



June 2020: UK Residential Market Survey

Recovery in activity now underway but longer-term expectations remain cautious

- Enquiries, agreed sales and instructions all improve noticeably in June
- Prices continue to slip, albeit more moderately than last month
- Twelve-month sales expectations still subdued due to the challenging economic backdrop

The June 2020 RICS UK Residential Survey results point to a recovery emerging across the market, with indicators on buyer demand, sales and fresh listings all rallying noticeably following the lockdown related falls beforehand. That said, respondents still appear relatively cautious on the prospect of this improvement being sustained over the longer-term, as twelve-month sales expectations are now marginally negative.

In terms of buyer demand, a headline net balance of +61% of survey participants saw a rise in enquiries over June. This marks a strong rebound compared to readings of -7% and -94% posted in April and May respectively. Furthermore, respondents across virtually all parts of the UK reported a pick-up in buyer enquiries during June.

At the same time, new instructions being listed onto the sales market also rose firmly over the month, evidenced by a net balance of +42% of contributors noting an increase (significantly stronger than the reading of -22% in May). Nevertheless, despite edging up slightly at the national level in June, the average number of properties on agents' books remains close to an all-time low of just 39 homes.

The survey's gauge of newly agreed sales moved into positive territory for the first time since February, with a net balance of +43% of contributors citing an increase in transactions during June. Moreover, sales are expected to continue to rise in the coming three months, albeit the near-term outlook is only modestly positive (net balance +16%).

Further ahead, at the twelve-month horizon, survey participants struck a more wary tone, as projections slipped back into marginally negative territory in the latest returns. Moreover, a common theme coming through in the comments submitted by contributors this month is that the challenging economic climate

is likely to dampen market conditions for some time to come.

Alongside this, house prices continue to come under some downward pressure at the headline level, with a net balance of -15% of respondents seeing some degree of decline over the survey period. While this represents the third successive negative monthly reading for the national house price indicator, the latest figure is a little less downbeat than that posted in May (-32%). When broken down at the regional level, London and the South East currently exhibit the weakest momentum, returning net balances of -58% and -33% respectively.

Looking ahead, near term expectations remain consistent with a continued fall in prices over the coming three months. Notwithstanding this, sentiment on the outlook for house prices has turned progressively less negative in each of the last three reports, with June's net balance of -12% up from -43% previously. In terms of the view beyond this, respondents now anticipate a flat to marginally negative trend in national house price inflation over the next twelve months as a whole.

In the lettings market, tenant demand returned to growth for the first time in three reports (non-seasonally adjusted monthly series), with a net balance of +24% of contributors seeing an increase. Meanwhile, having fallen significantly in recent months, landlord instructions were broadly steady at the headline level in June. On the back of this, rent expectations turned modestly positive, both in the near term and for the coming twelve months. As such, survey participants are now pencilling in around 1% rental growth nationally over the year ahead.

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:

- How have average prices changed over the last 3 months? (down/ same/ up)
 - How have new buyer enquiries changed over the last month? (down/ same/ up)
 - How have new vendor instructions changed over the last month? (down/ same/ up)
 - How have agreed sales changed over the last month? (down/ same/ up)
 - How do you expect prices to change over the next 3 months? (down/ same/ up)
 - How do you expect prices to change over the next 12 months? (% band, range options)
 - How do you expect prices to change over the next 5 years? (% band, range options)
 - How do you expect sales to change over the next 3 months? (down/ same/ up)
 - How do you expect sales to change over the next 12 months? (down/ same/ up)
 - Total sales over last 3 months i.e. post contract exchange (level)?
 - Total number of unsold houses on books (level)?
 - Total number of sales branches questions 1 & 2 relate to (level)?
 - How long does the average sales take from listing to completion (weeks)?
 - How has tenant demand changed over the last 3 months? (down/ same/ up)
 - How have landlords instructions changed over the last 3 months? (down/ same/ up)
 - How do you expect rents to change over the next 3 months? (down/ same/ up)
 - How do you expect average rents, in your area, to change over the next 12 months? (% band, range options)
 - What do you expect the average annual growth rate in rents will be over the next 5 years in your area? (% band, range options)
 - What is your sense of current price levels being achieved in your area (Very Expensive, Expensive, Fair value, Cheap, Very Cheap)
- 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 dates:

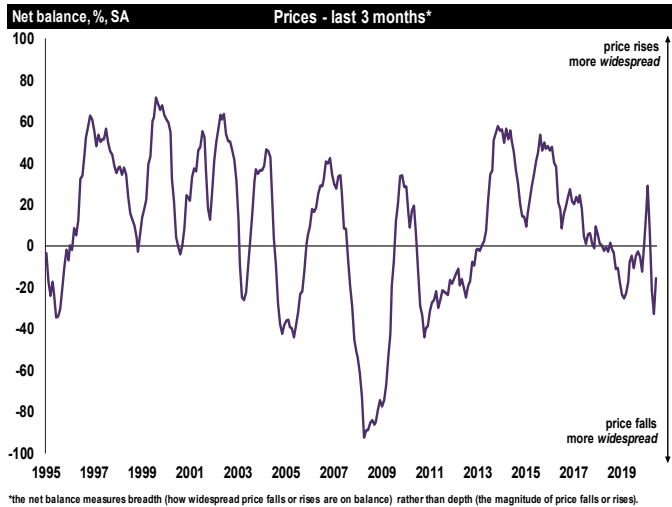
- July survey: 13 August**
- August survey: 10 September**
- September survey: 8 October**

Number of responses to this month's survey:

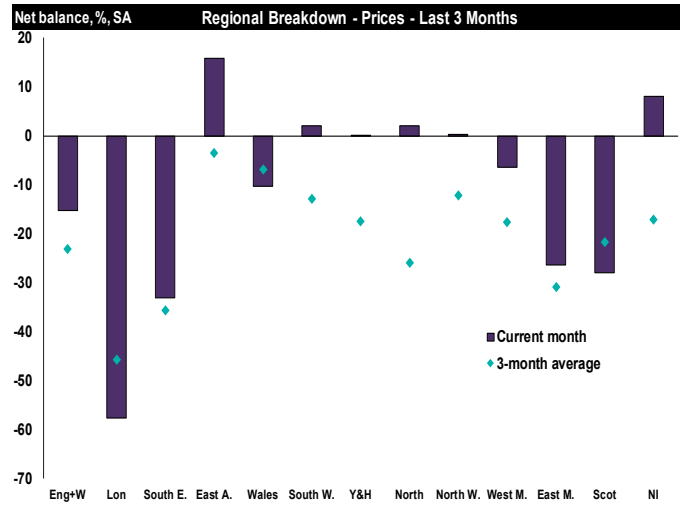
- This survey sample covers 488 branches coming from 270 responses

Sales market charts

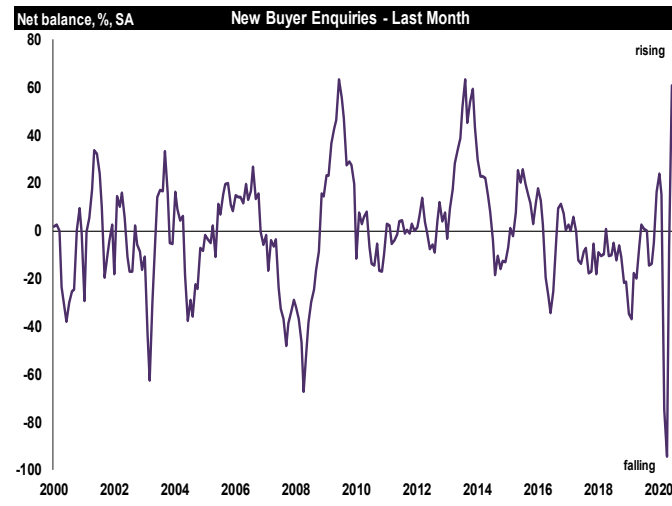
National Prices - Past three months



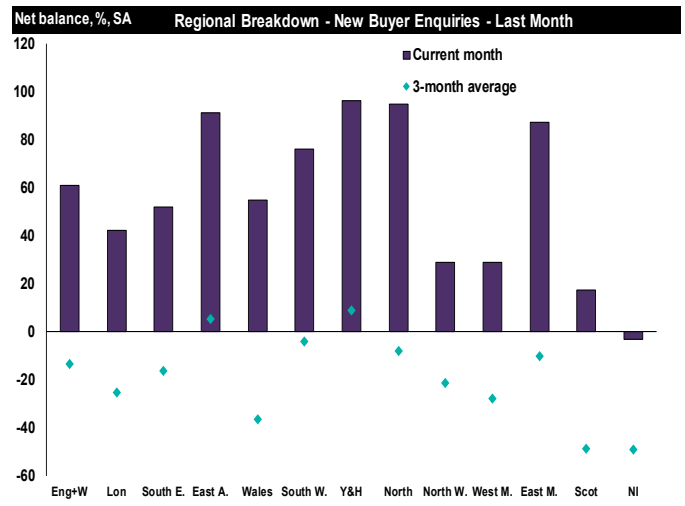
Regional Prices - Past three months



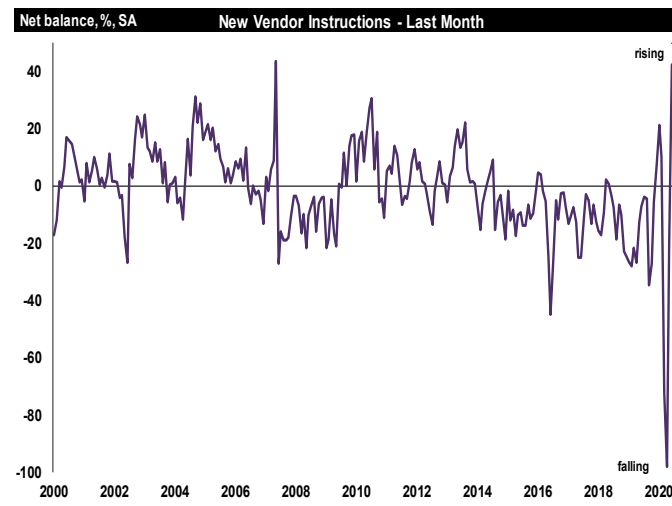
National Enquiries - Past month



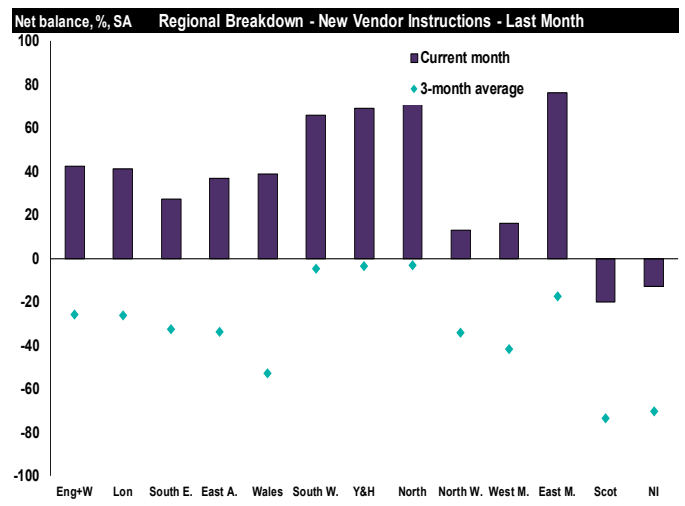
Regional Enquiries - Past month



National New Vendor Instructions - Past month

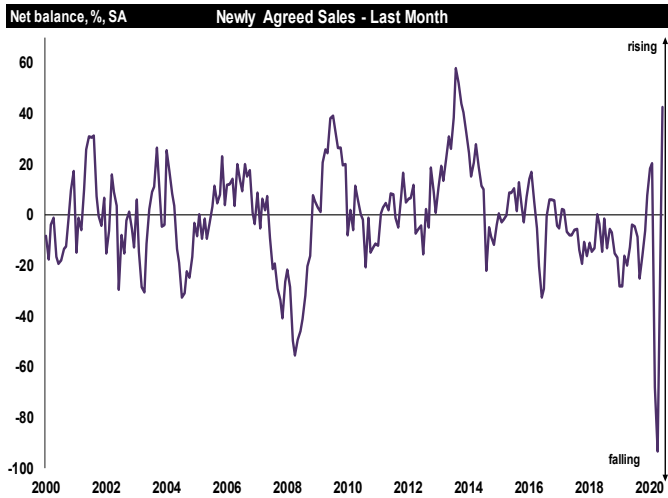


Regional New Vendor Instructions - Past month

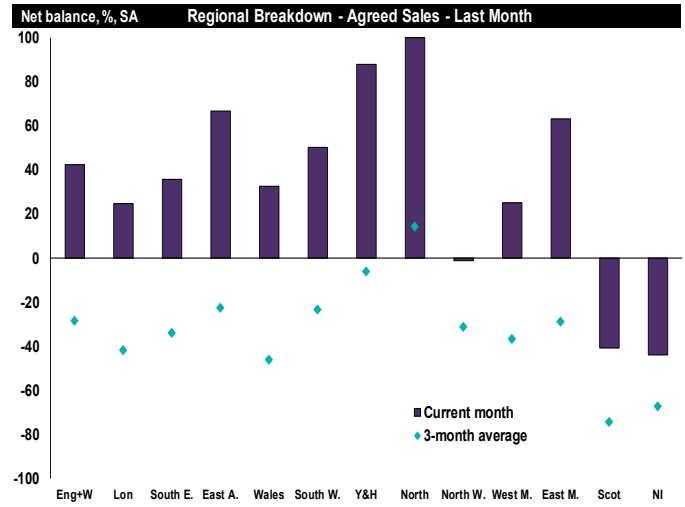


Sales market charts

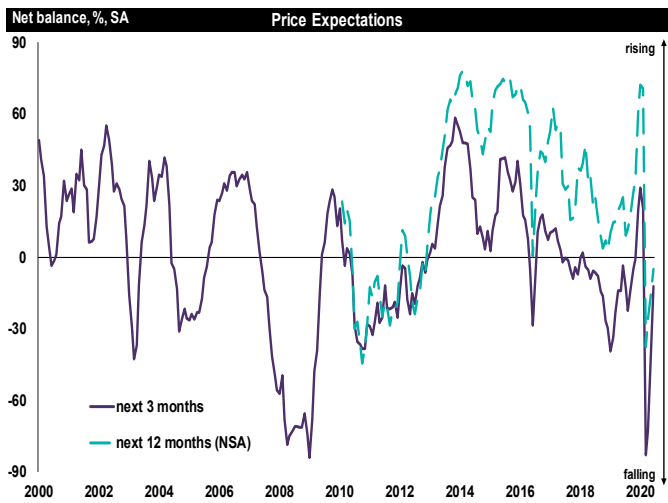
National Newly Agreed Sales - Past month



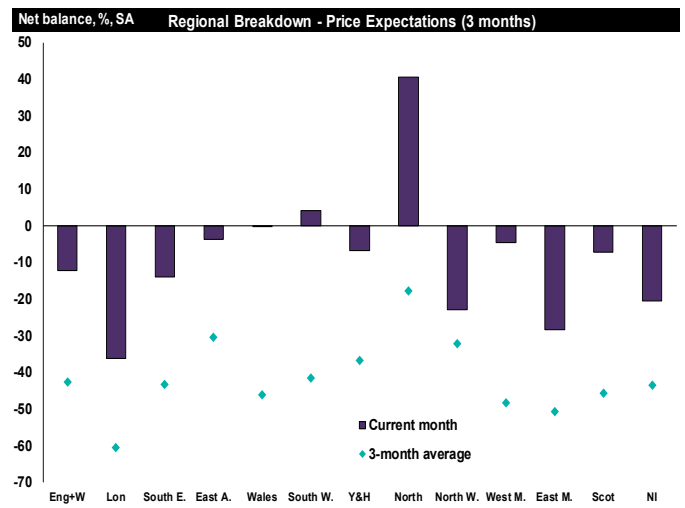
Regional Newly Agreed Sales - Past month



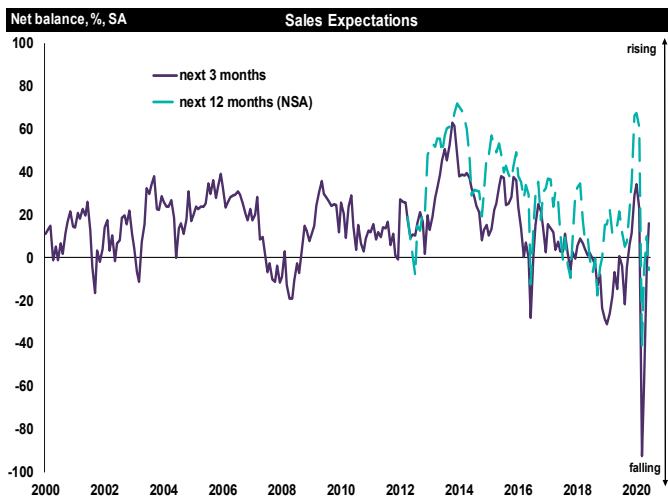
National Price Expectations - Three and twelve month expectations



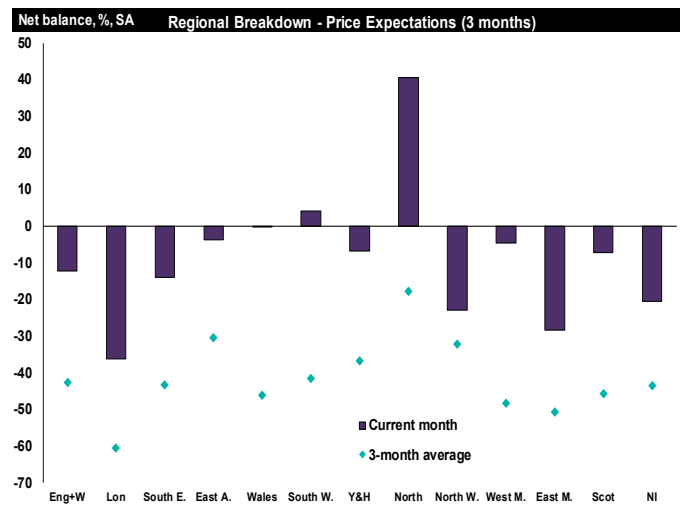
Regional Price Expectations - Next three months



National Sales Expectations - Three and twelve month expectations

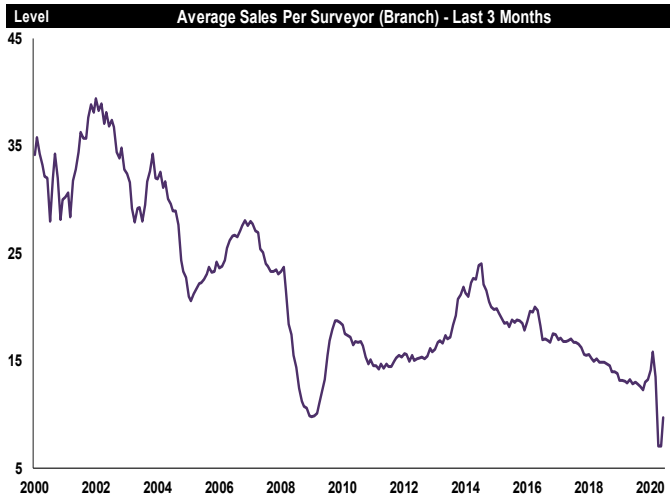


Regional Sales Expectations - Next three months

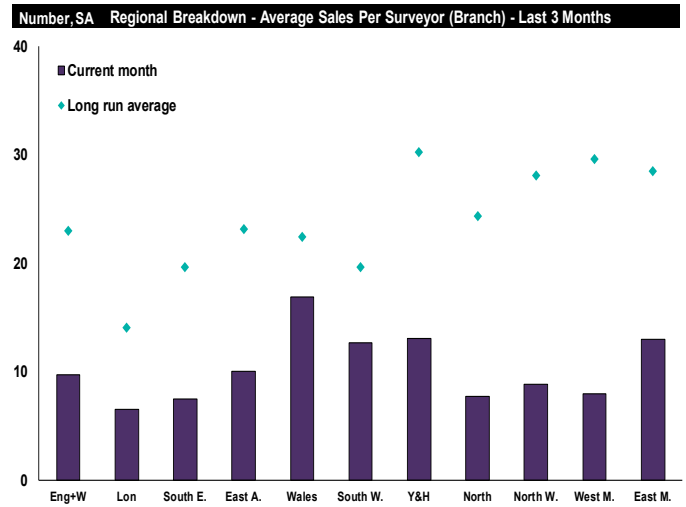


Sales market charts

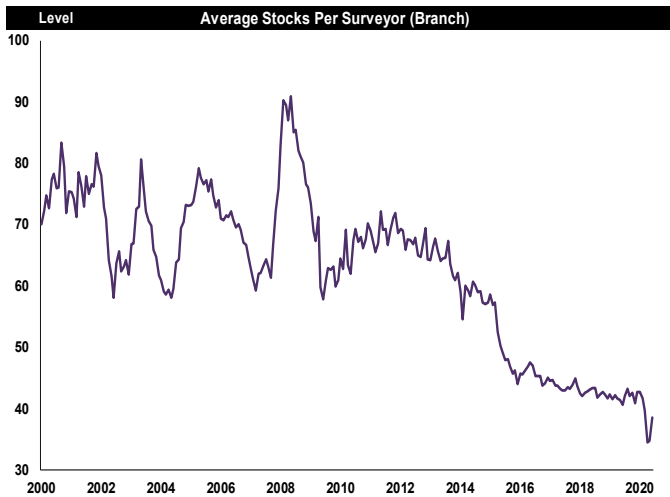
National Average Sales Per Surveyor - Past three months



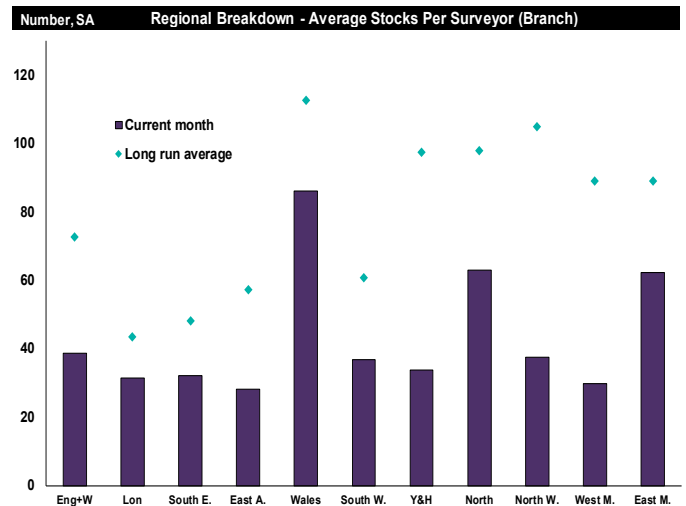
Regional Average Sales Per Surveyor - Past three months



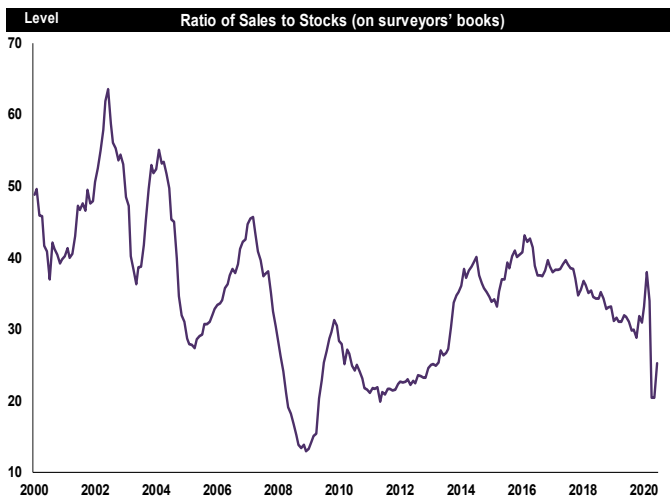
National Average Stocks Per Surveyor



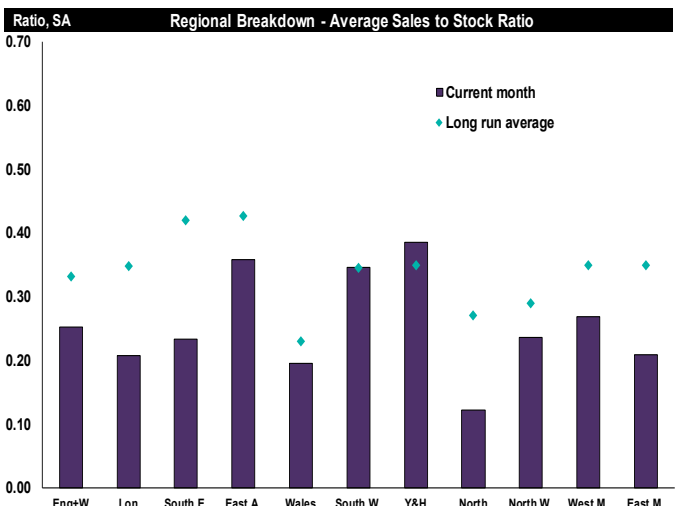
Regional Average Stock Per Surveyor



National Sales to Stock Ratio

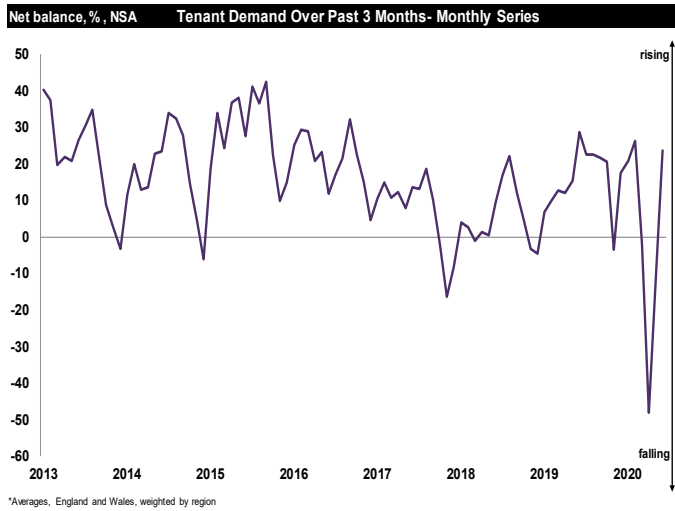


Regional Sales to Stock Ratio

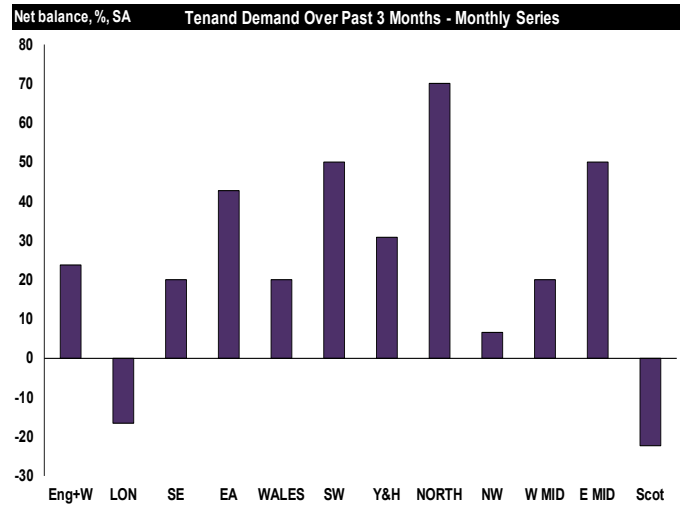


Lettings market charts

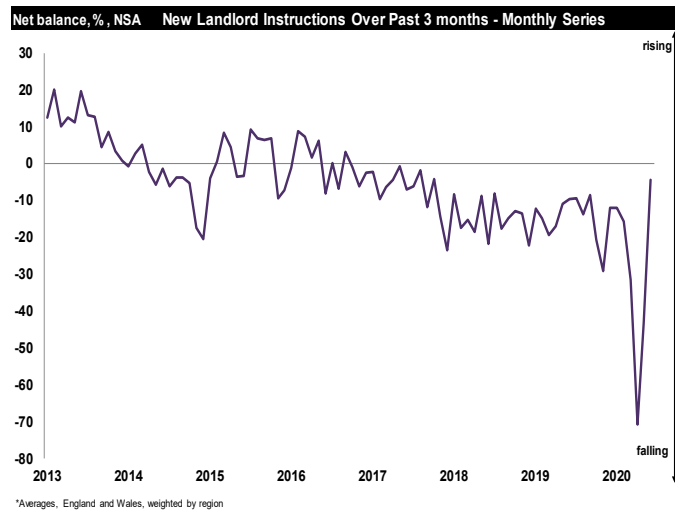
National Tenant Demand - Past three months



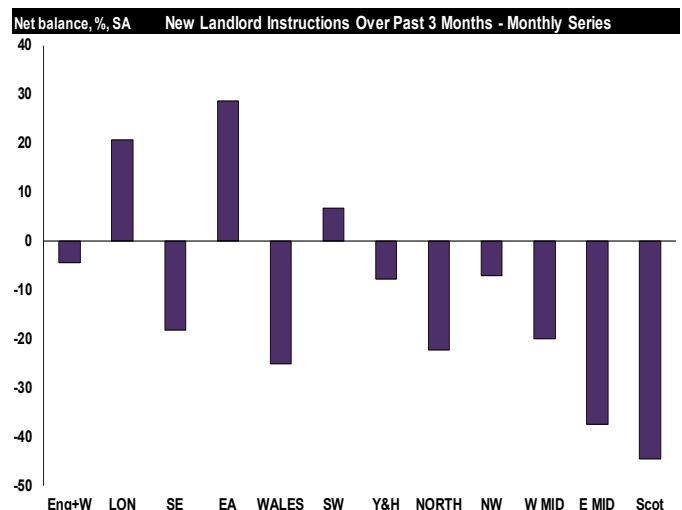
Regional Tenant Demand - Past three months



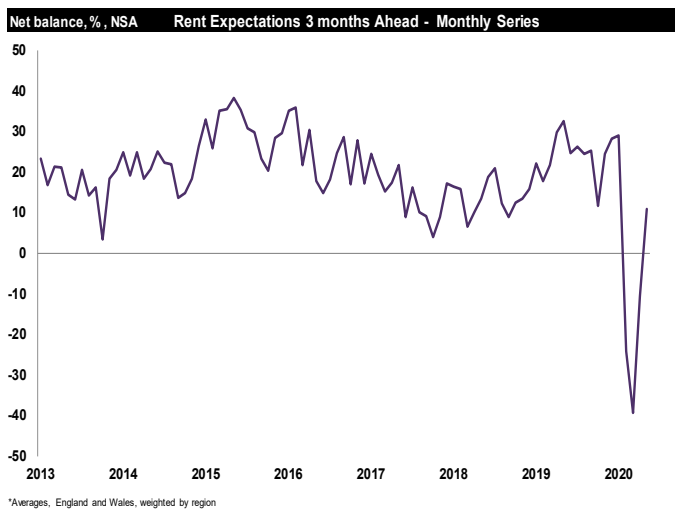
National New Landlord Instructions - Past three months



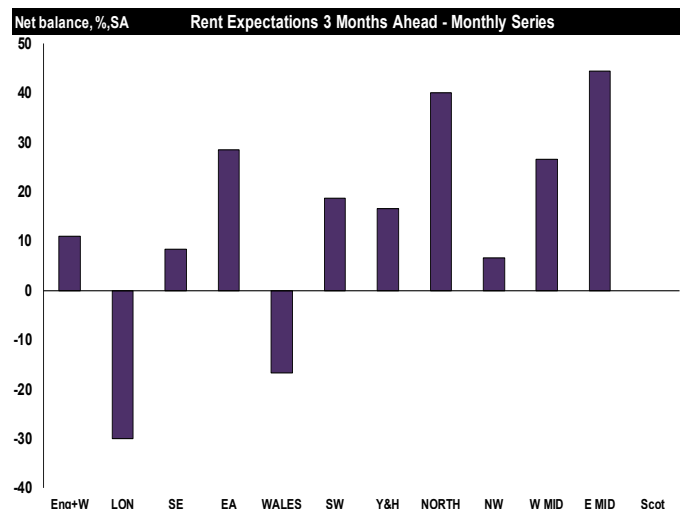
Regional New Landlord Instructions - Past three months



National Rent Expectations - Next three months

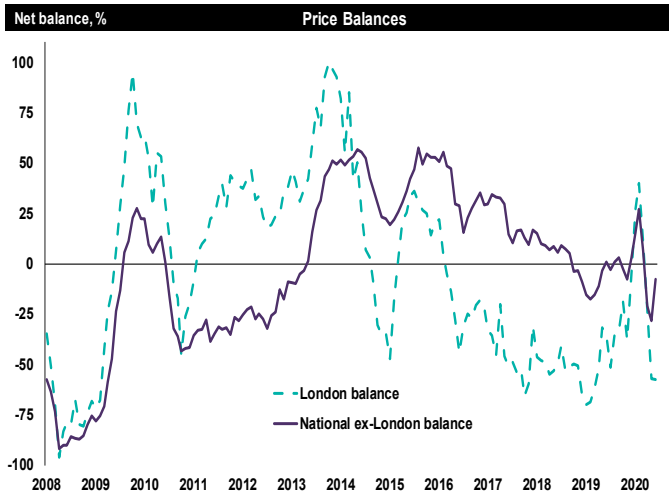


Regional Rent Expectations - Next three months

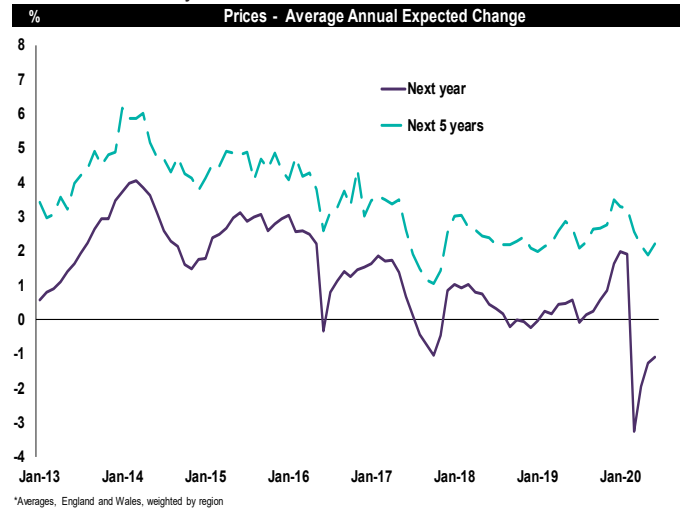


Expectations & other data

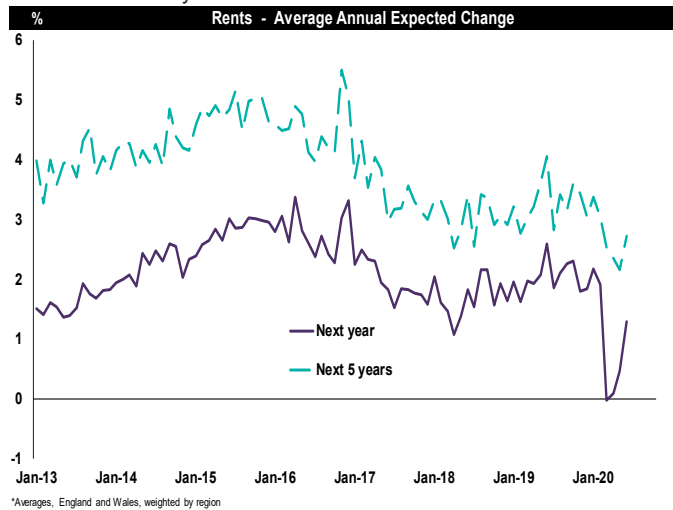
National Price Balance (excluding London) and London Price Balance - Past three months



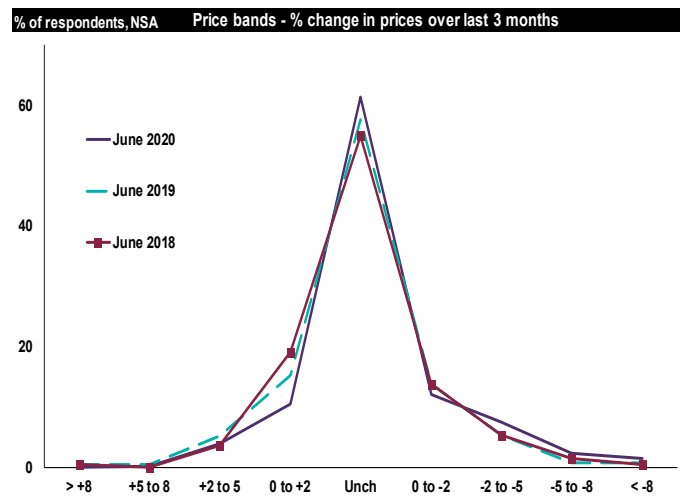
National Average Annual Expected Price Change (point estimate) - Next one and five years



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



Price Bands - Past three months



Surveyor comments - sales

North

Andrew, APC Candidate, Sunderland, Martin & Co, finenandy@hotmail.com - Covid-19.

Chris Stonock, MRICS, Tyne and Wear and Co Durham, Your Move Chris Stonock, 0191 3882151, christopher.stonock@your-move.co.uk - Prices will be underpinned by lack of supply. There is evidence of some improvement in supply but when you factor in all the lost instructions due to the lockdown, the supply is worrying low and could cause a spike in house prices.

Neil Foster, MRICS, Hexham, Foster Maddison, 01434 605441, fostermaddison.co.uk, neil@fostermaddison.co.uk - A staggering uplift in buyer enquiries with some 'sticky' houses attracting acceptable offers. There is evidence of urban flight and lifestyle change driving demand but sellers perhaps need to cast their fly now rather than backing sustained buoyancy.

Shaun Brannen, AssocRICS, Whitley bay, Brannen & Partners, 0191 2517878, www.brannen-partners.co.uk, shaun.brannen@brannen-partners.co.uk - Very strong instructions and sales agreed figures, show a very positive marketplace.

Yorkshire and the Humber

Alex McNeil, MRICS, Huddersfield, Bramleys, 01484 530361, www.bramleys.com, alex.mcneil@bramleys1.co.uk - First five weeks after re-opening have been very busy playing catch up. Signs that the initial rush is starting to recede.

Ben Hudson, MRICS, York, Hudson Moody, 01904 650650, www.hudson-moody.com, benhudson@hudson-moody.com - Post lockdown bounce back is considerably stronger than expected.

David J Martindale, MRICS, Wakefield, FSL, david.martindale@fslea.com - General levels of activity have increased since we were allowed to open.

James Brown, MRICS, Richmond, Norman F Brown, 01748822473, normanfbrown.co.uk, belindandjames@hotmail.co.uk - I have been pleased with how the market has performed this month, the fact that we cover a desirable rural patch has something to do with this.

James Watts, MRICS, Bradford, Robert Watts Estate Agents, 01274 878878, www.robertwatts.co.uk, jameswatts@roberwatts.co.uk - The level of enquirers, viewings, instructions and sales agreed has been encouraging since we returned from the lockdown but this reflects 8 weeks of pent up demand. The lack of 85-95% mortgage deals available will have a significant impact going forward.

Kenneth Bird, MRICS, Wetherby, Renton & Parr, 01937 582731, www.rentonandparr.co.uk, ken@rentonandparr.co.uk - Very busy month with record levels of appraisals and new instructions coming to the market.

M J Hunter, MRICS, Doncaster, Grice and Hunter, 01302 360141, www.gricehunter.co.uk, griceandhunter@btconnect.com - In the last month there has been a considerable increase in viewings/sales. This is supported by very low stock levels, although a few more appraisals for potential sales have now started to be requested.

Mike Darwin, MRICS, Northallerton, M W Darwin and Sons, 01609 773567, www.darwin-homes.co.uk, info@darwin-homes.co.uk - Unexpected surge of viewings and interest since the lockdown was lifted, the question being if it is just pent up demand and will interest fall away as the economy changes.

N P Wood, MRICS, Keighley, Yorkshire Property Surveyors, 07522 309582, wood.nick78@yahoo.co.uk - Huge surge in residential sales in West Yorkshire following relaxing of the lockdown. Buyer demand outstripping supply.

North East

Heather Blackshaw, MRICS, Brigg, Bell Watson, louise.blackshaw@bellwatson.co.uk - Busy since the lockdown ended but unemployment and mortgage lending will hit soon.

James Leech, MRICS, Preston, Lea Hough Chartered Surveyors, james.leech@leahough.co.uk - Demand has remained high since the easing of the lockdown and prices are continuing to creep up. Very high numbers of pre-purchase surveys being instructed. Very difficult to predict what will happen to the market even in the short term.

John Williams, FRICS MEWI, Wirral, Brennan Ayre O'Neill LLP, 0151 343 9060, www.b-a-o.com, john@b-a-o.com - An exceptionally busy month with the market continuing to gather momentum. Very encouraging.

Lawrence Copeland, FRICS, Salford Quays Manchester City Centre, Lawrence Copeland Town and City centre, 0161 834 1010, www.lawrencecopeland.com, lawrence@lawrencecopeland.com - The market is more active than before lockdown. In the last 3 weeks we have sold 5 town houses all at close to asking prices of around £350,000 to 450,000.

PA Sheehan, FRICS, Stockport, pa.sheehan@mac.com - Job loss damage takes time to repair. Buying and selling will be massively impacted by the current pandemic which not only shows no sign of going away but is intensifying around the world. The UK property market is in for a bad time.

Robert Keith Dalrymple, FRICS, Isle of Man, Keith Dalrymple, 07624 480 901, keith.dalrymple@outlook.com - Covid-19 restrictions. Brexit and reduced travel links continue to erode confidence.

Simon Wall, FRICS, Southport and Formby, Stephanie Macnab Estate Agents, 01704 516 626, www.stephaniemacnab.co.uk, simon@simonwall.com - We have high levels of activity, with sales generally agreed within days of coming to the market. We must be sensible when setting asking prices and do not risk over pricing.

Vincent Harney, MRICS MSCSI, Manchester, Anisorian, vince.harney@anisorian.com - Residential sales are sluggish, committed buyers are continuing but people are deferring sales till the outcome of the lockdown are clearer. It is envisaged there will be significant activity once there is a return to normality.

East Midlands

Andrew York, FRICS, Leicester, Moore & York Ltd, 0116 2558666, www.mooreandyork.co.uk, andrew.york@mooreandyork.co.uk - Market picking up well but now lockdown again! When will this nightmare end.

Chris Charlton, FRICS, Nottingham, Savills, 01159348020, www.savills.com, ccharlton@savills.com - A remarkable return in activity levels with strong demand from buyers with a London post code. The big question is will it last? Prices holding up and plenty of excellent new properties coming to the market.

David Hawke, FRICS, Worksop, Notts, David Hawke Property Services, 01909 531450, www.davidhawke.co.uk, enquiries@davidhawke.co.uk - There is now a wave of 'over valuing' and fee reductions to increase listings by some agents, not helpful!

Kirsty Keeton, MRICS, Newark, Nottinghamshire, Richard Watkinson & Partners, 01636 611811, www.richardwatkinson.co.uk, kirsty@richardwatkinson.co.uk - Post lockdown pent up demand continues with high levels of new stock & sales creating our busiest June on record. Hard to say at the moment if this is all due to the post Brexit spring bounce being blighted by the lockdown.

Surveyor comments - sales

Neville Rickett, MRICS, Lincolnshire, Ward Cole Ltd, 01522513032, neville@wardcole.co.uk - Very precarious times with a possible loss of experienced surveyors.

Paul Perriam, BSc (Hons) MRICS, Nottingham, William H Brown/Bagshaws Residential, 01332 542299, www.sequencehome.co.uk, paul.perriam@sequencehome.co.uk - Strong buyer and seller activity following the return from the lockdown. Definitely a will amongst buyers and sellers to get moving.

Stephen Gadsby, BSc FRICS, Derby, Gadsby Nichols, 01332 296 396, www.gadsbynichols.co.uk, stevegadsby@gadsbynichols.co.uk - Steady market despite fewer instructions. Still good demand for realistically priced properties. Real effect of pandemic probably will not show effect on the market until Autumn.

Tom Wilson, MRICS, Stamford, King West, 01780 484 520, www.kingwest.co.uk, twilson@kingwest.co.uk - The market has been active with a good number of positive conversations and deals agreed. Both buyers and sellers appear more focused, lockdown having confirmed what does/does not work with current property and driving a change.

West Midlands

Colin Townsend, MRICS, Malvern, John Goodwin, 01684 892809, www.johngoodwin.co.uk, colin@johngoodwin.co.uk - There has been a very definite 'bounce back' over the past month. Very high levels of new instructions, viewings and sales. At the moment the market is proving to be resilient.

Ian Bullock, MRICS, Birmingham, Carpenter Surveyors, ian.bullock@carpenter-surveyors.com - Strong return to the market post the Covid-19 lockdown, with a busy three weeks of pent up activity. The government would do well to consider further stimulus to the housing market to maintain momentum and avoid a potential lull in activity.

Mark Wiggin, MRICS, Ludlow, Strutt and Parker, mark.wiggin@struttandparker.com - Quality rather than quantity. Activity has picked up nicely.

Michelle Durie, MRICS, Birmingham, E SURV, michelle.durie@esurv.co.uk - Birmingham area agents report they are very busy (partly backlog from lockdown & staff furloughed) but good demand & sales being agreed. Starting to see some impact from lenders changing mortgage offers to require a higher deposit/a few fall throughs.

Mike Arthan, FRICS, Shropshire, Barbers, m.arthan@barbers-online.co.uk - Much busier than expected. Activity is at pre-lockdown levels. Prices being maintained.

Rose Cheadle, AssocRICS, RICS Registered Valuer, Wolverhampton, Worthington Estates, enquiries@worthingtonestates.co.uk - We are experiencing a lot of activity at the lower end of the market. However, cautious lenders, market uncertainty and highly publicised talks of a potential looming recession are not helping our cause in assisting with the kick start of the economy.

Stewart H Sherman, MRICS, Birmingham, Chamberlains Chartered Surveyors, 01214284290, www.chamberlainssurveyors.co.uk, stewart@chamberlainssurveyors.co.uk - There is a lot of uncertainty and nervousness in the market. Many are expecting to be able to purchase a property for slightly less.

East Anglia

Chris Philpot, FRICS, Stowmarket, Suffolk, Lacy Scott and Knight, www.lsk.co.uk, cphilpot@lsk.co.uk - The market was straight out of the blocks in mid May and it has been extremely busy since then.

Jeffrey Hazel, FRICS, King's Lynn, Geoffrey Collings & Co, 01553 774135, jhazel@geoffreycollings.co.uk - The market is more active than expected. Steady demand continues.

Mark Wood, MRICS, Cambridge, Blues Property Ltd, 01223 211020, bluesproperty.com, mark@bluesproperty.com - Since agents have been able to open, a surprising number of people appear motivated to move, especially looking to move from densely populated areas to the countryside.

N D Morgan, FRICS, North Walsham, Spalding & Co, 01692 404237, nmorgan@spaldingandco.co.uk - Covid-19 has brought market to halt. Current reaction is to 'go for it'. Reality check ahead?

South East

Ben Hall, MRICS, Kent/SE, BH Consulting, benhall293@gmail.com - Local plan designations for new development will secure supply pushing pressure on pricing.

Darren Eva, MRICS, Romford, RSWE Chartered Surveyors, 07983808882, rswe.co.uk, darren@rswe.co.uk - Market has gone mad in the last few weeks as pent up demand from the lockdown has carried over.

David Boyden, Bsc MRICS, Colchester Head Office, Boydens, 01206 762244, www.boydens.co.uk, david.boyden@boydens.co.uk - Great month for agreed sales, more than achieved this time last year. Completion times remain very slow and are a cause for concern, however new energy felt within the industry.

Edward Rook, MRICS, Sevenoaks, Knight Frank, edward.rook@knightfrank.com - Space and privacy more of a priority than proximity to stations.

Habib Sanni, Bexley, London Borough of Bexley, habib.sanni@ymail.com - Unemployment and loss of trade due to Covid-19.

Ian Perry, FRICS, Fairford Faringdon Lechlade Highworth Witney, Perry Bishop and Chambers, 01285 655355, perrybishop.co.uk, IanPerry@perrybishop.co.uk - Strong surge after lockdown.

James Farrance, MNAEA, FARLA, Maidenhead, Braxton, 01628 674234, www.braxtons.co.uk, jfarrance@braxtons.co.uk - Demand has remained strong since the re-opening of the property market with a case of not enough houses to meet buyer demand.

John Griggs, FRICS, Surrey, John Griggs Associates, john@johngriggsassociates.co.uk - Covid has stalled sales but following easing of the lockdown the market is recovering.

Mark Everett, FRICS, Epsom, Michael Everett & Company, 01372 724477, markeverett@michael-everett.co.uk - Surge of activity post lockdown continues with demand outstripping supply. Quality property will sell fast at premium prices, but buyers remain cautious to not overpay in fear of possible forthcoming recession.

Matt Ward, MRICS, Reading, Haslams Surveyors LLP, 0118 9211500, www.haslams.co.uk, mattward@haslams.co.uk - London buyers are looking at the Reading market due to very good relative value, open private space, good rail links and Crossrail.

Nigel Anderson, MRICS Registered Valuer, Rye, Anderson Hacking Ltd, 01797 224852, www.andersonhacking.com, nigel@andersonhacking.com - Coronavirus lockdown has halted all market activity during late March, April and May with slow but steady confidence in vendors and purchasers beginning to appear in June. However a lot of market uncertainty is making both vendors and purchasers cautious.

Paul Bird, MRICS, Braintree, Joscelyne Chase, 01376 322222, www.joscelyne.co.uk, paul@joscelynechase.co.uk - Market picking up.

Surveyor comments - sales

Perry Stock, FRICS and Registered Valuer, Guildford, Perry Stock FRICS, 07702-544073, perry@perrystock.co.uk - There is a move towards city dwellers with families seeking to move to the country.

Peter Gurney, MRICS Registered Valuer, Reading, Bartley West, peter.gurney@bartleywest.co.uk - The current theme is underlying uncertainty but with everyone putting a brave face on and saying everything is fine. If it is or not, no one really knows. For the time being everyone appears to be carrying on as normal.

Sean Steer, MRICS, Reigate, Brian Gale Surveyors, 01737245947, www.briangalesurveyors.com, sean@briangalesurveyors.com - Activity has increased and prices remain firm despite negative publicity.

Steven Reeves, MRICS, Registered Valuer, RH postcodes, Quantum Valuations, Information@darraghhouse.co.uk - There is a lot of redundancy and future uncertainty for those still in work.

Tim Green, MRICS, South Oxfordshire, Green & Co (Oxford) Ltd, 01235 763562, www.greenand.co.uk, tim.green@greenand.co.uk - Activity levels are notably higher in new homes, everyone hopes that the current trends will continue.

South West

David McKillop, FRICS, Salisbury, McKillop and Gregory, dm@mckillopandgregory.co.uk - A superb month with instructions and sales at excellent levels. Prices are firm. More first-time buyers. Everyone wants a garden.

David Robinson, AssocRICS, North Cornwall, Stags, d.robinson@stags.co.uk - Terrific start after end of the lockdown with corresponding lack of stock but recent slowdown in viewings and concerns over second wave taking the gloss off the buyer demand. However South West is still a popular purchase area.

Graham Glen Barton, MRICS, Exeter, Clive Emson Auctioneers, 01392 366555, www.cliveemson.co.uk, graham@cliveemson.co.uk - I'd expect the Westcountry to be insulated from any factors exerting downward pressure on the market with maybe increases in the price of properties in large grounds and with land.

Ian Perry, FRICS, Cheltenham Cirencester Nailsworth Stroud Tetbury, Perry Bishop and Chambers, 01285 655355, perrybishop.co.uk, ianPerry@perrybishop.co.uk - A very strong surge in sales after lockdown.

James Wilson, MRICS, Shaftesbury, Jackson-Stops, 01747 850858, www.jackson-stops.co.uk, james.wilson@jackson-stops.co.uk - The market has burst into life with a marked increase in instructions and deals agreed.

Jeff Cole, MRICS, Wadebridge, Cole Rayment & White, 01208813595, www.crw.co.uk, jeff.cole@crw.co.uk - We have been very busy since the lockdown with reduced staff in each office and some still working remotely. Generally good levels of instructions & now sales as North Cornwall seems as popular as ever.

John Woolley, FRICS, Salisbury, John Woolley Ltd, 01722 325650, www.johnwoolleyltd.co.uk, john@johnwoolleyltd.co.uk - Covid effect still gives no clear barometer, but as furlough ends and jobs may be at risk, the expectations are that buyers will be less able to pursue deals and activity will wane and prices will decline.

Kim Clunie, MRICS, Paignton, Barbets, 01803526262, ww.barbets.co.uk, sales@barbets.co.uk - Rental market is fairly constant throughout the year - Slackening slightly in the school holidays like the few weeks up to Christmas.

Mark Annett, FRICS, Chipping Campden, Mark Annett & Company, 01386 841622, campden@markannett.com - We seem to be rushed off our feet as demand outstrips supply.

Mark Lewis, FRICS, Dorset, Symonds & Sampson, mlewis@symondsandsampson.co.uk - There has been a real desire since the lockdown to 'get on with it' and the number of sales agreed and demand from buyers have been very strong. Solicitors have been slow bringing people back from furlough.

Michael Burkinshaw, MRICS, Bristol, Skysurvuk, 0747 711776, burkinshawmw@gmail.com - Current sale prices are over inflated by a temporary backlog of interested buyers however I'm already hearing from some agents that the supply of new properties is dropping ahead of the expected economic impacts of COVID-19.

O F Miles, FRICS, Swanage, Oliver Miles, 01929 426655, olivermiles.co.uk, olivermiles@olivermiles.co.uk - A busy June with forecast pent-up demand resulting in good level of viewings, offers & agreed sales. Increased number of market appraisals.

Roger Punch, FRICS, South Devon, Marchand Petit, 01752 873311, www.marchandpetit.co.uk, roger.punch@marchandpetit.co.uk - As we have progressively resumed business, demand for properties in our region has proved to be strong

Wales

Andrew Morgan, FRICS, Lampeter ceredigion, Morgan and daves, 01570423623, www.morgananddaves.co.uk, Lampeter@morgananddaves.co.uk - Firm market. High enquiry levels.

David James, FRICS, Brecon, James Dean, 01874 624757, jamesdean.co.uk, david@jamesdean.co.uk - Coming out of the lockdown, the market is much busier than we could have expected. Likely to be even busier when there is no restrictions on viewings.

G Hendry, FRICS, S Wales, Esurv, gph@post.com - Pent-up energy due to Covid-19.

Paul Lucas, FRICS, Haverfordwest, R.K.Lucas & Son, 01437 762538, www.rklucas.co.uk, paul@rklucas.co.uk - No sales but many enquiries from potential buyers wishing to move out of urban areas to a more rural or coastal environment.

Tony Filice, FRICS, Cardiff, Kelvin Francis, 02920766538, www.kelvinfrancis.com, tony@kelvinfrancis.com - With the Welsh Housing Market partially resuming, evidence of pent-up demand by buyers, sellers and serious intent on moving forward after the lockdown. Cautiously optimistic.

London

Allan Fuller, FRICS, Putney, Allan Fuller Estate Agents, 020 8788 8822, allanfuller.co.uk, allan@allanfuller.co.uk - With no sales activity for 2 months we had a considerable increase in activity during June, there are keen buyers and generally we are achieving similar prices to pre-lockdown. We are cautiously optimistic that this interest level will grow.

Casey O'Donovan, MRICS, North & West London, IndigoScott, casey@indigoscott.com - Whilst we continue to see a spike in viewing/enquiries, little of this has converted into actual sales. Prices at new build premium developments are being reduced in order to gain sales momentum and incentives are being widely offered.

Christopher Ames, MRICS Registered RICS Valuer, Belgravia/London, Ames Belgravia Ltd, 020 7730 1155, amesbelgravia.co.uk, ca@amesbelgravia.co.uk - Having experienced 'lockdown' at home (the longest continuous period indoors for most) there are many people wishing to up/down size of secure a property with garden or terrace.

Colin Pryke, BSc MRICS, North London/South Herts, Colin Pryke BSc MRICS, colinpryke@hotmail.co.uk - Survey instructions down, even with the easing of the lockdown. Market may be affected by local lockdowns, if implemented.

Surveyor comments - sales

David Conway, RICS, Harrow/ Northolt, David Conway & Co, 020 84225222, www.davidconway.co.uk, david@davidconway.co.uk - Lockdown has produced more enquiries as people at home have not much else to do. This has resulted in pent-up demand for desire to move. Flats and houses with gardens are of particular interest. Flats in blocks with no garden are less popular.

J.J King, FRICS, Wimbledon, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - The month of June has been very mixed, marketing appraisals have increased as have instructions, new applicant registrations has been up and down week on week, with a high number of offers but seeing some resistance from vendors to compromise.

J.J.King, FRICS, MERTON, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - Help to Buy property sector is the most active. Still a hard core of buyers in the market but sense a number of would be buyers holding back given the economic forecasts.

James Perris, MRICS, London, De Villiers, 0207 887 6009, www.devilliers-surveyors.co.uk, james.perris@devilliers-surveyors.co.uk - Relatively strong commitment levels amongst buyers able to view and at present few signs of a market correction taking place.

Jeff Doble, FRICS, London, Dexters, jeffdoble@dexters.co.uk - The London sales market is very busy indeed, significantly ahead of the same time last year, resuming the very high levels of activity seen earlier in the year.

Jeremy Leaf, FRICS, Finchley, Jeremy Leaf & Co, 020 8446 4295, www.jeremyleaf.co.uk, jeremy@jeremyleaf.co.uk - We're much busier especially on market appraisals and new listings. Buyers want to make deals but most sellers are holding firm. There is more demand for smaller family houses than flats.

John Righiniotis, MRICS, Kensington, Sampas Surveyors Ltd, 07557670551, john@sampassurveyors.co.uk - We expect the market to move to lower prices for the larger properties, no change expected to 1 and 2 bedroom flats.

Mac Ial, MRICS, London, Macneel and Partners Ltd, maclal66@gmail.com - Uncertainty, uncertainty, uncertainty.

Nicholas Chaplin, APC Candidate, London, Mace, nick.chaplin@macedevelopments.com - Covid-19 implications yet to still be fully felt.

Nicholas White, FRICS, SE London, Esurv Chartered Surveyors, nick.white@esurv.co.uk - Covid-19 has not had the expected price drop in my areas. As a residential mortgage valuer, I am as busy as ever although limited on daily job numbers.

P Hayles, London, MHS, p.hayles@mhsurveyors.com - There has been a surge of activity after the lockdown was eased. There are properties coming onto the market and demand in some areas is outstripping supply causing some sealed bid situations to arise for sought after properties.

Simon Aldous, MRICS, London, Savills, 02070163861, savills.co.uk, saldous@savills.com - The prime London market does seem to be a lot stronger than we anticipated. It is still price sensitive, but we have seen a strong June in actual exchanges.

Terry Osborne, FRICS, Westminster, SW1, Tuckerman Residential, 020 7222 5510, tosborne123@yahoo.com - Uncertainty regarding the economy and effect on jobs and salaries.

Tom Dogger, MRICS, London, B N Investment Ltd, 020 7101 3382, www.bakkenetune.com, tdogger@bninvestment.co.uk - Although we operate in PCL, we sense that the outlook for the UK property market may now rest on employment in the general economy once furlough ends. If there are mass redundancies, this could trigger a fall in transactions throughout the UK.

William Delaney, AssocRICS, Central London, Lawrence Ward & Co., 02073379600, william@lwondon.com - Our area of Central London will exhibit no recovery in transaction levels or prices until the full economic consequences of the government's actions are clear in terms of redundancy, inflation, tax rises and economic damage.

Scotland

Alan Kennedy, MRICS, Fraserburgh, Shepherd Surveyors, alankennedy84@hotmail.com - Very few transactions in the last three months due to lockdown restrictions.

David Corrie, MRICS, Dumfries & Galloway, Galbraith LLP, 07824 690 199, www.galbraithgroup.com, david.corrie@galbraithgroup.com - Low stock levels and high demand likely to assist in transactions.

David Cruickshank, MRICS, Elgin, D M Hall, david.cruickshank@dmhall.co.uk - Property market just beginning to start after a three month Covid lockdown.

Fergus Mair, BSc (Hons) MRICS, Edinburgh, Graham + Sibbald, fergus.mair@g-s.co.uk - Historic high demand and low supply in Edinburgh is unchanged by Covid-19 and perhaps even exacerbated. Generally, prices to remain flat with some premiums. Positive outlook but early days.

Hannah Christiansen, Aberdeenshire, Galbraith, hannah.christiansen@galbraithgroup.com - With the housing market reopening we are seeing fantastic levels of interest from potential sellers & buyers. We are positive that once the back log has cleared, we will continue to have an active & strong market here in Aberdeenshire.

Ian Morton, MRICS, St Andrews, Bradburne & Co, 01334479479, bradburne.co.uk, info@bradburne.co.uk - Just one week since the lockdown was lifted and enquiries have started to increase from buyers and sellers. Too early to tell how fast the market will return to previous levels.

Jack Mc Kinney, FRICS, Glasgow, Galbraith & Lawson, 07946 602908, j.mckinney2006@tiscali.co.uk - Housing need not being met. Planning process too long and cumbersome and very expensive particularly in respect of larger developments.

John Brown, FRICS MRTPI DLE, Edinburgh, John Brown and Company, 07768583919, john.brown@jb-uk.com - Opening up timetable not helpful. Properties being sold from virtual viewings are subject to being seen by competition; potential for price damage. Sales where agreed getting price chipping. Steady the nerves!

Thomas Baird, MRICS, Glasgow, Select Surveyors Ltd, 0141 632 6589, www.selectsurveyors.co.uk, reception@selectsurveyors.co.uk - Since return, Select Surveyors like most other surveyors have a significant backlog of instructions to work through. This of course may lead to an artificially high expectation of the current market conditions.

Surveyor comments - sales

Aidan Conway, MRICS, Londonderry, P Andrews Chartered Surveyors, 02871263635, www.andrewscharteredurveyors.co.uk, info@patandrews.co.uk - Stricter bank finance requirements for a 15% deposit on a mortgage will adversely affect owner occupier demand and sales activity in the short term.

Northern Ireland

Daniel Mc Crory, APC Candidate, Ederney, D.S Mc Crory, 02868632793, ds McCormory123@gmail.com - Currently mortgage institutions have stalled applications at the final stages, especially for furloughed workers, this is definitely going to have an adverse effect on the market.

Daniel Mc Leron, FRICS, Omagh, Co. Tyrone, Mc Leron Estate Agents, 02882 242772, www.mclernonestateagents.com, info@mclernonestateagents.com - The lockdown has resulted in fewer sales and instructions. Hopefully the market will improve within the next 1-2 months.

Kirby O'Connor, Associate Rics, Belfast, GOC Estate Agents, 02890662366, kirby@gocestateagents.com - We have come through an exceptional tough time. Market shut down due to Covid, but now the market has reopened two weeks ago it has really taken off with valuations bids and new interest to purchase for new builds especially.

Ruairi O'Donnell, MRICS, Belfast, Belfast City Council, rprodonnell@gmail.com - As the lockdown eases, agents seem to be reporting a surge in new enquiries but this should be expected given the market had stopped for 3 months. Some agents reporting a number of sales falling through over the past few months also due to Covid-19.

Samuel Dickey, MRICS, Belfast, Simon Brien Residential, 02890595555, www.simonbrien.com, sdickey@simonbrien.com - The opening of the property market has been met with incredible demand from first time buyers in particular.

Shane Maguire, MRICS, Belfast, Simon Brien Residential, smaguire@simonbrien.com - Viewing requests and sales are exceptionally buoyant with higher than average weekly agreed sales being achieved pre Covid-19.

William Butcher, MRICS, Coleraine /North Antrim Coastline, Liam Butcher Chartered Surveyor / Property Consult, 07802 387755, liamgbutcher@btinternet.com - The effect of Covid-19 on the property market is still unknown. With unemployment levels rising, this will have an effect on property values. October November will be an indicator for things to come.

Surveyor comments - lettings

North

Andrew, APC Candidate, Sunderland, Martin & co, finenandy@hotmail.com - Covid-19.

Chris Stonock, MRICS, Tyne and Wear and Co Durham, Your Move Chris Stonock, 0191 3882151, christopher.stonock@your-move.co.uk - Strong initial demand after the lockdown but we are seeing this easing already.

Neil Foster, MRICS, Hexham, Foster Maddison, 01434 605441, fostermaddison.co.uk, neil@fostermaddison.co.uk - The inevitable day of reckoning comes ever closer with eviction protection creating a false bubble over rent arrears. Expect to see the accelerator pressed by reluctant landlords as they leave the sector. Private rented housing crisis anyone?

Richard Towler, MRICS, Penrith, Eden Lettings and Management, enquiries@edenlettings.co.uk - Brakes are off with the end of the lockdown. Much pent-up demand released but Covid restrictions make execution complicated

Shaun Brannen, AssocRICS, Whitley bay, Brannen & Partners, 0191 2517878, www.brannen-partners.co.uk, shaun.brannen@brannen-partners.co.uk - Exceedingly strong demand.

Yorkshire and the Humber

Alex McNeil, MRICS, Huddersfield, Bramleys, 01484 530361, www.bramleys.com, alex.mcneil@bramleys1.co.uk - Strong levels of tenant demand with a shortage of stock.

Ben Hudson, MRICS, York, Hudson Moody, 01904 650650, www.hudson-moody.com, benhudson@hudson-moody.com - Very strong demand following easing of the lockdown.

Davd J Martindale, MRICS, Wakefield, FSL, david.martindale@fslea.com - Going forward, it looks like the lettings market will continue to be very active.

James Brown, MRICS, Richmond, Norman F Brown, 01748822473, normanfbrown.co.uk, belindandjames@hotmail.co.uk - Post lockdown, the demand for rental property is high with multiple applicants for the same property.

James Watts, MRICS, Bradford, Robert Watts Estate Agents, 01274 878878, www.robertwatts.co.uk, jameswatts@robertwatts.co.uk - Tenant demand is very strong particularly for 3 bedroom homes and stock levels generally are at the lowest we can remember.

N P Wood, MRICS, Keighley, Yorkshire Property Surveyors, 07522 309582, wood.nick78@yahoo.co.uk - Very strong tenant demand also.

North East

Lawrence Copeland, FRICS, Salford Quays Manchester City Centre, Lawrence Copeland Town and City centre, 0161 834 1010, www.lawrencecopeland.com, lawrence@lawrencecopeland.com - Activity good in the average rental band up to £1,500 but very sluggish above so Covid-19 having some effect on plus £1500 pcm property.

PA Sheehan, FRICS, Stockport, pa.sheehan@mac.com - On line shopping together with the obvious effects of the pandemic is going to decimate the high street. Landlords, many from abroad, are in for a deserved shock.

Simon Wall, FRICS, Southport and Formby, Stephanie Macnab Estate Agents, 01704 516 626, www.stephaniemacnab.co.uk, simon@simonwall.com - We have high levels of activity, with lettings generally agreed within days of coming to the market. Demand is certainly outstripping supply at present.

East Midlands

Andrew York, FRICS, Leicester, Moore & York Ltd, 0116 2558666, www.mooreandyork.co.uk, andrew.york@mooreandyork.co.uk - Market remains in equilibrium.

John Chappell, BSc(Hons), MRICS, Skegness, Chappell & Co Surveyors Ltd, 01754 769673, www.skegnesssurveyors.co.uk, john@chappellandcosurveyors.co.uk - The market is starting to awaken but Landlords are having to take a more flexible stance in respect of one bed flats.

Richard Wilkins, BSc (Hons) MRICS, Chesterfield, Wilkins Hammond, 01246 232853, www.wilkins-hammond.com, jrww@wilkins-hammond.com - Pent-up demand from lockdown shows in increased enquiry levels and lettings completed in June.

West Midlands

Colin Townsend, MRICS, Malvern, John Goodwin, 01684 892809, www.johngoodwin.co.uk, colin@johngoodwin.co.uk - Plenty of activity and strong demand from tenants. Still a shortage of supply though.

Dean Taylor, MRICS, Edgbaston/ Birmingham, Fishers, 0121 4281000, www.fishers.co.uk, dean@fishers.co.uk - We are seeing interest levels increase with potential tenants and landlords but of course it is nowhere near where we would expect for this time of year.

Michelle Durie, MRICS, Birmingham, E SURV, michelle.durie@esurv.co.uk - Letting agents report they are very busy (partly backlog of properties from Lockdown). City centre backlog has caused oversupply & some rental falls as a result but not seen elsewhere.

Mike Arthan, FRICS, Shropshire, Barbers, m.arthan@barbers-online.co.uk - Plenty of prospective tenants. Shortage of stock, especially houses. Rents increasing.

East Anglia

Chris Philpot, FRICS, Stowmarket, Suffolk, Lacy Scott and Knight, www.lsk.co.uk, cphilpot@lsk.co.uk - As yet another (electrical testing) cost falls onto landlords, rent will continue to rise.

Jeffrey Hazel, FRICS, King's Lynn, Geoffrey Collings & Co, 01553 774135, jhazel@geoffreycollings.co.uk - Steady demand and supply.

N D Morgan, FRICS, North Walsham, Spalding & Co, 01692 404237, nmorgan@spaldingandco.co.uk - Covid has meant tenants who might have moved staying put. Has been a need for rent concessions for some tenants.

South East

Ben Hall, MRICS, Kent/SE, BHConsulting, benhall293@gmail.com - Demand from the private rented sector in prime locations will increase as capital tied up.

David Boyden, Bsc MRICS, Colchester Head Office, Boydens, 01206 762244, www.boydens.co.uk, david.boyden@boydens.co.uk - Great month for lets achieved and up on same time last year. Demand is strong with little by way of void periods. A few new landlords coming to the market cautiously.

Glen Selby, MRICS, Maidstone, Benning Brothers Ltd, glen.selby@bbl-uk.com - Post lockdown has seen a significant market interest and a lot of demand for rental properties.

Habib Sanni, Bexley, London Borough of Bexley, habib.sanni@gmail.com - Covid-19 and Brexit.

Harriet Helliard, MRICS, Lewes, Strutt & Parker, harriet.helliard@struttandparker.com - We have seen a huge increase in demand in rural rental properties.

Ian Perry, FRICS, Fairford Faringdon Lechlade Highworth Witney, Perry Bishop and Chambers, 01285 655355, perrybishop.co.uk, IanPerry@perrybishop.co.uk - Supply and Demand both steady.

Surveyor comments - lettings

James Farrance, MNAEA, FARLA, Maidenhead, Braxton, 01628 674234, www.braxtons.co.uk, jfarrance@braxtons.co.uk - Lettings demand in Maidenhead and surrounding towns and villages has remained strong over the past three months with tenants looking to upsize due to requiring more space to work from home.

Matt Ward, MRICS, Reading, Haslams Surveyors LLP, 0118 9211500, www.haslams.co.uk, mattward@haslams.co.uk - People are sitting tight once sold to see what the sales market will do, on the expectation it is likely prices will fall.

Nigel Anderson, MRICS Registered Valuer, Rye, Anderson Hacking Ltd, 01797 224852, www.andersonhacking.com, nigel@andersonhacking.com - Easing of the lockdown raised letting enquiries with limited stock being made available and rental prices increasing due to demand

Paul Bird, MRICS, Braintree, Joscelyne Chase, 01376 322222, www.joscelyne.co.uk, paul@joscelynechase.co.uk - Strong demand across the board.

Perry Stock, FRICS and Registered Valuer, Guildford, Perry Stock FRICS, 07702-544073, perry@perrystock.co.uk - Families seeking to move to the country.

Steven Reeves, MRICS, Registered Valuer, RH postcodes, Quantum Valuations, Information@darraghhouse.co.uk - I expect Landlords to be selling because of problems with tenants not paying rent or worse not clearing arrears.

Stuart Gray, MRICS FAAV, St Albans, Strutt & Parker, 01727 738380, www.struttandparker.com, stuart.gray@struttandparker.com - Busy lettings market with, unsurprisingly, competitive demand for properties with good outdoor space and amenities.

South West

Ian Perry, FRICS, Cheltenham Cirencester Nailsworth Stroud Tetbury, Perry Bishop and Chambers, 01285 655355, perrybishop.co.uk, ianPerry@perrybishop.co.uk - Steady demand and supply.

Kim Clunie, MRICS, Paignton, Barbets, 01803526262, ww.barbets.co.uk, sales@barbets.co.uk - Market constant throughout the year.

Marcus, Member, Bath, HomeLets, 01225 484811, homeletsbath.co.uk, marcus@homeletsbath.co.uk - Busy market post lockdown, with landlord instructions and applicant numbers up.

Mark Annett, FRICS, Chipping Campden, Mark Annett & Company, 01386 841622, campden@markannett.com - Very busy and a strong rental market.

Michael Burkinshaw, MRICS, Bristol, skysurvuk, 0747 711776, burkinshawmw@gmail.com - Rental demand likely to be steady or increase as employment rates fall and job security is low.

Paul Oughton, MARLA, MNAEA, Cirencester and the Cotswolds, Moore Allen & Innocent, 01285 648 100, www.mooreallen.co.uk, paul.oughton@mooreallen.co.uk - Strong demand post lockdown. Rents are supported but seeing increased job security concerns.

Wales

G Hendry, FRICS, S Wales, Esurv, gph@post.com - Pent up energy due to Covid-19.

Paul Lucas, FRICS, Haverfordwest, R.K. Lucas & Son, 01437 762538, www.rklucas.co.uk, paul@rklucas.co.uk - No lettings could be undertaken in the last 3 months.

Tony Filice, FRICS, Cardiff, Kelvin Francis, 02920766538, www.kelvinfrancis.com, tony@kelvinfrancis.com - Strong level of tenants outstripping supply.

London

Allan Fuller, FRICS, Putney, Allan Fuller Estate Agents, 020 8788 8822, allanfuller.co.uk, allan@allanfuller.co.uk - My office had an extremely busy June creating 29 new lettings, a record for any June, demand is strong and rents stable.

David Conway, RICS, Harrow/ Northolt, David Conway & Co, 020 84225222, www.davidconway.co.uk, david@davidconway.co.uk - More demand for property with a garden.

J.J King, FRICS, Wimbledon, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - A better month all round, instructions are up but rents remain price sensitive. Applicant registrations has fallen back this month.

J.J.King, FRICS, MERTON, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - Applicant registrations have slowed, while instruction levels have improved. The summer recess may not be happening unlike earlier years but it's difficult to predict activity levels over this period.

Jeff Doble, FRICS, London, Dexters, jeffdoble@dexters.co.uk - Extremely busy with both strong demand and good supply, we anticipate business levels being above last year all through the summer.

Jeremy Leaf, FRICS, Finchley, Jeremy Leaf & Co, 020 8446 4295, www.jeremyleaf.co.uk, jeremy@jeremyleaf.co.uk - Activity is increasing but over-supply of flats in particular is keeping rents in check. Demand quality is not brilliant but new 'first division' DSS are giving landlords another option.

Kevin McCarthy, MRICS, London, Geometra surveyors LLP, kevin.mccarthy@justhousinggroup.co.co - Increased demand.

Mac Ial, MRICS, London, Macneel and Partners Ltd, maclal66@gmail.com - HMOs down due to social distancing.

Mark Wilson, MRICS, London, Globe Apartments, 020 7935 9512, www.globeapt.com, mark@globeapt.com - Some business being done, but some Landlords are not realistic with their expectations. Tough market for everyone. We remain cautious expecting rents to continue to ease back. Money is tight so watch the hype!

Nicholas Chaplin, APC Candidate, London, Mace, nick.chaplin@macedevelopments.com - Reduction from overseas demand (student) for 2020/2021 term.

Tom Dogger, MRICS, London, B N Investment Ltd, 020 7101 3382, www.bakkeneptune.com, tdogger@bninvestment.co.uk - A possible desire for those in PCL wishing to relocate out of London and faced with a diminished buying audience, might result in a rise in letting instructions if sales cannot be achieved. This could result in a softening of prices.

Will Barnes Yallowley, AssocRICS, Kensington London, LHH Residential, 02073762286, www.lhhresidential.co.uk, will@lhhresidential.co.uk - With realistic pricing, central London looks set to spring back.

William Delaney, AssocRICS, Central London, Lawrence Ward & Co., 02073379600, william@lwLondon.com - We have seen an increase in tenant interest albeit very slow and cautious. There is still no evidence of any significance of staff being deployed to London.

Scotland

Carolyn Davies, MRICS, Dumfries, Savills, 01387263066, www.savills.co.uk, cmdavies@savills.com - Significant pent up demand for rural property during lockdown. Market only just opening so will not see if this continues until end of July 2020 as more properties are now listed.

David Corrie, MRICS, Dumfries & Galloway, Galbraith LLP, 07824 690 199, www.galbraithgroup.com, david.corrie@galbraithgroup.com - Increased demand for rural rental property.

Surveyor comments - lettings

Fraser Crichton, MRICS, Edinburgh, Dove Davies, 01312283999, www.dovedavies.com, fcrichton@dovedavies.com - Due to lack of viewings over the last 3 months there is a large number of vacant property on the market. However, the level of enquiries is high so when restrictions are lifted many of these will let quickly.

Ian Morton, MRICS, St Andrews, Bradburne & Co, 01334479479, bradburne.co.uk, info@bradburne.co.uk - Tenant demand is still high although few investors are buying at the moment.

Jack Mc Kinney, FRICS, Glasgow, Galbraith & Lawson, 07946 602908, j.mckinney2006@tiscali.co.uk - Housing needs not being met. New build developments being held back by long and expensive planning process which needs to be addressed urgently to meet the housing needs.

John Brown, FRICS MRTPI DLE, Edinburgh, John Brown and Company, 07768583919, john.brown@jb-uk.com - Tenant demand is weak, rents weakening as market gets more stock from the flight from Airbnb owners changing tack. Student accommodation is crucial to market demand, where is that headed? Landlords are under pressure financially.

Northern Ireland

Heather Worthington, AssocRICS, Belfast, Macfarlane & Smyth, 02890 325888, heather.rountree@macfarlanesmyth.com - As we are all fully aware Covid-19 has had a massive effect on the market over the past 3 months. Only time will tell the long-term effect, certainly at present the market is busy and everyone appears to want to get on with life.

Kirby O'Connor, AssocRICS, Belfast, GOC Estate Agents, 02890662366, kirby@gocestateagents.com - The rental market has been extraordinary, we have been letting in an average of between 7-10 properties a week throughout Covid. We have noticed people moving from apartments to houses with gardens due to lockdown.

Samuel Dickey, MRICS, Belfast, Simon Brien Residential, 02890595555, www.simonbrien.com, sdickey@simonbrien.com - Rental demand is as high as ever.

Contacts

Economics Team

Janet Guilfoyle

Market Surveys Administrator

+44(0)20 7334 3890

jguilfoyle@rics.org

Simon Rubinsohn

Chief Economist

+44(0)20 7334 3774

srubinsohn@rics.org

Sean Ellison

Senior Economist

+65 68128179

sellison@rics.org

Tarrant Parsons

Economist

+44(0)20 7695 1585

tparsons@rics.org

Kisa Zehra

Economist

+44(0)20 7965 1675

kzehra@rics.org

Market Surveys & Reports

Download RICS Economic market surveys and reports:

www.rics.org/economics

- UK Residential Market Survey (monthly)
- UK Construction Market Survey (quarterly)
- UK Commercial Market Survey (quarterly)
- UK Rural Market Survey (semi-annual)
- Global Commercial Property Monitor (quarterly)
- RICS / Ci Portuguese Housing Market Survey (monthly)

Subscriptions

All subscription enquiries to: economics@rics.org

Silver package: POA

Housing and lettings market data (excluding questions 6, 7, 13, 17, 18 and 19)

Gold package: POA

Housing market and lettings market data package (questions 1-18). This is the complete data set excluding the bedroom breakdown and question 19.

Platinum package: POA

Housing market and lettings market data (questions 1-19). This is the complete data set including the bedroom breakdown for questions 6-7 and 17-18.

- RICS supports academia and will supply the full data set on a complementary basis.
- For the list of questions, refer to *Methodology*.
- All packages include the full historical back set, regional breakdown, and, where applicable, the seasonally and not seasonally adjusted data.



Confidence through professional standards

RICS promotes and enforces the highest professional qualifications and standards in the valuation, development and management of land, real estate, construction and infrastructure. Our name promises the consistent delivery of standards – bringing confidence to markets and effecting positive change in the built and natural environments.

Americas

Latin America

ricsamericalatina@rics.org

North America

ricsamericas@rics.org

Asia Pacific

ASEAN

ricsasean@rics.org

Greater China (Hong Kong)

ricshk@rics.org

Greater China (Shanghai)

ricschina@rics.org

Japan

ricsjapan@rics.org

Oceania

oceania@rics.org

South Asia

ricsindia@rics.org

EMEA

Africa

ricsafrica@rics.org

Europe

ricseurope@rics.org

Ireland

ricsireland@rics.org

Middle East

ricsmiddleeast@rics.org

United Kingdom RICS HQ

contactrics@rics.org