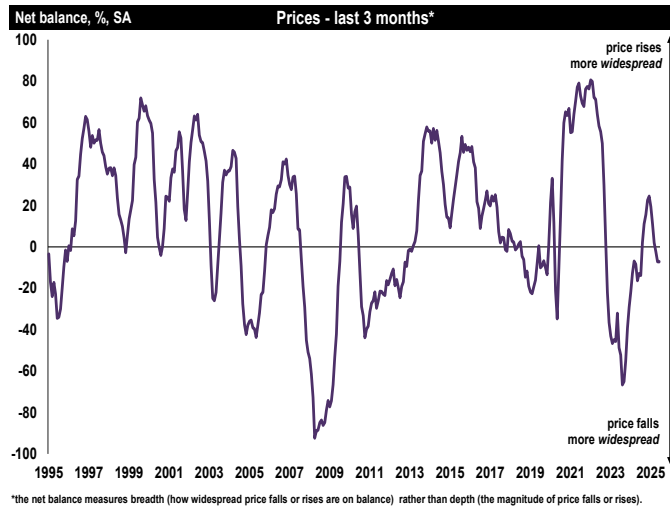
This survey sample covers 430 branches coming from 202 responses.

Disclaimer

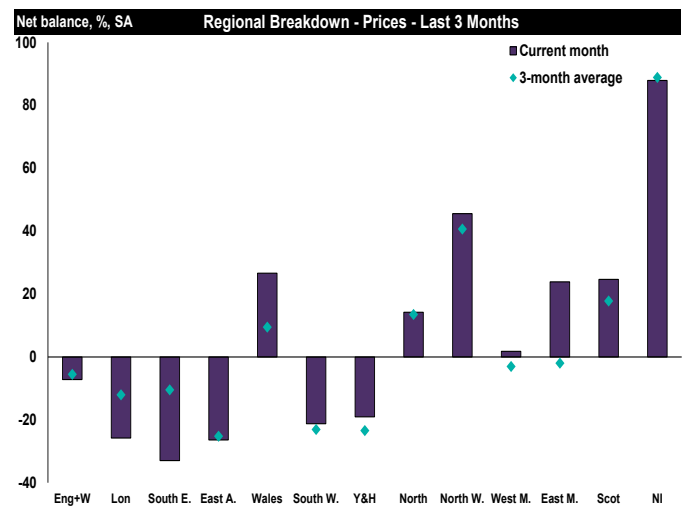
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Sales market charts

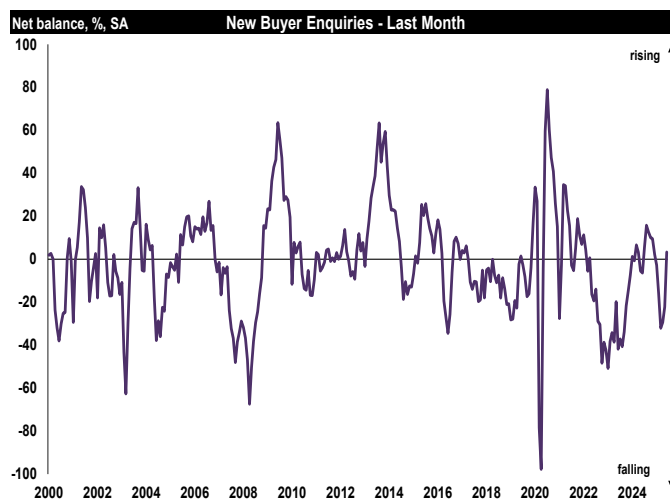
National Prices - Past three months



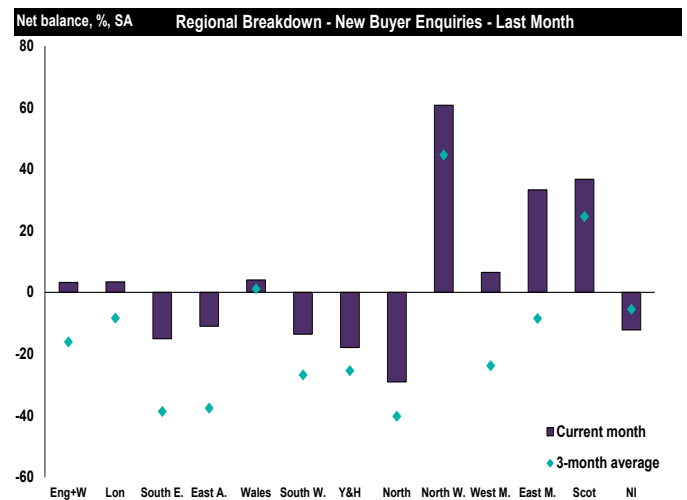
Regional Prices - Past three months



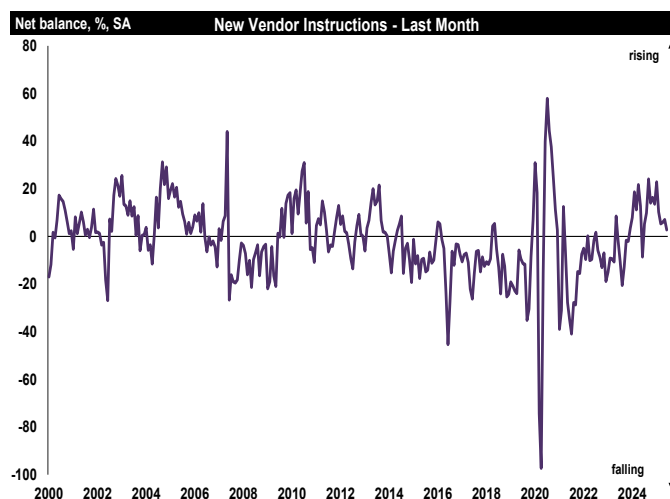
National Enquiries - Past month



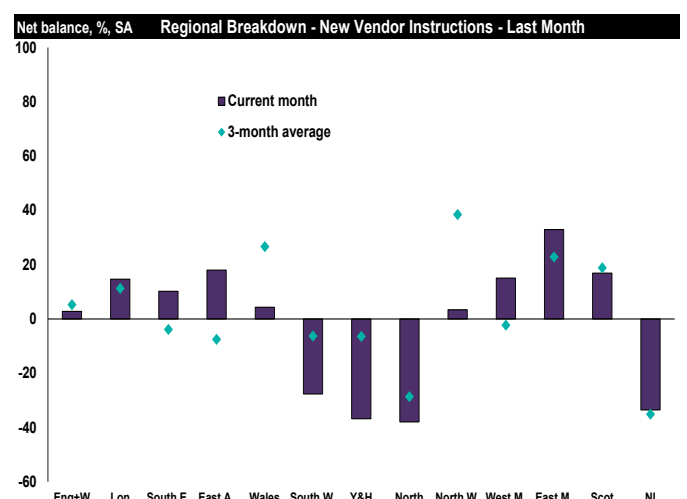
Regional New Buyer Enquiries - Past month



National New Vendor Instructions - Past month

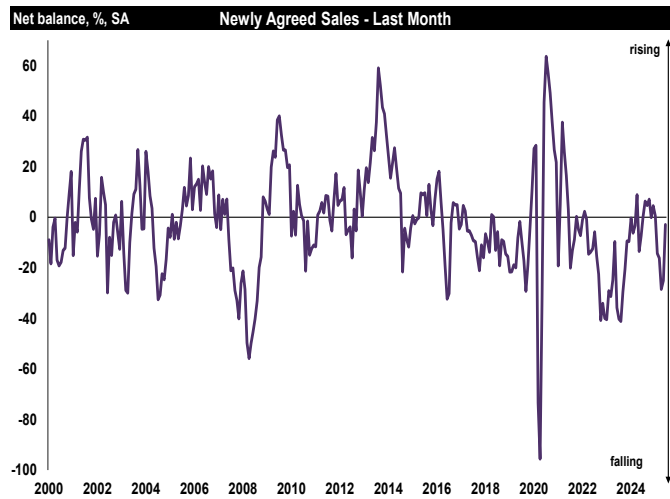


Regional New Vendor Instructions - Past month

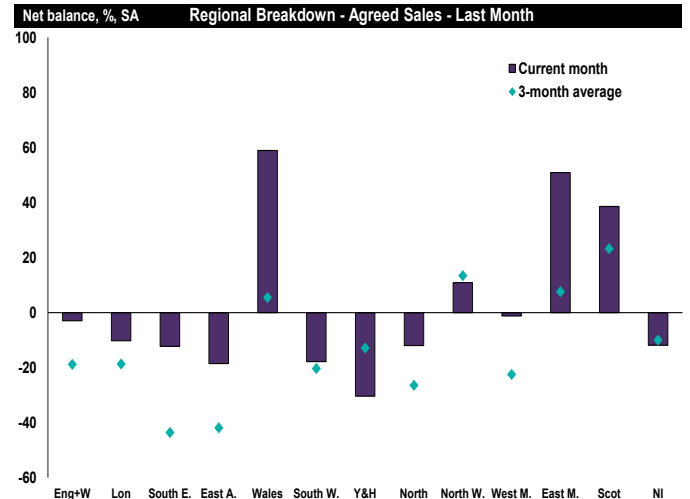


Sales market charts

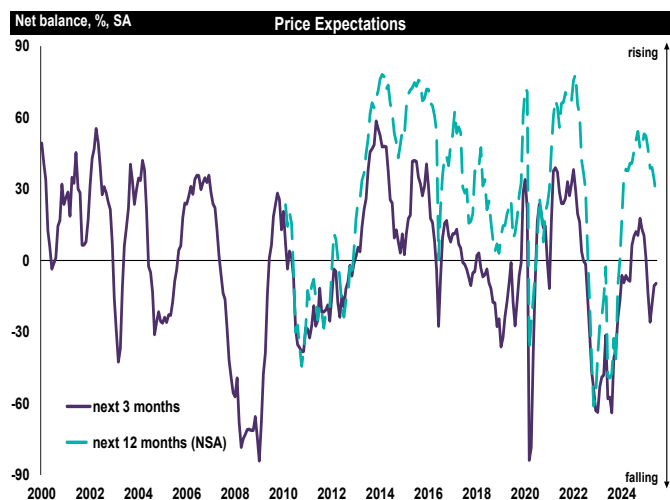
National Newly Agreed Sales - Past month



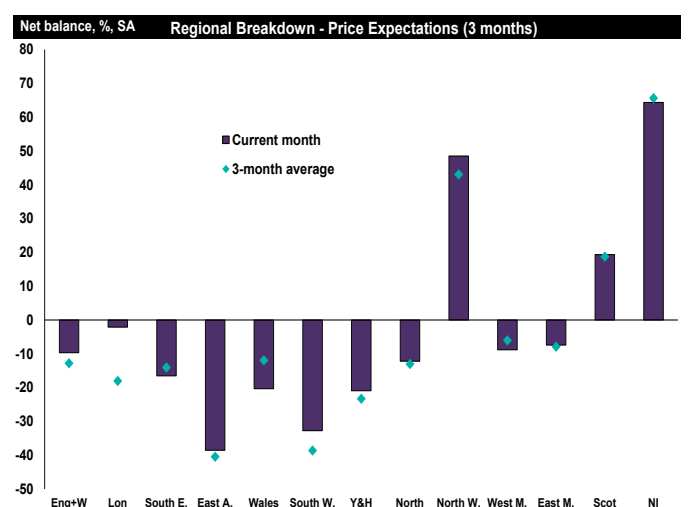
Regional Newly Agreed Sales - Past month



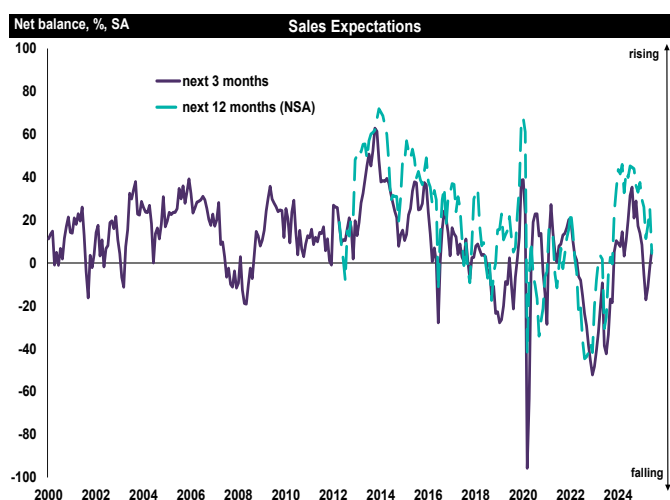
National Price Expectations - Three and twelve month expectations



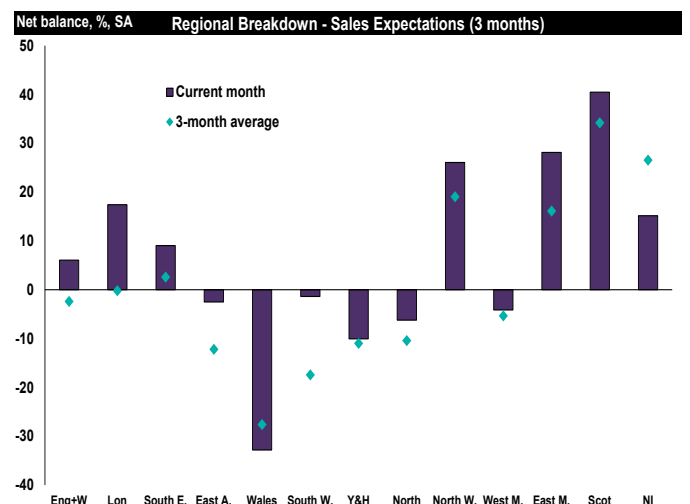
Regional Price Expectations - Next three months



National Sales Expectations - Three and twelve month expectations

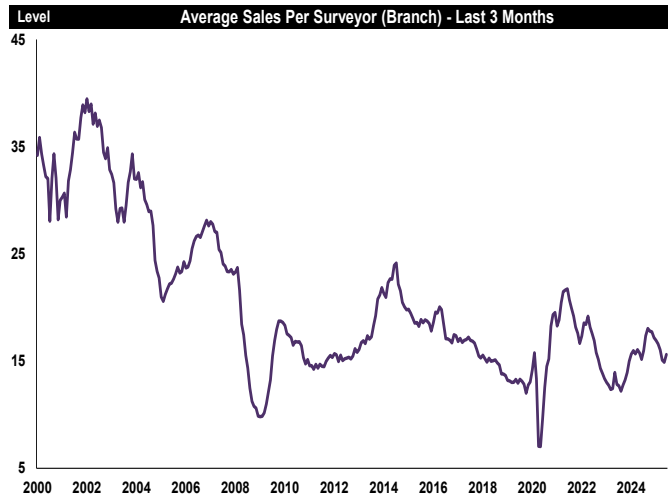


Regional Sales Expectations - Next three months

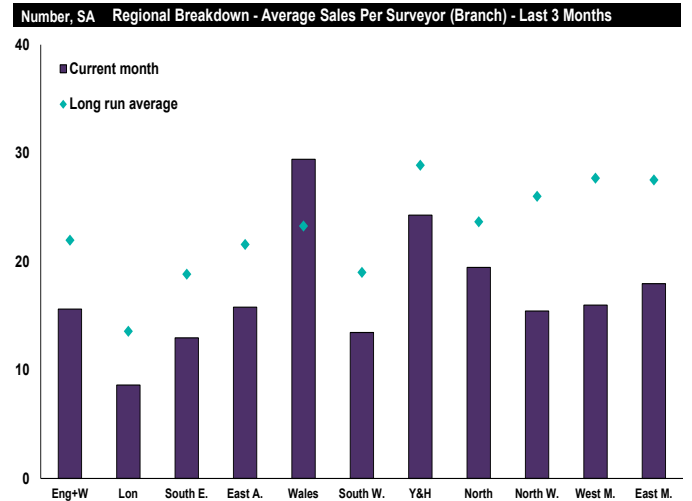


Sales market charts

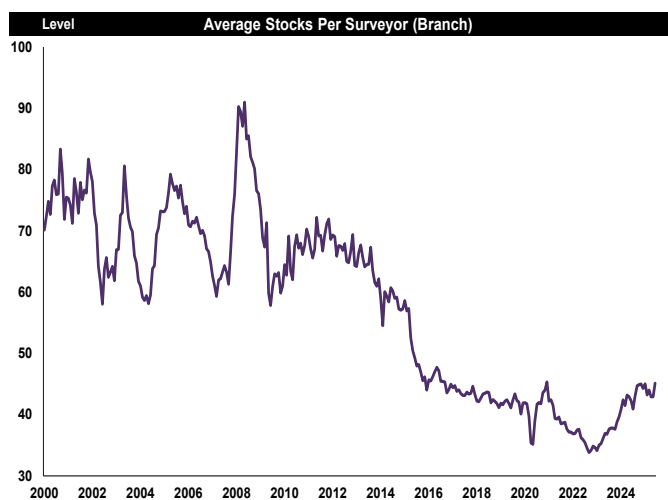
National Average Sales Per Surveyor - Past three months



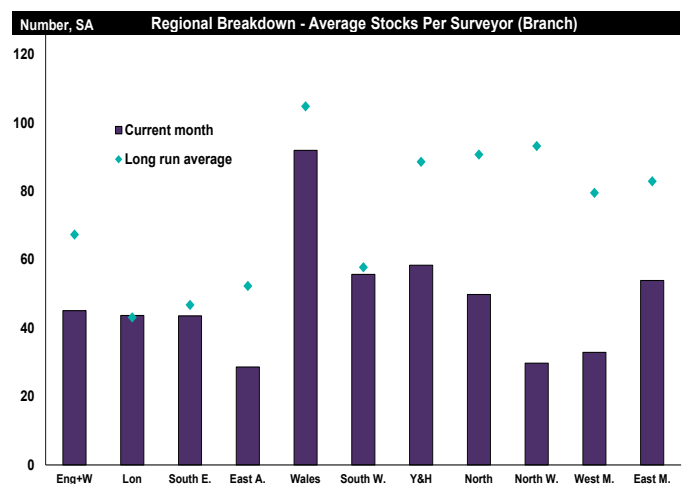
Regional Average Sales Per Surveyor - Past three months



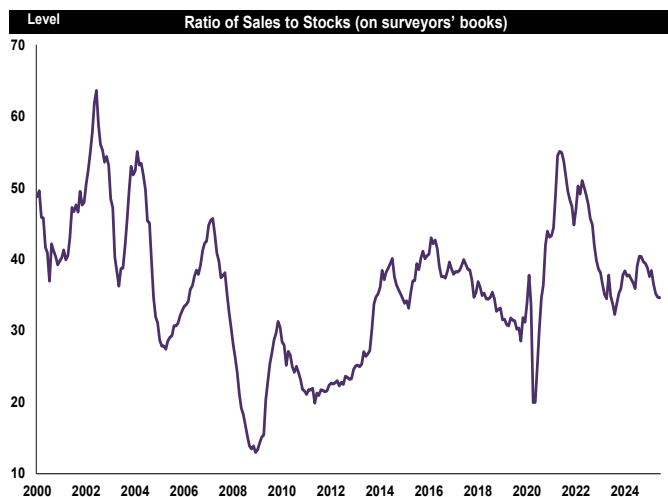
National Average Stocks Per Surveyor



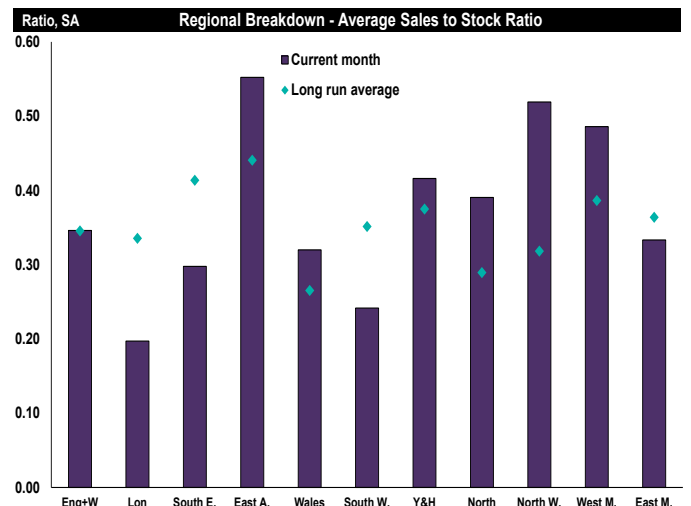
Regional Average Stock Per Surveyor



National Sales to Stock Ratio

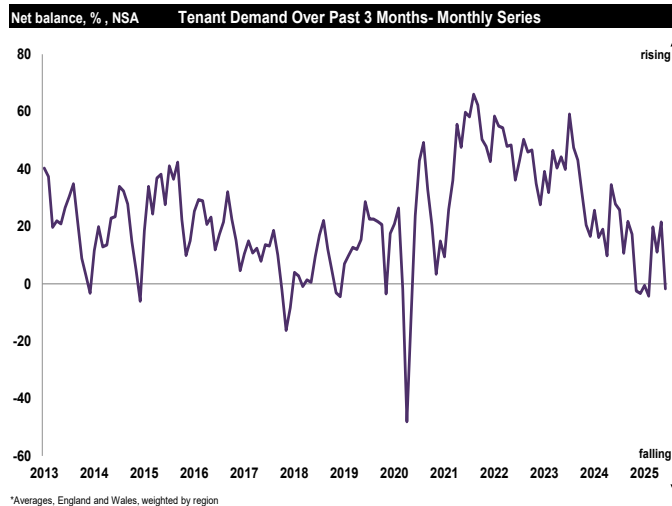


Regional Sales to Stock Ratio

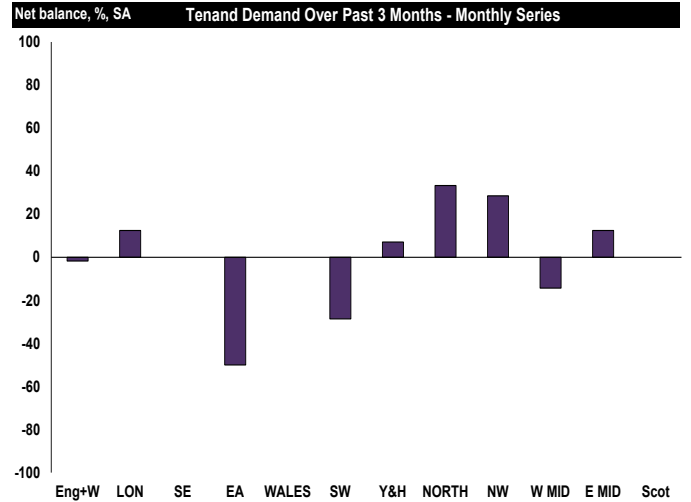


Lettings market charts

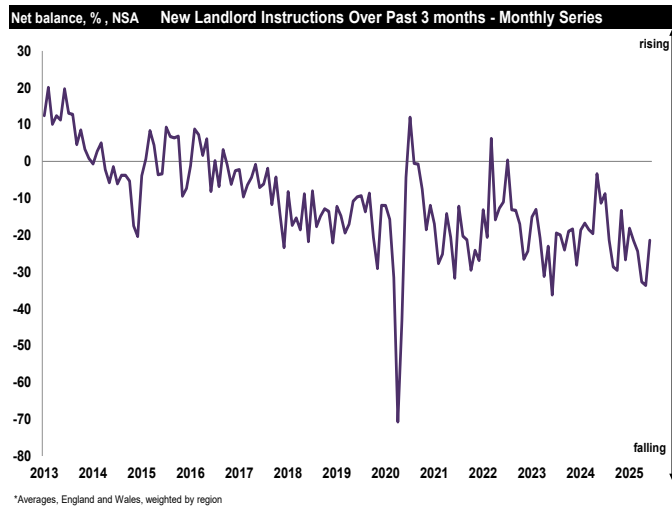
National Tenant Demand - Past three months



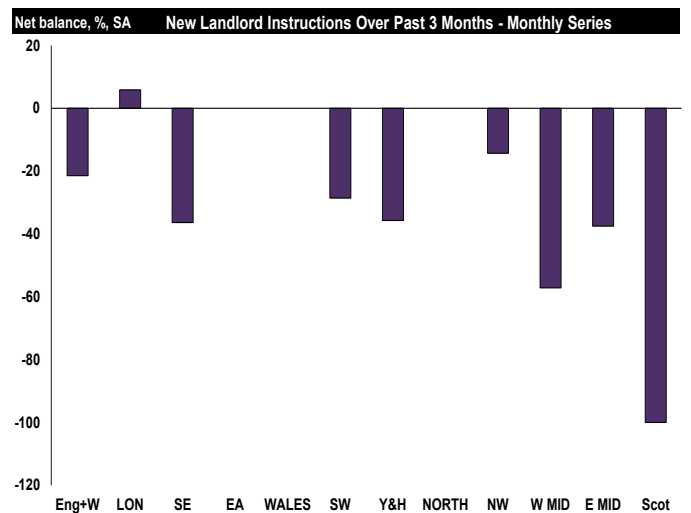
Regional Tenant Demand - Past three months



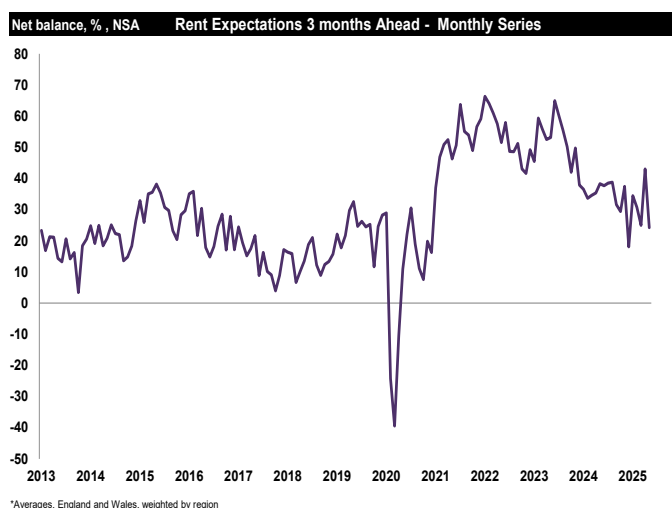
National New Landlord Instructions - Past three months



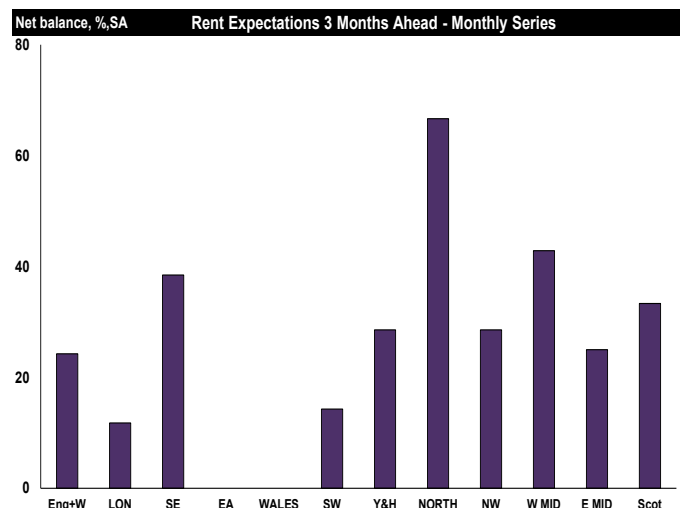
Regional New Landlord Instructions - Past three months



National Rent Expectations - Next three months

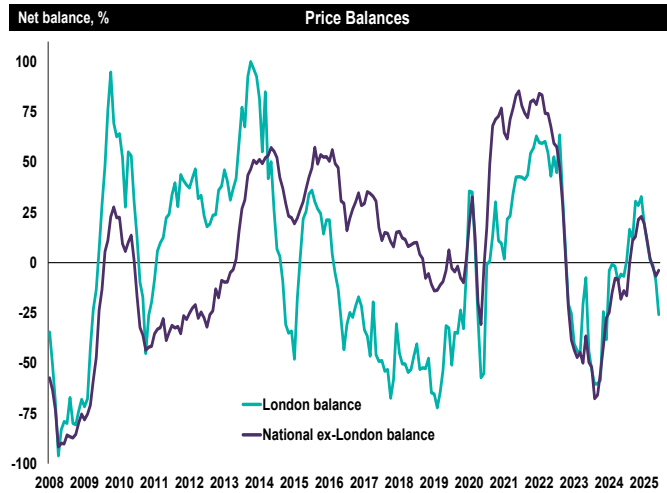


Regional Rent Expectations - Next three months

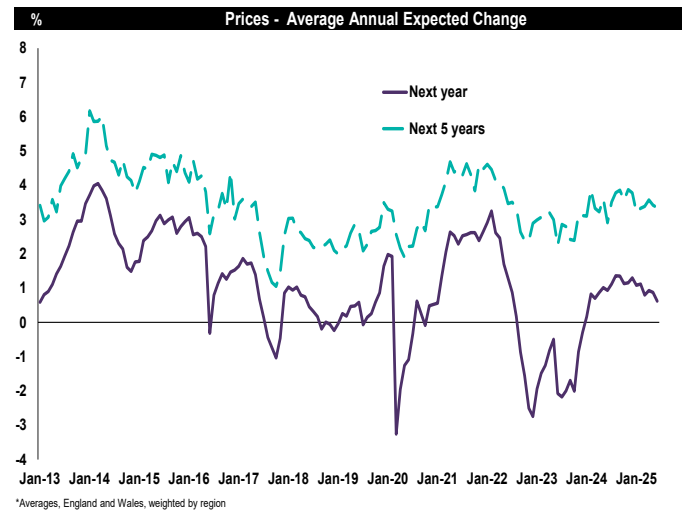


Expectations and other data

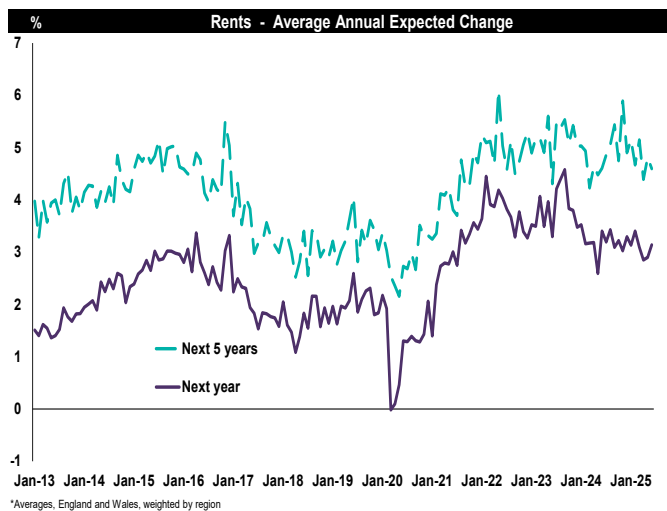
National Price Balance (excluding London) and London Price Balance - Past three months



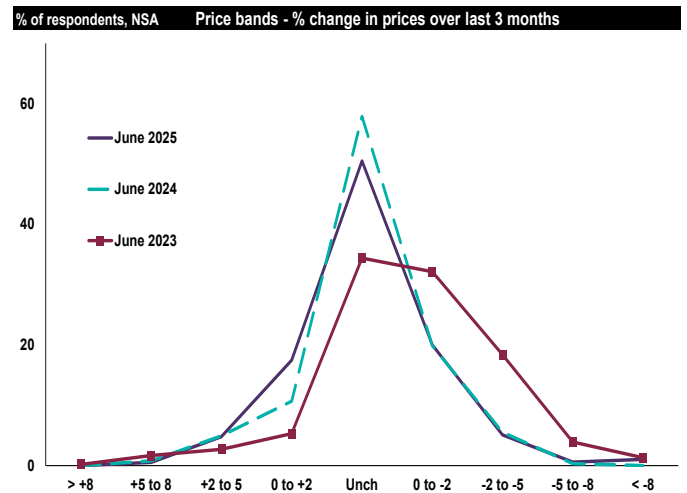
National Average Annual Expected Price Change (point estimate) - Next one and five years



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, Brannen & Partners, shaun.brannen@brannen-partners.co.uk, Whitley Bay -Increased confidence in the coastal market is seeing high levels of business - from instructions to offers.

Neil Foster, MRICS, Hadrian Property Partners, neil@hadrianproperty.co.uk, Hexham -There is a cooling breeze blowing through the market. Investment purchases are down due to SDLT, homebuyers a wary of future tax rises and the impact of global uncertainties. Second agents- remember them? Suddenly featuring again which implies vendor expectations are not being met.

Paul McSkimmings, BSc(Hons)MRICS, Edward Watson Associates, paul@edwardwatson-assoc.com, Newcastle Upon Tyne -Very busy month with no sign of a slowdown in sight. My diary is full for the next five weeks which is unprecedented. I am fully expecting the national and international political uncertainty to affect the housing market and economy soon.

Yorkshire & the Humber

Adam Parkinson, AssocRICS, Countrywide Surveyors, ad.pa@hotmail.co.uk, Barnsley -Vendors are commenting frequently on their frustration with the slow process and poor communication when selling, it is making many consider pulling out due to the uncertainty.

Alex McNeil, MRICS, Bramleys, Alex.mcneil@bramleys.com, Huddersfield -Slow paced market would benefit from greater urgency. Sales taking as long to complete as they did 25 years ago.

Ben Hudson, MRICS, Hudson Moody, benhudson@hudson-moody.com, York -A little more optimism returning to the market but very price sensitive.

James Brown, MRICS, Norman F Brown, james@normanfbrown.co.uk, Richmond -I continue to meet many cautious buyers.

James Watts, MRICS, R Watts Ltd t/a Robert Watts Estate Agents, jameswatts@robertwatts.co.uk, Cleckheaton -The level of instruction and sales is very consistent but higher value houses are struggling more with fewer buyers. The main issue we are facing is the length of time that sales are taking to complete as most solicitors appear vastly under staffed which is causing pressure to mount on chains.

Kenneth Bird, MRICS, Renton & Parr, ken@rentonandparr.co.uk, Wetherby -Market holding firm but more choice for buyers as stock levels increase with keener priced properties selling well.

M J Hunter MRICS, MRICS, GRICE AND HUNTER, griceandhunter@btconnect.com, Doncaster -After a reasonable Spring, there has been a significant downturn in serious activity (across all sectors).

North West

Amin Mohammed, MRICS, Brettgardner Ltd, accounts@brettgardner.co.uk, Greater Manchester -Sales have slowed a little for June. More of a buyers market with increased listings, this by no means dictates the quality of stock available.

Andrew Holmes, MRICS, Milne Moser Estate Agents, andrew@milnemoser.co.uk, Kendal And South Lakeland -A strong month for sales and instructions with better presented properties proving to be popular with bungalows leading the way in demand.

David Champion, MRICS & REGISTERED VALUER, CHAMPSURV, championdavid@gmail.com, Blackpool, Wyre, Fylde, Preston, Lancaster, East & West Lancs. -Increased market activity but asking prices negotiable as builders part-ex deals resell & ex-rental houses coming onto market as well.

Henry Shaw, MRICS, BuyAssociation, henry.shaw@bamarketplace.com, Regional Cities - Manchester, Birmingham & Liverpool -I work in the off-plan residential sales markets. UK buyer interest is strong for BTLS priced between c. £150,000 - £250,000. Overseas buyer interest e.g. Turkey is strong for more prime city centre properties.

John Shackleton, MRICS, Roberts and Roberts, jss@robertsandroberts.co.uk, Stockport -Recent persistence of inflation within the economy which is holding back short term reduction in interest rates has contributed to some sluggishness within the residential property market although I am confident demand will remain reasonably positive in the foreseeable future.

John Williams, FRICS, MEWI, Brennan Ayre O'Neill LLP, john@b-a-o.com, Wirral -The market has remained steady as we move towards the school holiday period although the potential impact of recent political events on borrowing costs is a concern going forward.

East Midlands

Stephen Gadsby, MRICS, Gadsby Nichols, stevegadsby@gadsbynichols.co.uk, Derby -Whilst sale prices are still fairly static, there has been a definite improvement in market activity.

Tom Wilson, MRICS, King West Ltd, twilson@kingwest.co.uk, Stamford -Cautious activity, nothing more aggressive or assertive than that. Buyers will make offers but sellers must be realistic not ambitious in an uncertain climate.

West Midlands

Alex Smith, FRICS, Alex Smith & Company, alex@alex-smith.co.uk, Birmingham -Property market dependent upon cost of living and interest rates.

Colin Townsend, MRICS, John Goodwin, colin@johngoodwin.co.uk, Malvern -There has been a noticeable slow down in sales. Still a plentiful supply of new instructions but buyers are being more cautious. The stock of unsold housing is building and chains are proving extremely difficult to complete. There are plenty of challenges ahead.

John Shepherd, MRICS, ShepherdVine, john@shepman.co.uk, Solihull -General uncertainty.

Nick Millinchip, MRICS, Phipps & Pritchard, nmillinchip@phippsandpritchard.co.uk, Stourport On Severn -Much slower than it should be for the time of year.

Richard Franklin, MRICS, Franklin Gallimore Ltd, richard@franklingallimore.co.uk, Tenbury Wells -Increase in stock levels- critical to price correctly -still dearth of over-priced stock which has been on market too long.

East Anglia

David Boyden, MRICS, Boydens Ltd, david.boyden@boydens.co.uk, Colchester -Instructions up from previous poor month, however demand still not quite where we want it to be. Deals coming through but solicitors are the major blockage at the moment causing huge delays.

Mark Wood, MRICS, Blues Property Ltd, mark@bluesproperty.com, Cambridge -General quiet, many viewers are selective and looking of a deal. The talk of further interest rate drops has caused many potential purchasers to wait and see if rates do fall over the next few months.

Rob Swiney, MRICS, Jackson Stops, rob.swiney@jackson-stops.co.uk, Suffolk -Market has been very patchy deals are being done across a broad range of prices but holidays around the corner may make things slightly more challenging.

South East

Christopher Clark, FRICS, Ely Langley Greig, chrisclark@elgsurveyors.co.uk, Eastleigh -The market has packed its bags and gone on holiday - left no word when its coming back!

James Farrance, MNAEA, FARLA, Braxton, jfarrance@braxtons.co.uk, Maidenhead -Market very active up to £1m. Price sensitive over due to finance costs and stamp duty.

Martin Allen, MRICS, Elgars, m.allen@elgars.uk.com, Wingham, Canterbury -Very quiet month - hopefully due to the good weather and a preference to enjoy this rather than worry about buying houses. Summer lull is early.

Paul Lynch, AssocRICS, First for Auctions, part of the LRG, plynch@firstforauctions.co.uk, Wokingham -Ongoing challenges in the private treaty market led to a well-rounded June catalogue and a strong result, with 84% of properties sold. Interest in auctions continues to rise, driven by the desire for greater speed and certainty after disappointing experiences with private treaty sales.

Perry Stock, FRICS, Registered Valuer, Capitelto Estates Ltd, perry@perrystock.co.uk, Nr Guildford Surrey -Certain types of people are fearful of extra commitments, compared to decisions from those who have to change / move. There is a growing frequency of vendors making the market more fluid by selling and moving into short-term rental property before re-purchasing.

Robert Willson, MRICS, Francis Rhys Associates Ltd, Robert@francisrhys.co.uk, Horsham -Generally, the number of enquiries has dropped significantly over the last quarter.

Sean Steer, MRICS, MD Brian Gale Surveyors, sean@briangalesurveyors.com, Reigate, Surrey -We had our busiest month ever in June which followed a very active first half of the year. Prices are being adjusted down. There seem to be more private survey work with there being less mortgage valuation inspections. 'Inheritance money' is being used for deposits to avoid taxation.

Stan Shaw, RICS Registered Valuer, Mervyn Smith & Co, stan@mervynsmith.co.uk, Ham, Surrey, Between Richmond And Kingston -A hesitant market in the face of general economic and political uncertainties with few discretionary [purchases but a core of serious buyers with a specific driver like school catchments.

Tim Green, FRICS, Green & Co.(Oxford) Ltd, tim.green@greenand.co.uk, South Oxfordshire -Market activity has certainly increased during the past month but not by any great degree. Activity remains considered on all sides.

Tony Jamieson, MRICS, Clarke Gammon, tony.jamieson@clarkegammon.co.uk, Guildford -There is still a lot of apathy in the market at present. More stock being available has led to a buyers market, with only the right property at the right price creating interest.

South West

Chris Pearson, AssocRICS, Baker Pearson, chris@bakerpearson.com, Weymouth & Portland -Buyers are not rushing to make offers, happy to wait, definitely a buyers market. Steady stream of properties coming to the market.

Graham Thorne, FRICS, Thornes, graham@thornes.org.uk, Poole/ East Dorset -The market is still taking in the stamp duty rises with little activity.

Howard Davis, MRICS, , howard@howard-homes.co.uk, Bristol -A build up of property stock due to fewer buyers actively viewing and who are prepared to commit to purchase. We've seen prices fall as a result.

Ian Perry, FRICS, Perry Bishop, ianperry@perrybishop.co.uk, Cheltenham Cirencester Nailsworth Stroud Tetbury -Pipelines are at record levels.

James McKillop, MRICS, Savills, jamesmckillop1983@gmail.com, Salisbury -Above and beyond all else, the UK property market is governed by sentiment. When there is uncertainty, buyers pause. Unless vendors are willing to sit and wait, the principal option is to price attractively to "de-risk" any perceived uncertainty and stand out from the competition.

James Wilson, MRICS, Jackson-Stops, james.wilson@jackson-stops.co.uk, Shaftesbury -The market is sluggish, supply exceeds demand, putting pressure on capital values.

Jeff Cole, MRICS, Cole Rayment & White, jeff.cole@crw.co.uk, Wadebridge -The market continues to be difficult with supply exceeding demand, and there are many price reductions across all price ranges. Despite this, we have agreed more sales in June than May, so hopefully this trend will continue as more properties become competitively priced.

John Corben, FRICS FCABE, Corbens, South West, Swanage -There is a welcome increase in applicant interest and property viewings. However, the majority of buyers are reliant on selling their own home, with many not yet on the market. The second home market is non-existent due to the doubling of Council Tax and the market has an over-supply as a result.

John Doody, FRICS, John S Doody FRICS, johndoody@msn.com, Gloucestershire -Still unsure on effect of employment / taxation.

Nicholas Jonathan King, MRICS, The Hills Group, nick.king@hills-group.co.uk, Swindon -Planning delays have meant that WIP has been reduced and no stock is available for sale currently.

Robert Cooney, FRICS, Robert Cooney, robert.cooney@robertcooney.co.uk, Taunton -The market is very strong with more sales being agreed in June than in any month since opening the business in 2015. MA's and Instructions also very busy. Keen pricing is essential for tying deals but the appetite is there.

Roger Punch, FRICS, Marchand Petit, roger.punch@marchandpetit.co.uk, South Devon -Unsold stock levels continue to rise, therefore attractive pricing remains key to success. Except in some exceptional locations, sellers may need to adjust their aspirations if a sale is to be effected.

Simon Lord, AssocRICS, Simon Lord Property Group, simon.lord@exp.uk.com, Bath -Momentum remains constrained in the Bath region, with evident over supply and price sensitivity. Watchful buyers will move quickly to compete and secure the best houses in key areas if sensibly priced, but conveyancing timelines are lengthening; a symptom of continuing caution in buyer sentiment.

Wales

Anthony Filice, FRICS, Kelvin Francis Ltd., tony@kelvinfrancis.com, Cardiff -Instruction levels to sell have increased. Strong momentum with Buyers to purchase. Confident Buyers able to source competitive mortgage rates, help sales to be agreed swiftly. The main delaying factor is the archaic legal system.

David James, FRICS, James Dean, david@jamesdean.co.uk, Brecon -Great month for sales.

London

Alex Howard Baker, MRICS, Savills, ahowardbaker@savills.com, Putney -Buyers are becoming skittish and sellers concerned by headlines. Let's see how things shape up. Apologies for the lack of clarity, but it really does depend on so many variables and I can't help thinking that the Putney market's tremendous run this year might be set to cool off somewhat.

Christopher Ames, MRICS, Ames Belgravia, ca@amesbelgravia.co.uk, Belgravia/London -Sales are being concluded when vendors accept that prices are down by 15% in the last 10 years since Dec 2014 SDLT rises -followed by Brexit, Covid plus Ukraine and Middle Eastern wars. Those that have owned for 15 plus years will generally still be selling at a decent profit.

James Perris, MRICS, De Villiers, james.perris@devilliers-surveyors.co.uk, London -Mixed picture across London with some areas seeing reasonably good activity but other areas buyers are proving elusive. Asking prices do have to be competitive or the property is unlikely to sell.

Javier Lauret, MRICS, Hurford Salvi Carr, javier.lauret@h-s-c.co.uk, London -The combination of elevated interest rates and revised stamp duty measures has placed considerable strain on the market.

Jeremy Leaf, FRICS, Jeremy Leaf & Co, jeremy@jeremyleaf.co.uk, Finchley -Uncertain economic prospects at home and abroad with autumn tax rises now seemingly inevitable, added to a huge amount of available stock-especially of 1 and 2 bedroom flats-to say nothing of seller greed, has resulted for us in buyer caution and softening prices this month.

Marcus Goodwille, MRICS, Savills Plc, marcus.goodwille@savills.com, Prime London -The abolition of the 'non-doms' regime has reduced the pool of active buyers. A further 2% stamp duty liability for buyers of additional homes has given pause for thought. The 5m+ market shows a tail-off in activity and continued cuts to asking prices as sellers adjust expectations to attract buyers.

Robert Green, MRICS, John D Wood & Co., rgreen@johndwood.co.uk, Chelsea -Domestic demand remains good for 2-3 bedroom flats and smaller houses, but there are a shortage of buyers for the larger family homes. Best in class continues to secure good prices, but those properties which may have flaws or need work need to be competitively priced to attract interest.

Simon Scott, MRICS, Places for People Ltd, simonscott1000@gmail.com, London -Nervousness in the market due to the USA continued trade, and military interventions around the world.

William Delaney, AssocRICS, Coopers of London Limited, william@coopersonlondon.co.uk, London -There is very little activity at the upper end of the market. It feels like the summer holiday lull has arrived already. Meanwhile, the worsening economic outlook only serves to exacerbate negative sentiment. With imminent interest rate and tax rises, what will revive a becalmed market?

Scotland

Alan Kennedy, MRICS, Shepherd Chartered Surveyors, alan.kennedy@shepherd.co.uk, Fraserburgh -Shortage of properties coming on to the market in recent weeks resulting in quick sales for good quality houses, particularly bungalows and rural house.

Marion Currie, AssocRICS, RICS Registered Valuer, Galbraith, marion.currie@galbraithgroup.com, Dumfries & Galloway -Quality stock is attracting interest from buyers in proceedable positions. The new instructions launched through June are doing well, with more in the pipeline, pointing to a healthy market to see out the summer months.

Thomas Baird, MRICS, Select Surveyors Ltd, thomas@selectsurveyors.co.uk, Glasgow -Home Report Instructions steady and similar to this time last year. Scottish Home Reports affected by increased time on site due to new EPC regulations so fewer done per day.

Northern Ireland

Daniel A McLernon, FRICS, McLernon Estate Agents & Valuers, damclernon@gmail.com, Omagh -Shortage of stock. Build costs rising.

Kirby O'Connor, AssocRICS, GOC Estate Agents, kirby@gocestateagents.com, Belfast -Sales have continued to be strong, especially in our new buildings/ developments.

Samuel Dickey, MRICS, Simon Brien, sdickey@simonbrien.com, Belfast -The sales market has picked up pace in the last month and prices are continuing to rise.

Surveyor comments - lettings

North

David Shaun Brannen, AssocRICS, Brannen & Partners, shaun.brannen@brannen-partners.co.uk, Whitley Bay -Again, there is an exceedingly high demand compared to the sparse supply. There are still more landlords leaving the PRS than entering it.

Neil Foster, MRICS, Hadrian Property Partners, neil@hadrianproperty.co.uk, Hexham -The long term imbalance between supply and demand is entrenched. Rents are rising and affordability is going to be seriously challenged with a tougher financial outlook for households due to Government overspend and lack of economic growth.

Yorkshire & the Humber

Adam Parkinson, AssocRICS, Countrywide Surveyors, ad.pa@hotmail.co.uk, Barnsley -Several longtime landlords have recently sold citing concerns with the recent legislation and particularly that they would struggle to evict unruly or unreliable tenants.

Alex McNeil, MRICS, Bramleys, Alex.mcneil@bramleys.com, Huddersfield -More rents increasing on existing lettings as landlords prepare for RRB.

Ben Hudson, MRICS, Hudson Moody, benhudson@hudson-moody.com, York -Landlords waiting to see the legislative changes to the lettings market before making and longer term decisions.

North West

Jonathan Clayton, FRICS, JPA Surveyors & Valuers, jonathan@jpasurveyors.co.uk, Lytham St Annes -The market remains exceptionally buoyant.

East Midlands

John Chappell, BSc.(Hons), MRICS, Chappell & Co Surveyors Ltd, john@chappellandcosurveyors.co.uk, Skegness -We still have a significant supply and demand imbalance. The local economy does not support larger rent increases than those quoted above and it's a difficult climate for private landlords to successfully operate within. Urgent clarity over the Renter's Act provisions is needed.

West Midlands

Colin Townsend, MRICS, John Goodwin, colin@johngoodwin.co.uk, Malvern -Same story as previous months. More landlords withdrawing from the market and selling. Rents rising.

Richard Franklin, MRICS, Franklin Gallimore Ltd, richard@franklingallimore.co.uk, Tenbury Wells -Affordability is key -many tenants are maxing on and recent rapid rental growth has slowed. Some landlords are serving Sct 21 Notices to tenants -where payments irregular and they know post Rent Reform Act they will not have the ability to do.

East Anglia

David Boyden, MRICS, Boydens Ltd, david.boyden@boydens.co.uk, Colchester -Best month for instructions following our recent webinar. Landlords still remain cautious regarding the reforms and we are seeing high levels of landlords exiting the market at the end of tenancy.

South East

James Farrance, MNAEA, FARLA, Braxton, jfarrance@braxtons.co.uk, Maidenhead -The market in Maidenhead, East Berks and South Bucks continues to be a landlords market, rents increasig due to supply issues. Renters Rights Act causing some landlords to move tenants out and put properties on the market for sale.

Martin Allen, MRICS, Elgars, m.allen@elgars.uk.com, Wingham, Canterbury -Demand still strong pushing rents upwards because of the lack of properties now available to rent.

Stan Shaw, RICS Registered Valuer, Mervyn Smith & Co, stan@mervynsmith.co.uk, Ham, Surrey, Between Richmond And Kingston -The market remains inflated and competitive but due to lack of supply rather than intrinsic strong demand. The pattern of landlords exiting the market continues with very few new investor buyers.

Stuart Gray, MRICS FAAV, Strutt & Parker, stuart.gray@struttandparker.com, St Albans -Landlords continue to exit the market, reducing choice and increasing competition amongst tenants.

South West

Howard Davis, MRICS, , howard@howard-homes.co.uk, Bristol -Tenants generally staying where they are due to the additional expense to move.

Martin George Slade, FRICS, Wren lettings, martin@wrenlettings.co.uk, Christchurch -Emerging legislation and general economic uncertainty is affecting landlord and tenant activity.

Wales

Anthony Filice, FRICS, Kelvin Francis Ltd., tony@kelvinfrancis.com, Cardiff -There is a wide choice of properties to rent and landlords are taking offers to secure lets to good tenants.

David Cook, MRICS, retired, dave.bern@btinternet.com, Caerphilly -As landlords, we are now being expected to address the needs of existing tenants needs with age related or disability problems based on recent discussions with the Welsh Office. Grants are to be made available for the alterations to the building to accommodate but, after they leave, how do we manage?

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

London

Javier Lauret, MRICS, Hurford Salvi Carr, javier.lauret@h-s-c.co.uk, London -Summer tenant demand has resurfaced, but with less vigour than last year, leaving rents largely unchanged.

Jeremy Leaf, FRICS, Jeremy Leaf & Co, jeremy@jeremyleaf.co.uk, Finchley -In our offices, we're hearing nervousness about the cost of living and imminent tax rises which is contributing to re-emerging tenant affordability worries and drop in demand other than for smaller 1 and 2 bedroom flats. However, lack of supply is keeping rents above where they would be otherwise.

Mark Wilson, MRICS, Globe Apartments, mark@globeapt.com, London -Rents remain subdued despite consistent demand, especially units for professional sharers. As rents have slipped back, tenants see central London as more affordable. The balance may shift as we go in to August and September driven by international students.

W Barnes Yallowley, AssocRICS, Tate Residential, will@tateresidential.co.uk, Kensington -The exodus of landlords from the PRS in central London is reducing rental stock and pushing rents up.

William Delaney, AssocRICS, Coopers of London Limited, william@coopersonlondon.co.uk, London -The government refused to publish a "Justice Impact Test" concerning the Renters' Rights Bill. The county court system can barely cope now. When the bill becomes law, a likely consequence will be a breakdown of the court system. Meanwhile, "landlord flight" from the sector restricts availability.

Scotland

Carolyn Davies, MRICS, Savills, cmadavies@savills.com, Dumfries -Continued lack of supply within the rural marketplace and landlords considering repurposing properties outwith the private rented sector or selling when they get vacant possession.

Northern Ireland

Kirby O'Connor, AssocRICS, GOC Estate Agents, kirby@gocestateagents.com, Belfast -Rentals are good , especially 1 or 2 bedrooms. We also have found recently corporate clients looking again.

Samuel Dickey, MRICS, Simon Brien, sdickey@simonbrien.com, Belfast -The rental demand is still strong and may applicants per property.

Contacts

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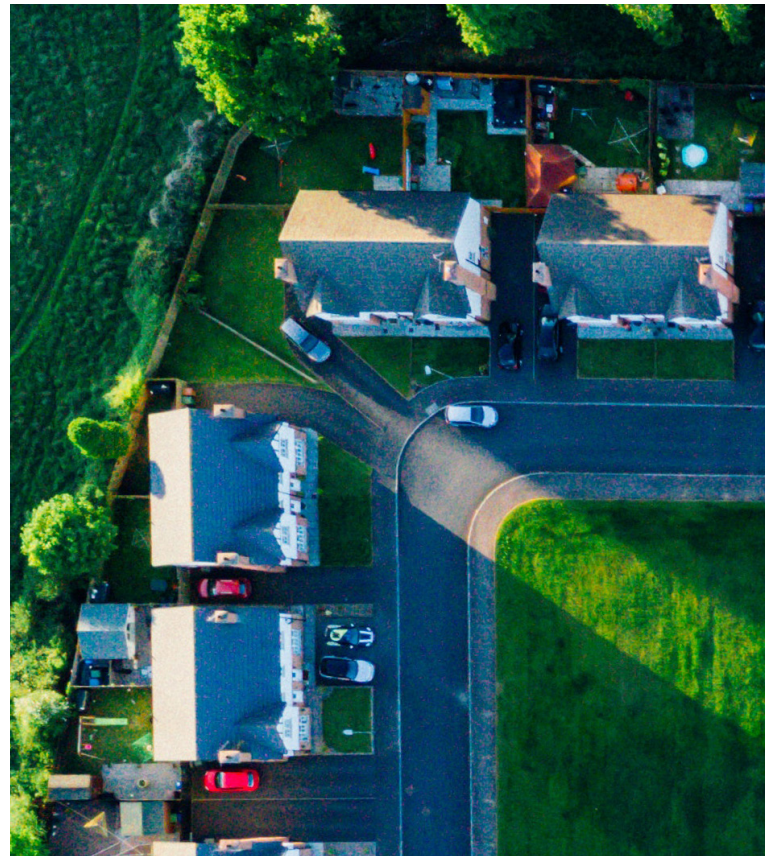
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