



ECONOMICS



UK Residential Market Survey

August 2023

Sales activity and prices remain under pressure due to elevated mortgage rates

- Activity metrics remain in deeply negative territory
- Ongoing fall in national house prices gains momentum over the month
- Near-term expectations point to little prospect of any turnaround in the immediate future

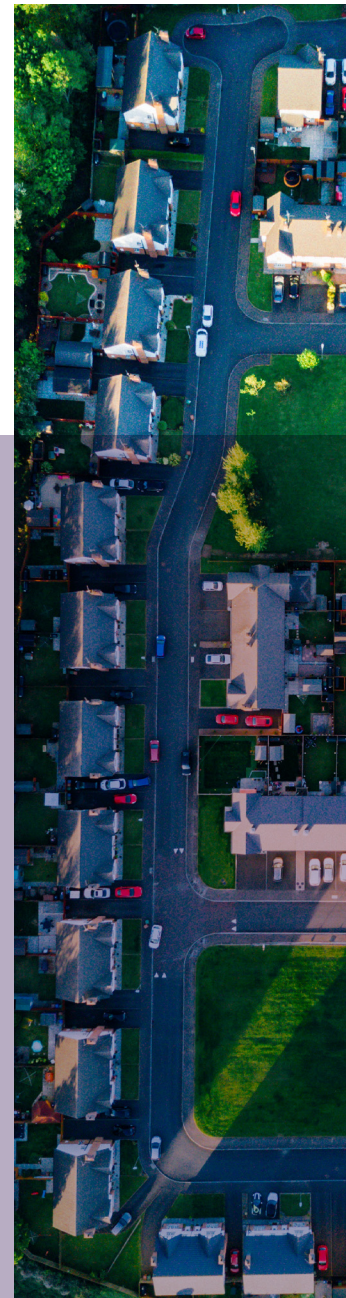
The August 2023 RICS UK Residential Survey results again portray a downbeat market backdrop, as buyer demand and agreed sales continue to fall sharply in the face of higher mortgage rates. Alongside this weakness in activity, house prices remain on a downward trajectory, with the latest survey feedback pointing to an acceleration in the pace of decline through August.

Looking at the data on home buyer demand, a headline net balance of -47% of respondents reported a decline in enquiries over the month. This is broadly in-line with the negative results returned for this metric in each of the previous two reports. Moreover, all parts of the UK continue to see a significant pull-back in demand according to the August results.

At the same time, the newly agreed sales net balance also came in at -47%, marking the weakest reading for this indicator since the early stages of the pandemic. Once again, the downward trend in sales activity is evident right across the UK. Looking ahead, near-term sales expectations remain subdued, albeit the headline net balance did turn marginally less negative, at -38%, compared to last month's reading of -45%. On a twelve-month view, the trend in home sales volumes is anticipated to flatten out, evidenced by the net balance moving from -25% in July to -5% in August.

Further emphasising the subdued momentum across the market at present, the average time taken to finalise a sale (from initial listing to completion) has drifted of late. Indeed, respondents report that sales are now taking on average closer to 20 weeks, up from around 19 weeks a few months ago and notably longer than approximately 16 weeks back in late 2021.

Meanwhile, the flow of new instructions being listed onto the sales market deteriorated sharply over the month, with this measure recording a net balance

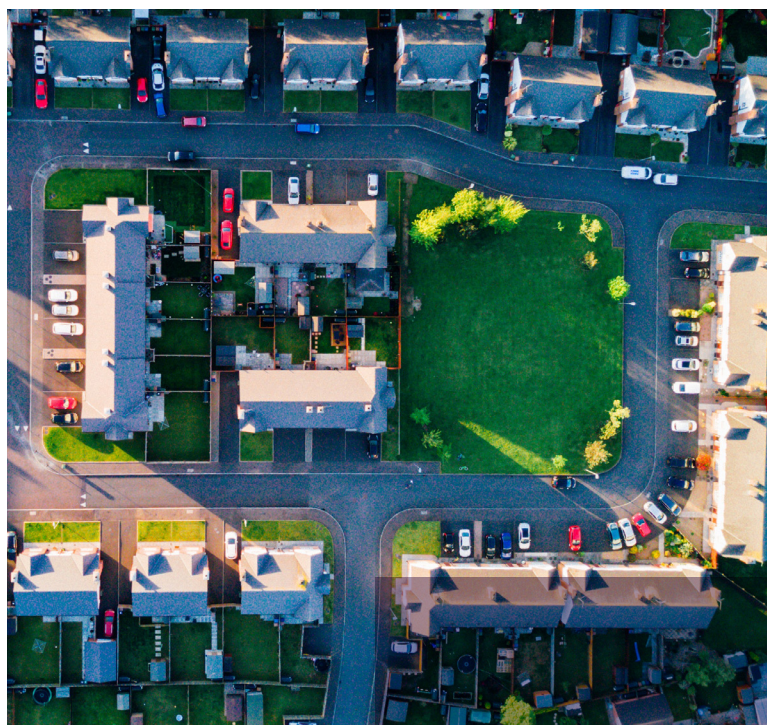


of -26% (down from a figure of -17% beforehand). As such, this represents the weakest monthly trend in new instructions since September 2021. Furthermore, the number of market appraisals undertaken during August remains below that seen twelve months prior according to a net balance of -40% of respondents.

Turning to house prices, the survey's headline price growth gauge posted a net balance of -68% in August (falling from -55% in July), thereby marking the most negative reading since February 2009. When disaggregated, virtually all parts of the UK are now seeing a relatively steep fall in house prices, with the West Midlands, East Midlands, East Anglia and the South East of England all exhibiting particularly negative feedback over the month. By way of contrast, Northern Ireland is the only area where the house price metric sits in positive territory, although the latest net balance of +7% is the softest reading across the country since 2013 (apart from two months at the start of the pandemic).

Going forward, near-term price expectations are signalling further falls to come over the next few months, with the net balance slipping a little deeper into negative territory at -67% compared to 60% last time around. At the twelve-month time horizon, the net balance stands at -48%, more or less unchanged from the reading of -49% returned in both June and July, and therefore indicative of a sustained downward shift in house prices being anticipated at the national level.

In the lettings market, in contrast to conditions on the sales side, tenant demand continues to rise firmly according to a net balance of +47% of survey participants (part of the non-seasonally adjusted monthly lettings dataset). What's more, all UK regions/countries have seen a sustained uplift in the demand for rented accommodation in recent months. Set against this, new landlord instructions continue to fall (net balance -20% in August), with anecdotal comments often highlighting that landlords are leaving the sector. Given this enduring mismatch between demand and supply, a net balance of +60% of contributors foresee rental prices being driven higher over the coming three months.



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:

September Survey: 12 October
October Survey: 9 November

Number of responses to this month's survey:

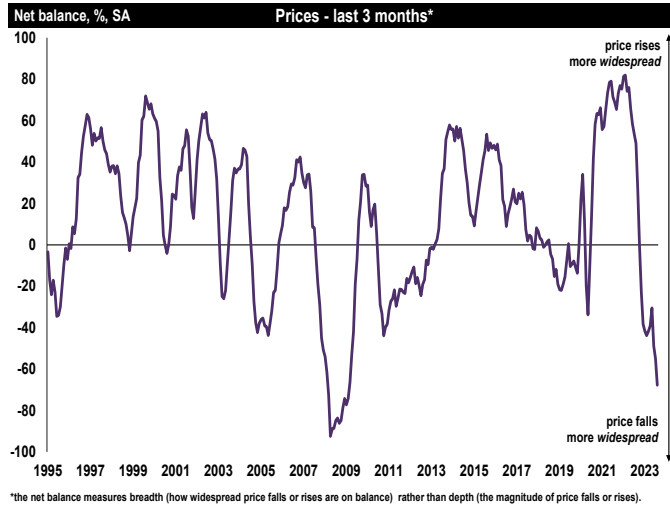
This survey sample covers 550 branches coming from 269 responses.

Disclaimer

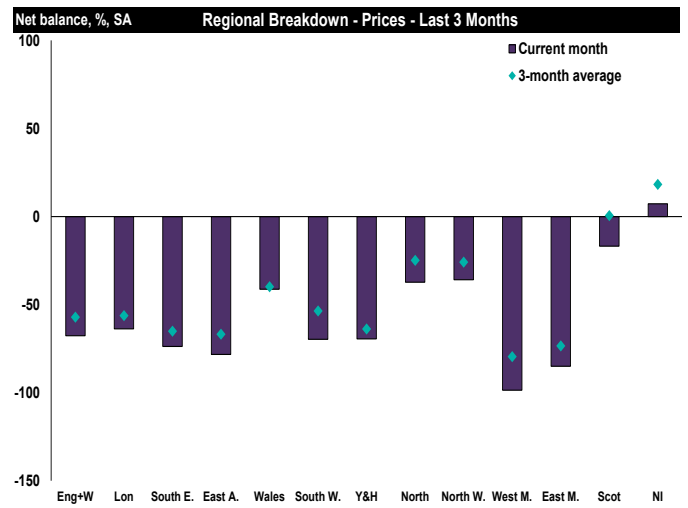
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Sales market charts

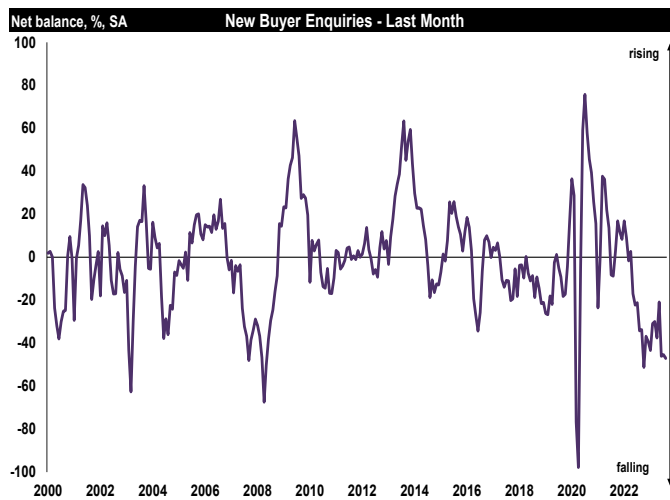
National Prices - Past three months



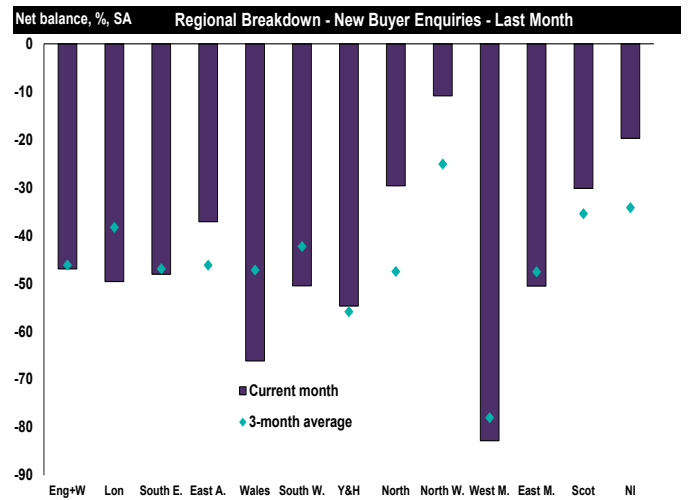
Regional Prices - Past three months



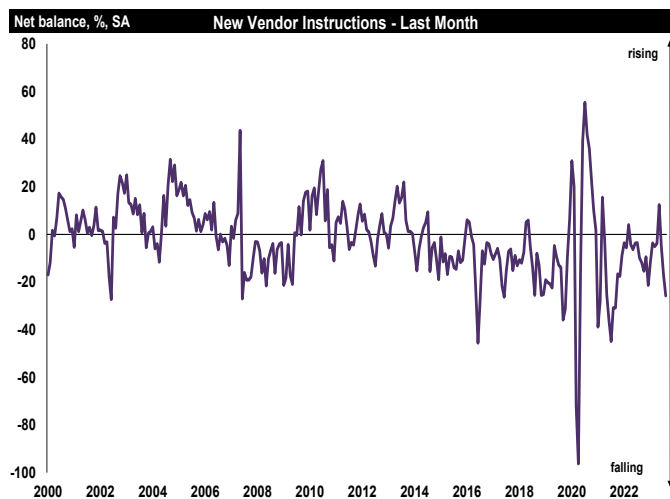
National Enquiries - Past month



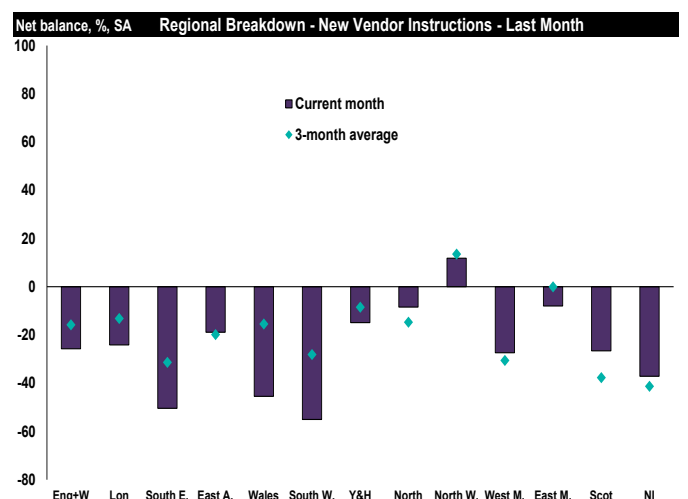
Regional New Buyer Enquiries - Past month



National New Vendor Instructions - Past month

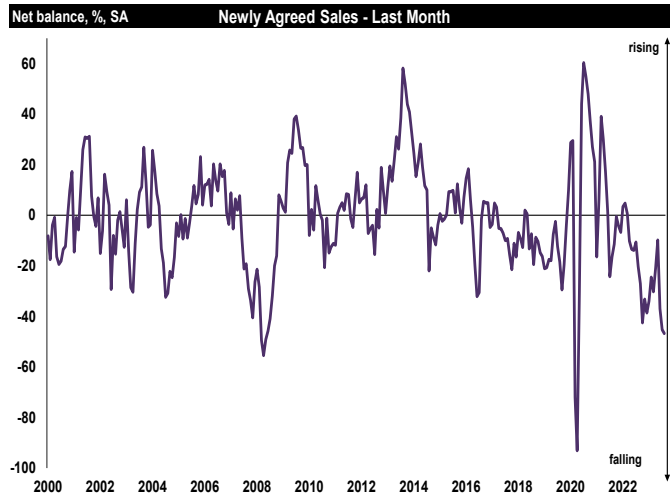


Regional New Vendor Instructions - Past month

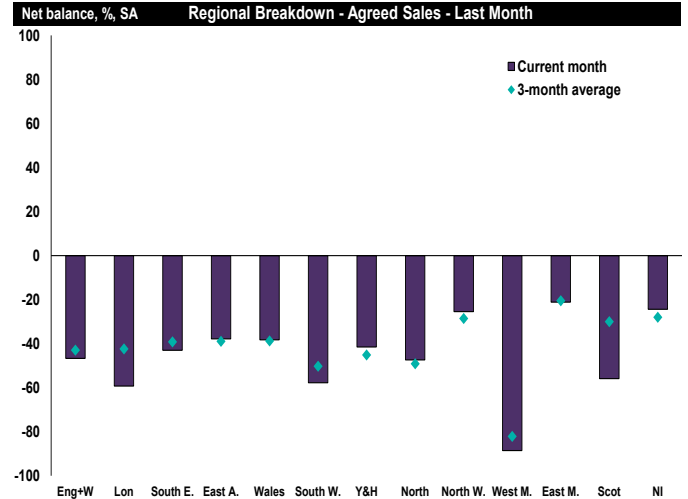


Sales market charts

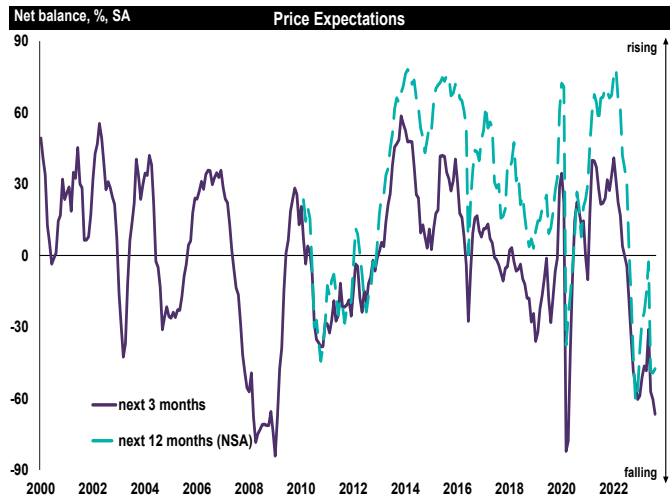
National Newly Agreed Sales - Past month



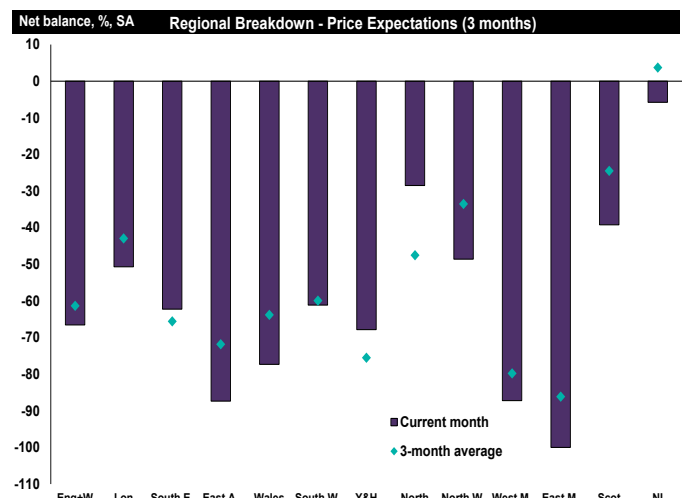
Regional Newly Agreed Sales - Past month



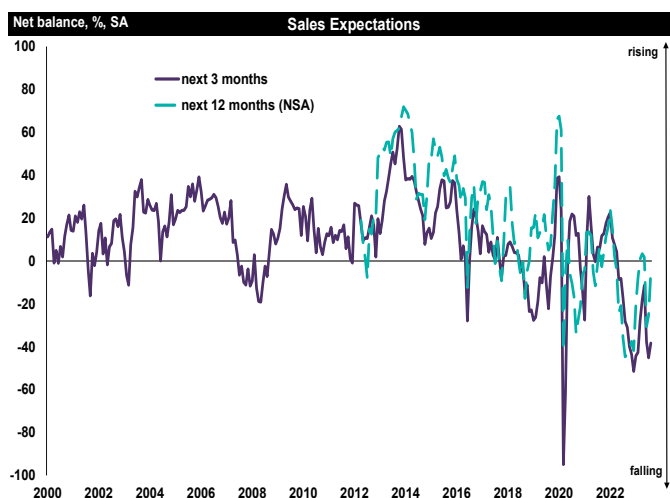
National Price Expectations - Three and twelve month expectations



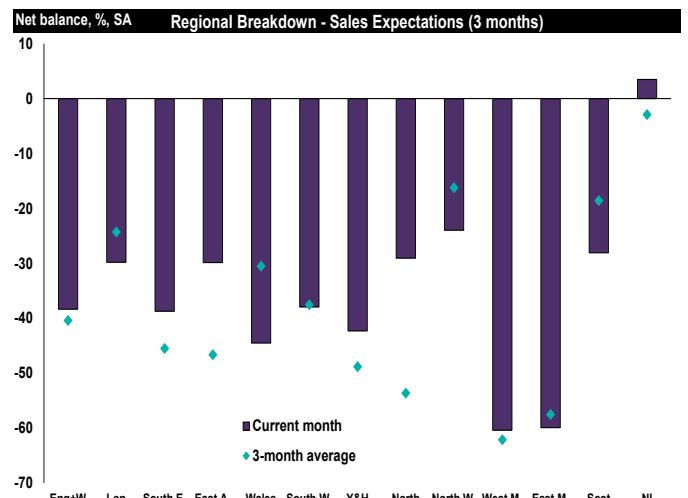
Regional Price Expectations - Next three months



National Sales Expectations - Three and twelve month expectations

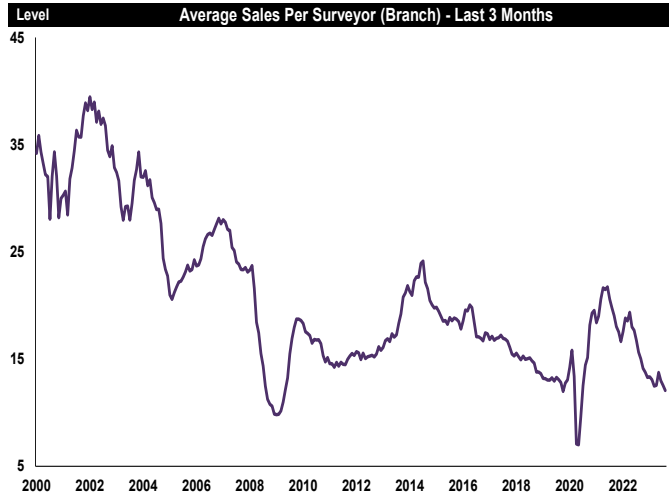


Regional Sales Expectations - Next three months

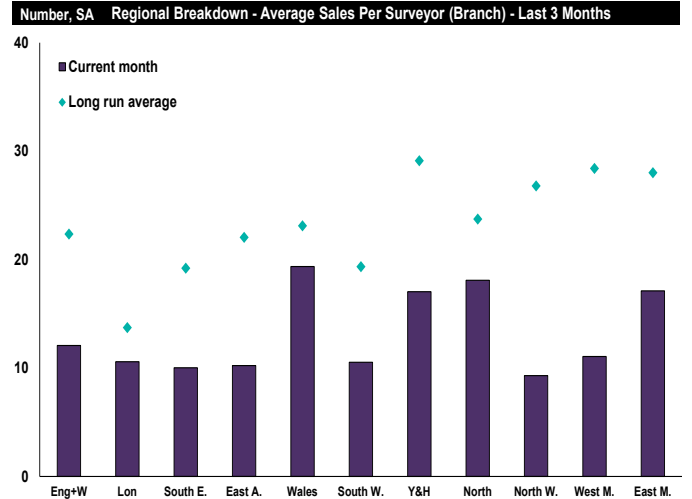


Sales market charts

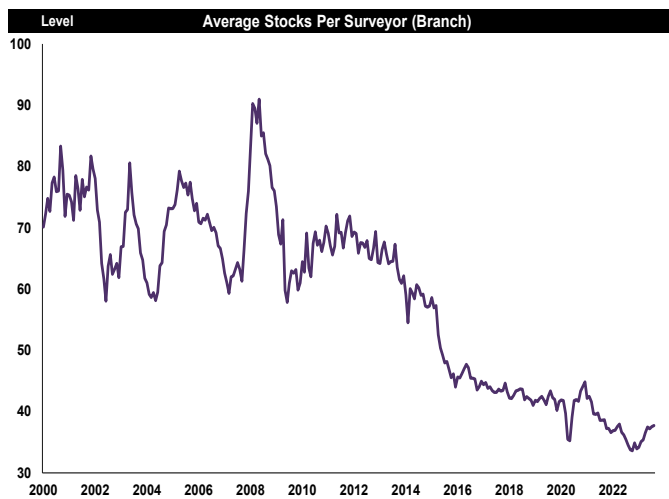
National Average Sales Per Surveyor - Past three months



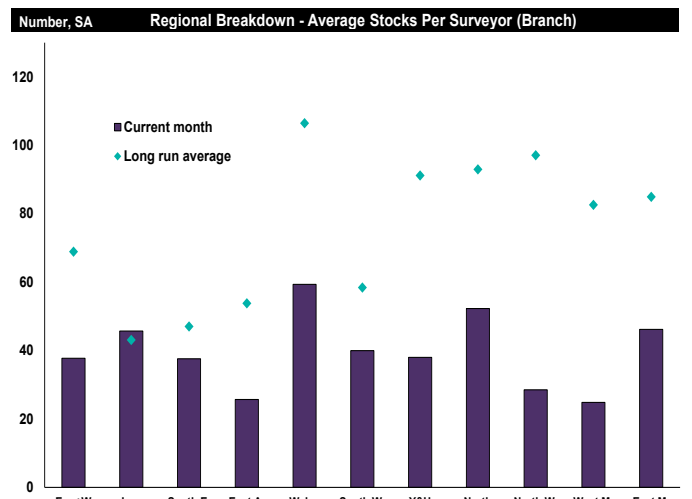
Regional Average Sales Per Surveyor - Past three months



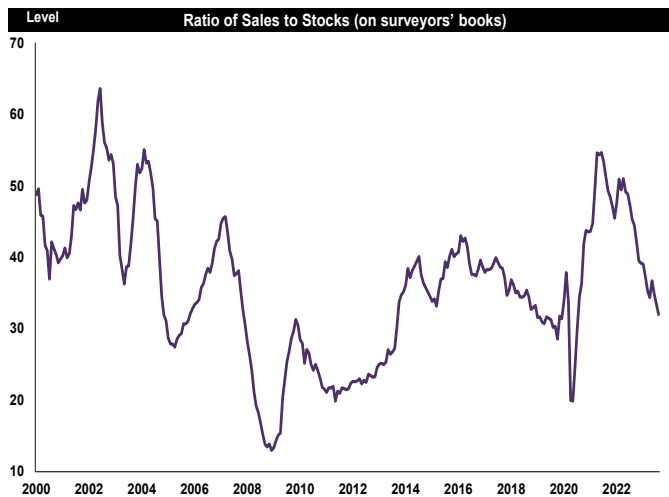
National Average Stocks Per Surveyor



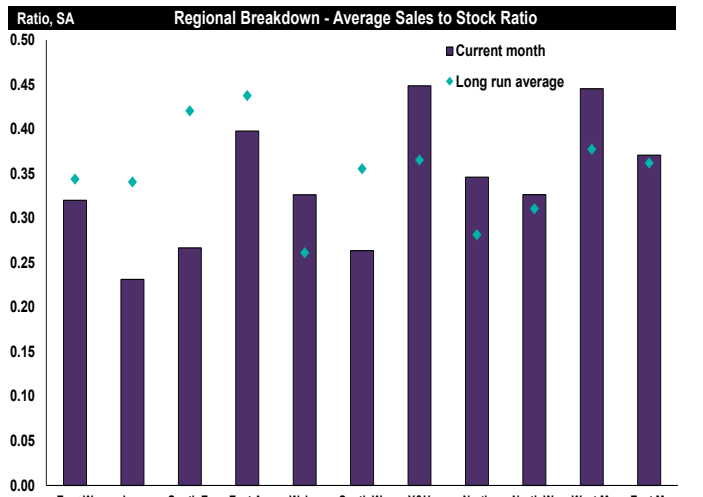
Regional Average Stock Per Surveyor



National Sales to Stock Ratio

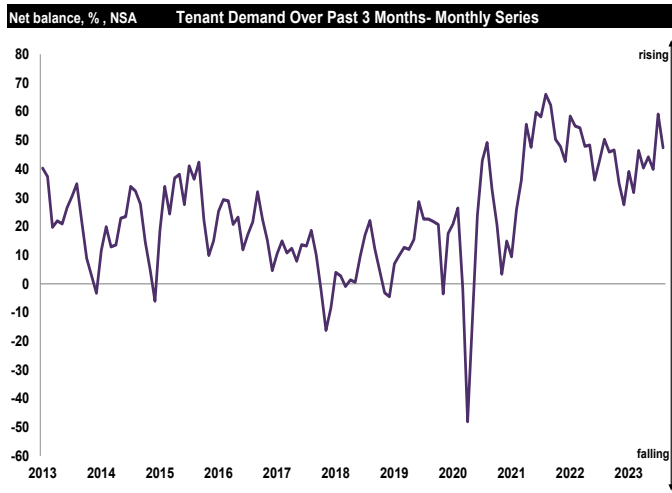


Regional Sales to Stock Ratio

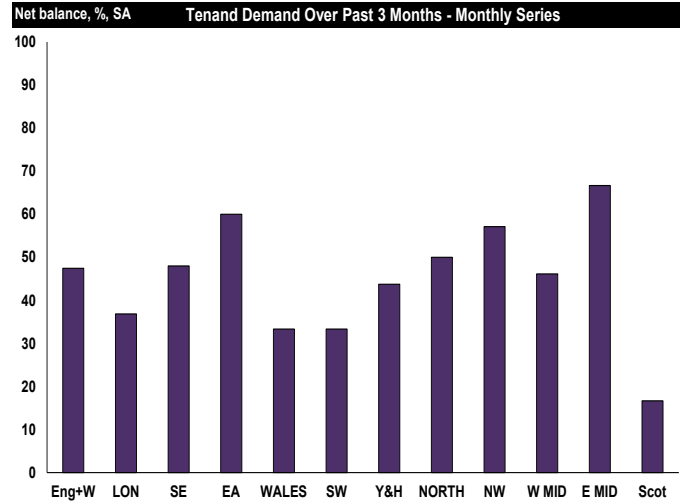


Lettings market charts

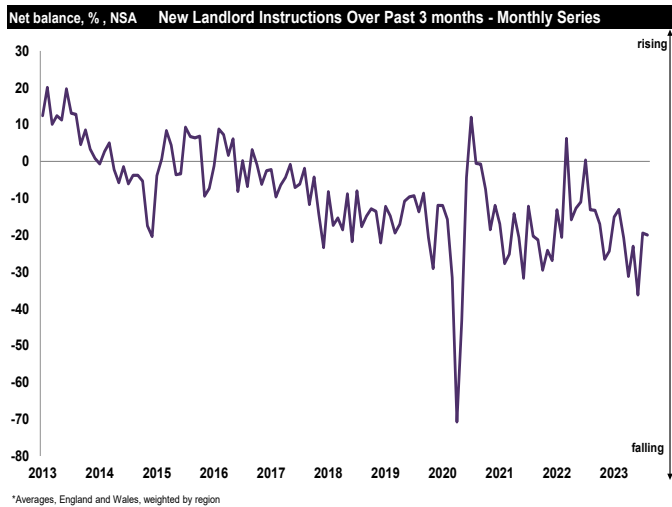
National Tenant Demand - Past three months



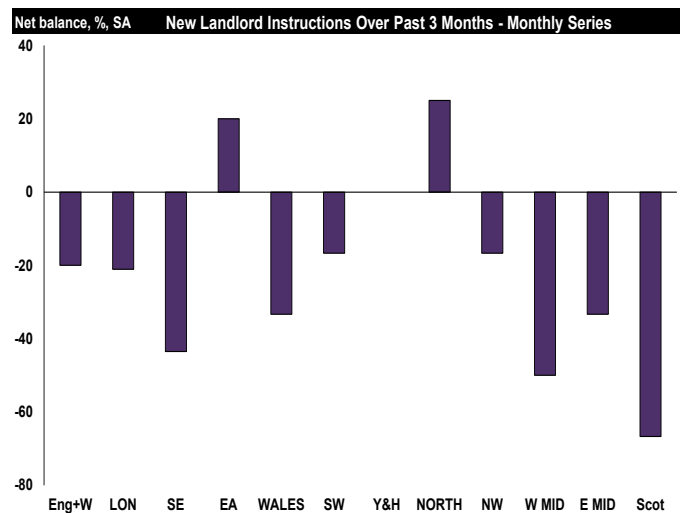
Regional Tenant Demand - Past three months



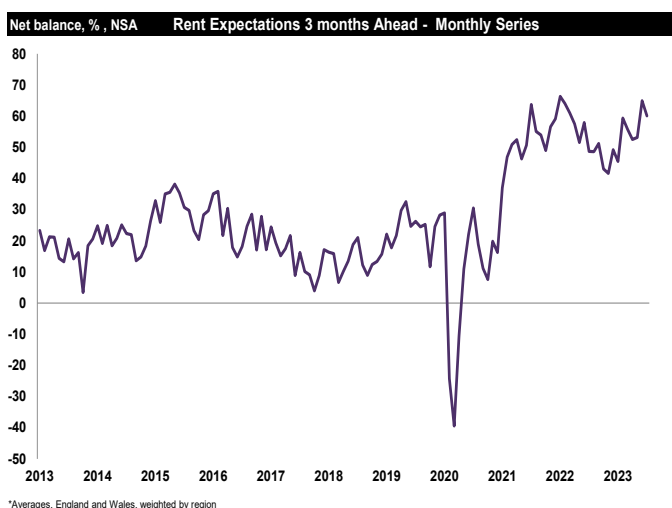
National New Landlord Instructions - Past three months



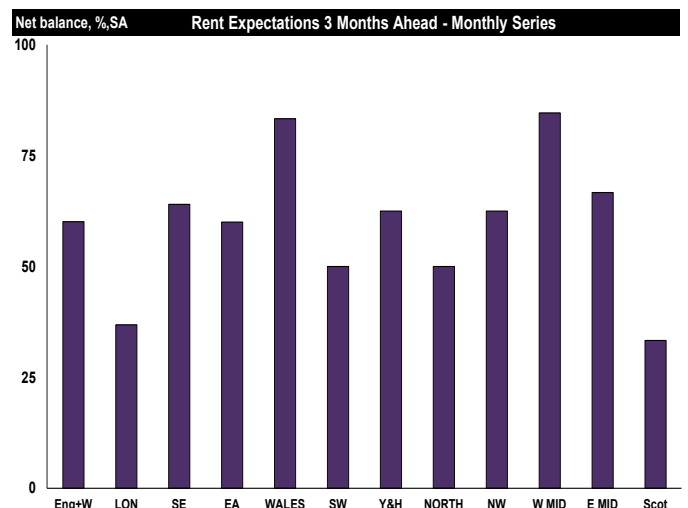
Regional New Landlord Instructions - Past three months



National Rent Expectations - Next three months

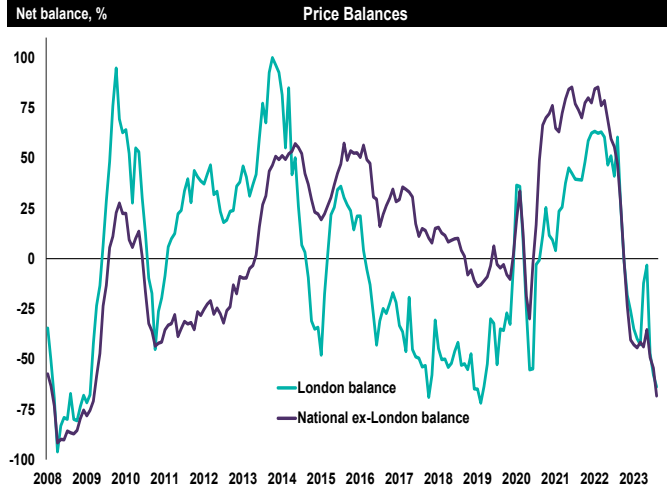


Regional Rent Expectations - Next three months

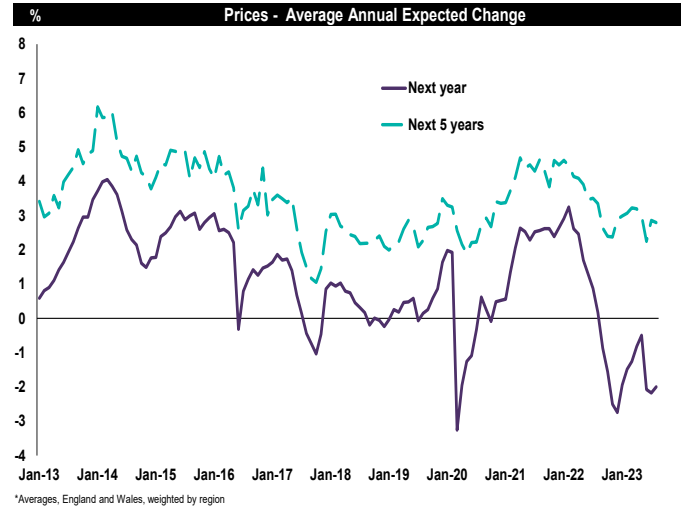


Expectations and other data

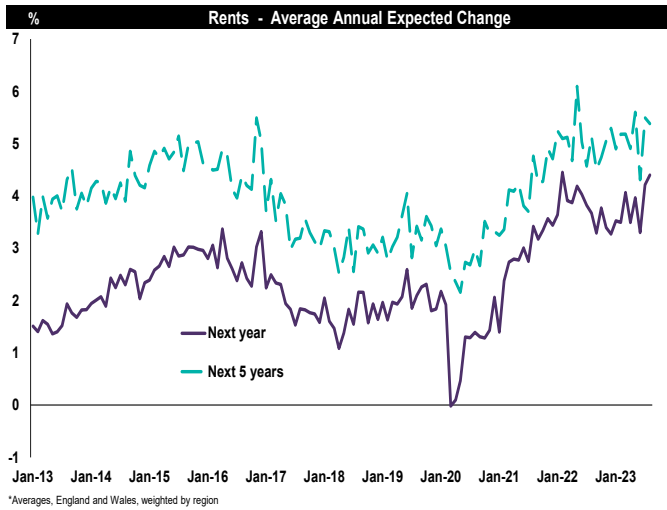
National Price Balance (excluding London) and London Price Balance - Past three months



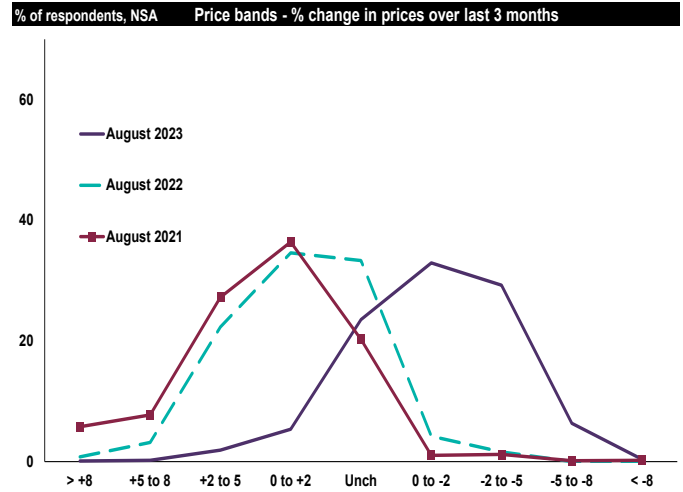
National Average Annual Expected Price Change (point estimate) - Next one and five years



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



Price Bands - Past three months



Surveyor comments - Sales

North

Keith Pattinson FRICS, Newcastle upon Tyne, Keith Pattinson Ltd, keith.pattinson@pattinson.co.uk - Housing policy is a mess, and there is no consistency. Kevin Hollinrake would be a good choice, as was the Minister who addressed RICS Resi Conference in October, but he only lasted weeks. If you bought a property on bottom rung of ladder ten years ago, it has doubled, but is still bottom rung gap double

Neil Foster MRICS, Hexham, Hadrian Property Partners, neil@hadrianproperty.co.uk - With regard to the majority of sales, vendor expectations are exceeding reality by some margin. The inevitable effect of gravity will surely bite but it could be well into Q4 before this is reflected in prices and mid 2024 before this reflects in house price data.

Paul Mcskimmings BSc(Hons)MRICS, Newcastle upon Tyne, Edward Watson Associates, paul@edwardwatson-assoc.com - Less busy month but typical for this time of year. Difficulty in obtaining finance due to interest rates continues to affect buyer confidence.

Shaun Brannen AssocRICS, Whitley Bay, Brannen & Partners, shaun.brannen@brannen-partners.co.uk - Q3 of 2023 has been busier by approx. 15% across the board on Q3 of 2022.

Yorkshire & the Humber

Alex Mcneil MRICS, Huddersfield, Bramleys, alex.mcneil@bramleys1.co.uk - There remains a low level of activity as stock levels increase slowly. It is increasingly difficult to keep chains intact. Fewer buyers active in the upper sectors of the market and first time buyers waiting until trends become more apparent. A recipe for market malaise this winter.

Ben Hudson MRICS, York, Hudson Moody, benhudson@hudsonmoody.com - Sales market appears more resilient than perhaps expected with a good number of sales being achieved but more price sensitive.

Bruce Collinson FRICS, Otley, Adair Paxton, bruce.collinson@me.com - There are definite signs of cooling, but prices are generally resilient despite lower volumes. The market may well be becoming polarised, with the lower end hurt first due to affordability.

James Watts MRICS, Cleckheaton, Robert Watts Estate Agents, jameswatts@robertwatts.co.uk - The market is still difficult to gauge but demand for lower value houses is far greater than the higher end of the market which is now struggling with the lack of suitable buyers. We do therefore feel buyers upsizing are now in a much stronger position and this is a good opportunity for some.

Kenneth Bird MRICS, Wetherby, Renton & Parr, ken@rentonandparr.co.uk - Market remains active although agreed sales have fallen for a third consecutive month.

M J Hunter MRICS, Doncaster, Grice and Hunter, griceandhunter@btconnect.com - As usual, August has been a subdued month but as we enter September there appears to have been a modest uplift in activity.

North West

David Champion MRICS & Registered valuer, Blackpool, Fylde Coast and Preston, Lancashire, Champsurv, championdavid@gmail.com - Interest rates having some effect but those not requiring finance still active in market (although offers made below asking price now).

David Gadsby MRICS, South Manchester /North Cheshire, Geo Unsworth, gads63@icloud.com - Still uncertain market with unclear direction and also whether a further fall in prices will materialise.

Lawrence Grant Copeland FRICS, Salford Quays and Manchester City Centre, Elbonmill Limited T/A Lawrence Copeland, lawrence@lawrencecopeland.com - We are finding mortgage lenders being very picky relating to doubling ground rents, how many investors are leaseholders within a particular development will predict whether they will lend on this criteria.

East Midlands

Peter Buckingham, Market Harborough, Andrew Granger & Co, peter.buckingham@andrewgranger.co.uk - Appealingly priced properties are selling well. Determined sellers are aligning their asking prices to attract interest. We anticipate a positive September market in the hope that interest rates are nearing their peak.

Tom Wilson MRICS, Stamford, King West, twilson@kingwest.co.uk - July proved to be a busy month with lots of appraisals and subsequent deals agreed. The market appears to have accepted the new normal and normal service resumed. Another rate rise in September is likely, but market activity feels resilient at this stage.

West Midlands

Andrew Oulsnam MRICS, Birmingham, Oulsnam, andrew@oulznam.net - The collapse in the sales market caused by interest rate rises in June continues with poor sales figures and very high fall-through figures.

Colin Townsend MRICS, Malvern, John Goodwin, colin@johngoodwin.co.uk - A much quieter month for sales. Holding chains together is proving problematic and buyers are now much more confident about haggling when closing a deal. That said, sales are still happening.

John Andrews FRICS, Kidderminster, Doolittle & Dalleuy Holdings Ltd, johnandrews@doolittle-dalley.co.uk - A slow market with volume of new property for sale reduced from earlier this year. Buyers cautious with many moving through necessity rather than through choice.

John Andrews FRICS, Bridgnorth, Doolittle & Dalleuy Holdings Ltd, johnandrews@doolittle-dalley.co.uk - Property still selling but volume reduced and prices need to be very competitive. More buyers moving through necessity rather than choice. A more difficult market than last year.

John Shepherd, Solihull, Shepherdvine, john@shepman.co.uk - The market is also affected by the seasonal August holiday period.

Mark Killeen AssocRICS, Coventry, ., k1l33n44@hotmail.com - Interest rate rises, landlord taxes, affordability and inflation eating into people's disposable income is having an ongoing affect on house prices and will continue to drive prices down. This makes the market more competitive for buyers to reach a lower price.

Mark Wiggin, Ludlow, Mark Wiggin Estate Agents, mark@markwiggin.co.uk - Plenty of people who would like to buy but vast majority sitting on the fence until they see the right value. Too many agents still over valuing. Also too many clients thinking their house is different and therefore not subject to the fall in prices.

Richard Franklin MRICS, Tenbury Wells, Franklin Gallimore, richard@franklingallimore.co.uk - Good number of fresh late summer instructions, some price reductions on higher value homes. Applicants fewer and some purchasers having affordability issue with lenders.

Simon Dodds Assoc RICS, Whitchurch, Halls Holdings Ltd, s.dodds1973@gmail.com - August has been a month of 2 halves as usual with holidays and back to school. Overall I have been pleased with the level of business for August.

East Anglia

David Boyden , Colchester, Boydens, david.boyden@boydens.co.uk - Sales wise this month has seen an increase in completions as solicitor work levels drop off, in terms of the sales market, still lots of valuations but little in terms of actual sold properties.

David Ousby MRICS, Kings Lynn, Borough Council Of King'S Lynn and West Norfolk, david.ousby@west-norfolk.gov.uk - We have no properties coming to market now until next spring. Other housebuilders have adjusted their output to lower absorption rates.

Jeffrey Hazel FRICS, King'S Lynn, Geoffrey Collings & C O, jhazel@geoffreycollings.co.uk - Steady demand and supply increasing.

Kevin Burt-Gray MRICS, Cambridge, Pocock and Shaw, kevin@pocock.co.uk - Activity remains slow and the market outlook uncertain. I suspect it may now be 2024 before we see some traction within the residential sales market.

Mark Wood MRICS, Cambridge, Blues Property Ltd, mark@bluesproperty.com - Very quiet month all round, apart from interest rate rises, school holidays have had an effect.

Mr R Swiney MRICS, Bury St Edmunds, Lacy Scott and Knight, rswiney@lsk.co.uk - Market quiet at the moment, fingers crossed the September market picks up!

Thomas Bloomfield Student Member, Colchester, Bloomfield Grey, tab@bloomfieldgrey.co.uk - I expect transaction rates to improve in the Autumn (as interest rates top-out) but I still expect prices to slowly fall.

South East

Andrew Burnett , Mayfield, Burnett'S Estate Agents, andyb100@hotmail.com - It has picked up, for various reasons. Perhaps the concept of interest rates staying stable, prices being more realistic, but also the fact that buyers are running out of time, and can no longer be too choosy...

Andrew Moran FRICS, Staines-Upon-Thames, Moran Surveyors Ltd, a.moran@moransurveyors.co.uk - The market is showing reductions in sales figures across the board. The drop in flat values is particularly acute in high end units where historic ground rents and large service charges are affecting buyer choice. Market activity increased slightly in July but has dropped significantly in August.

David Parish FRICS, Upminster, Gates Parish & Co., professional@gates-parish.co.uk - The number of unsold properties is at its highest level for some while. Prospective purchasers are concerned about possible further increases in interest rates and are unlikely to commit themselves until rates become stable.

Edward Rook MRICS, Sevenoaks, Knight Frank, edward.rook@knightfrank.com - Speed and level of interest rate increases causing transaction levels to drop.

James Farrance MNAEA, FARLA, Maidenhead, Braxton, jfarrance@braxtons.co.uk - Sales market remains active across the board, however, it is more price sensitive.

Martin Allen MRICS, Wingham, Canterbury, Elgars, m.allen@elgars.uk.com - The normal summer lull has been longer and quieter than for many years so it is hoped that more activity will be generated now the holidays are over.

Michael Brooker FRICS, Crowborough, Michael Brooker Estate Agents, michael@michaelbrooker.co.uk - Slow market. Lack of confidence and fragile. Low offers fuelled by media. Holiday season not helped.

Mr John Frost MRICS, Ashford, The Frost Partnership, jf.beaconsfield@frostsurveyors.co.uk - Challenging residential market-place due to continuous rises in interest rates effecting deals (as loan agreements end) and market confidence.

Mr John Frost MRICS, Amersham, Buckinghamshire., The Frost Partnership, jf.beaconsfield@frostsurveyors.co.uk - Clearly this is a quieter time of the year due to holidays, but we are talking to an increased number of people who are looking to come onto the market for various reasons.

Mr John Frost MRICS, Gerrards Cross, The Frost Partnership, jf.beaconsfield@frostsurveyors.co.uk - Market has gone very quiet with families away over the summer period. There appears to be better activity at the lower value end of the market. There are some first-time buyers coming into the market place.

Mr John Frost MRICS, Beaconsfield, The Frost Partnership, jf.beaconsfield@frostsurveyors.co.uk - Instructions of available property are low, demand is still high.

Mr John Frost MRICS, Langley, Berkshire, The Frost Partnership, jf.beaconsfield@frostsurveyors.co.uk - The changing cost of mortgage repayments are affecting sales that are agreed and confidence in the market-place. Some agents have not adjusted their pricing which clearly does not set vendors expectations properly from the start.

Mr John Frost MRICS, Feltham, The Frost Partnership, jf.beaconsfield@frostsurveyors.co.uk - There is a lack of confidence in the market-place due to increased borrowing costs, buyers are very cautious and property has to be priced competitively to sell.

Mr John Frost MRICS, Chalfont St Peter, Buckinghamshire., The Frost Partnership, jf.beaconsfield@frostsurveyors.co.uk - There is a market if properties are sensibly priced, but general low confidence from buyers.

Mr John Frost MRICS, Windsor, Berkshire, The Frost Partnership, jf.beaconsfield@frostsurveyors.co.uk - There is still considerable uncertainty and a massive lack of confidence from buyers but fundamentally high interest rates are the biggest challenge.

Paul Lynch AssocRICS, Guildford, Romans, plynch@romans.co.uk - Significant downward pressure on prices has resulted in some sales being agreed, but many properties still sticking. Sales progression process very painful, particularly leasehold flats where conveyancing is taking too long and some buyers changing their minds and withdraw as prices fall.

Perry Stock FRICS, Nr Guildford, Capitello Estates Ltd, perrystock@gmail.com - A general slowness partly due to economic uncertainty, partly due to buyers expecting prices to drop, and partly due to summer holidays.

Rob Wightman MRICS, Hungerford, Knight Frank, rob.wightman@knightfrank.com - There is a degree of caution from buyers but deals are still being done.

Stan Shaw AssocRICS and Registered Valuer, Ham, Surrey, Between Richmond and Kingston, Mervyn Smith & Co., stan@mervynsmith.co.uk - More vendors are starting to accept now they will achieve less than previously both in terms of accepting lower offers and in terms of their expectations when coming onto the market.

Tim Green MRICS, Wantage, Green & Co.(Oxford) Ltd, tim.green@greenand.co.uk - The summer market has been more resilient than expected. Transactions continue and that may be continued defiance or possibly a positive view on the potentially negative market influences having now peaked.

Tony Jamieson MRICS, Guildford, Clarke Gammon, tony.jamieson@clarkegammon.co.uk - Shortage of stock and only those properties correctly priced are getting interest.

South West

David Hickman FRICS, Devon, , onetrip100@outlook.com - Finally recessionary factors are taking hold of the housing market and it is palpable with more property than buyers because landlords are selling up as are some second home and holiday home owners which is a big part of the market in this area and expect this trend to consolidate for next 3 years.

Graham Thorne FRICS FCIOB, Poole East Dorset, Thornes, graham@thornes.org.uk - The interest rate rise has now affected the general market.

Ian Perry FRICS, Cheltenham Cirencester Nailsworth Stroud Tetbury, Perry Bishop, ianperry@perrybishop.co.uk - There is now a clear reduction in values over the last 6 months.

James Wilson MRICS, Shaftesbury, Jackson-Stops, james.wilson@jackson-stops.co.uk - Supply of instructions increasing although buyers remain cautious.

Jeff Cole MRICS, Wadebridge, Cole Rayment & White, jeff.cole@crw.co.uk - A typical August with many people away or being busy with the holiday season etc. Many vendors are now being more realistic with asking prices which is helping with levels of interest and therefore sales.

John Corben FRICS FCABE, Swanage, Corbens, john@corbens.co.uk - The market remains subdued and as a consequence prices will have to be adjusted downwards to attract buyers. This situation is likely to continue for sometime to come.

Nicholas Jonathan King MRICS, Swindon, The Hills Group, nick.king@hills-group.co.uk - Tough, especially at the bottom end.

Oliver Miles FRICS Registered Valuer, Swanage, Oliver Miles, olivermiles@olivermiles.co.uk - Traditionally a quiet month with holidays etc but viewings still taking place but sales not good with sellers not accepting lower offers.

Richard Addington MRICS, Devon, Jackson-Stops, raddington.addington@jackson-stops.co.uk - August is a holiday month so always difficult to judge the market. There appear to be very few new sellers for this year so activity is likely to be subdued in the autumn.

Roger Punch FRICS, South Devon, Marchand Petit, roger.punch@marchandpetit.co.uk - The sentiment is certainly of more stability, and we look forward to an autumn of good sales, but at modest price levels compared with a year ago. Most properties that have been available for a few months now need to adjust their price levels if they are to achieve a sale this year.

Simon Milledge MRICS, Blandford Forum, Jackson-Stops Blandford Forum, simon.milledge@jackson-stops.co.uk - 0.5% Base Rate increase in June and Nationwide quoting 5% drop in values for year to Aug 23 both had effect of slowing the market. In the last 3 months the market has changed from sellers to buyers market. Buyers are now ultra cautious. As the market slows, stock levels build up and competition develops between sellers.

Wales

Anthony Filice FRICS, Cardiff, Kelvin Francis Ltd., tony@kelvinfrancis.com - Viewing levels have been lower being a holiday period. Sales are being agreed, but below vendor expectations, many of whom are not aware of the impact of interest rates on values. Buyers are expecting discounts and sales are agreed when parties to a chain agree to share those discounts.

David James FRICS, Brecon, James Dean, david@jamesdean.co.uk - Market still holding up although the bigger properties are slower to sell.

Melfyn Williams MRICS BSc (Hons) PPNAEA FNAVA CPEA, Anglesey, Williams and Goodwin The Property People Ltd, mel@tppuk.com - While the property market in general now appears to be slower than 12 months ago, to many it has merely returned to "normal activity". Each area will be indirectly affected by the global or national economy, however, each area will also have its own dynamics and local market forces.

Paul Lucas FRICS, Haverfordwest, R.K.Lucas & Son, paul@rklucas.co.uk - The market is bubbling along where vendors are realistic in their pricing.

Tim P Goodwin , Menai Bridge, Williams & Goodwin, tim@tppuk.com - Whilst higher interest rates have resulted in a cooling this more a return to normal market conditions rather than a recession.

William Graham FRICS, Newport, Graham & Co, surveys@grahamandcosurveyors.co.uk - Attractive well presented homes continue to sell at broadly the asking price.

London

Alec Harragin MRICS, London, Savills Plc, aharragin@savills.com - House price sensitivity has continued against a backdrop of economic uncertainty. Whilst inflation seems to be on its way down, and mortgage rates may have peaked, affordability will remain stretched.

Alex Howard Baker MRICS, London. Putney., Savills, ahowardbaker@savills.com - The market is still workable, particularly for family houses, when priced correctly. Cash buyers still prevalent, if cautious. Those mortgage buyers still able to borrow are seeing their budgets reduced significantly. Not a buy to let investor in sight. Many landlords now selling.

Allan Henry Fuller FRICS, Putney, Allan Fuller Estate Agents, allan@allanfuller.co.uk - August is traditionally slow for sales and this year has followed the trend. To counter that, the enquiry level after the last bank holiday before Christmas has shot up, the outlook is positive in our view, inflation is reducing and interest rates due to stabilise will encourage buyers.

Ashley Osborne MRICS, London, Myproptech.Com, ashley@myproptech.com - We are continuing to see developers become more pragmatic about pricing and sales. At the same time, investor enquiries are rapidly increasing. The gap between investor and developer expectations are narrowing.

Barinder Bhalla MRICS, HI, CEA, Heathrow, Acrewoods, enquiries@acrewoods.com - We have operated within the Heathrow and West London Markets for over 20 years and are currently seeing demand outstripping the supply of residential property. Heathrow and its surrounding areas remain as popular as ever.

Brian Grante MRICS, National, Barnard Marcus Auctions, briangrante@gmail.com - Interest rates, affordability, loan difficulty.

Christopher Ames MRICS, London, Ames Belgravia Ltd, ca@amesbelgravia.co.uk - There is pent up appetite from buyers keen to make their moves by Christmas. There is strong demand from many vendors to conclude sales by Xmas - mainly to avoid paying increased interest rates. Hopefully this push from both sides will result in compromises on unrealistic /historic prices.

David Conway FRICS, Harrow, David Conway & Co, david@davidconway.co.uk - If interest rates decrease, this will stimulate the market.

Guy Mattinson MRICS Registered Valuer, All London Postcodes, Albright Surveyors, guy@albrightsurveyors.co.uk - The market has gone quiet. Very few instructions for surveys or valuations coming through.

James Perris MRICS, London, De Villiers, james.perris@devilliers-surveyors.co.uk - House sales remain reasonably robust but with the lack of buy to let buyers and many landlords needing to sell the flat market remains difficult. The Bank of England should try to offer some assistance by assuring the markets that interest rates will begin to fall early next year.

Jeremy Leaf FRICS, Finchley, Jeremy Leaf & Co, jeremy@jeremyleaf.co.uk - Valuations up, applicants down, sales progress slow. Fewer, more serious buyers about. Vendors realise difference between buying/selling price is more significant than headline figures. Refusal to recognise softening prices means properties remain on market longer and may sell for less than anticipated.

John King FRICS, Wimbledon, Andrew Scott Robertson, jking@as-r.co.uk - Traditionally this period is quiet, but this year both enquires and viewings are down by 30% (although instructions are down by 15%). While this was expected, it still comes as a surprise. There is resilience in the housing market up to £2m, sellers are holding firm on lower than expected offers.

John King FRICS, L.B.Merton, Andrew Scott Robertson, jking@as-r.co.uk - Transaction levels are down, negotiators have had a degree of success with viewings but little to show for their efforts. Overall a poor month but with positive signs that September and October will be better.

Mac Lal MRICS, , Macneel, maclal66@gmail.com - Imbalance between high rents and low capital value is unsustainable.

Richard Going MRICS, Royal Borough Of Kensington & Chelsea, Farrar, richard.going@farrar.co.uk - Inflation is down to 6.8%, the BOE are slowing down their interest rate increases and mortgage rates are becoming more competitive which is feeding positivity into the market place.

Rupert Merrison MRICS, London, Dexters, rupertmerrison - We have seen plenty of activity over the summer and expect this to continue into September.

Scotland

Craig Henderson MRICS, Ayrshire, Graham & Sibbald Llp, craig.henderson@g-s.co.uk - The market continues pretty much as it has all this year, with demand still outstripping supply, but buyers are more cautious about paying any more than a price at or around the home report value. Overall still positive despite the ongoing inflation and interest rate pressures.

Grant Robertson FRICS, Glasgow, Allied Surveyors Scotland Plc, grant.robertson@alliedsurveyorsscotland.com - The Glasgow housing market has remained resilient through the recent cost of living crisis and the significant rise in mortgage rates. Driven by lack of stock, cash from downsizers, and the bank of parents and grandparents. Stock levels are now rising and the expectation is that values will soften.

Ian Morton MRICS, St andrews, Bradburne & Co, info@bradburne.co.uk - Sellers and buyers appear to be hesitant due to uncertainty in the economy and interest rate increases. Offers are closer to the Home Report value or lower in certain areas.

Marion Currie AssocRICS, RICS Registered Valuer, Dumfries & Galloway, Galbraith, marion.currie@galbraithgroup.com - Buyer caution continues, with deals taking longer to achieve. That said, there are still a good many cash buyers active in the market, and sensibly priced properties will attract their interest.

Richard Clowes MRICS, Scottish Borders/North Northumberland, Dm Hall Llp, galashiels@dmhall.co.uk - There are signs that the housing market within the South of Scotland and North Northumberland continues to perform well. There is evidence of some property still selling above Home Report value north of the border. How the Autumn market will perform is unclear as yet.

Thomas Baird MRICS, Glasgow, Select Surveyors, thomas.baird@selectsurveyors.co.uk - Despite a relatively slow summer market we are starting to see home report instructions increase as we enter the autumn season.

Northern Ireland

Daniel Mc Leron FRICS, Omagh, D A Mc Leron Ltd., damclernon@gmail.com - Market demand has slowed. Properties at the lower end of the market are holding their own.

Kirby O'Connor AssocRICS, Belfast, Goc Estate Agents, kirby@gocestateagents.com - The sales market has remained strong with lots of viewers/offers and we are agreeing properties fairly quickly. We especially are finding new builds are very popular.

Nicola Tann FRICS, Belfast, Simon Brien Residential, ntann@simonbrien.com - Enquiry levels are on the increase. With the holiday period over, and children returning to school, clients are becoming more focused on progress.

Samuel Dickey MRICS, Belfast, Simon Brien Residential, sdickey@simonbrien.com - New homes and resales are performing strongly despite the rise in interest rates partly due to the housing stock still being very affordable.

Surveyor comments - lettings

North

Keith Pattinson FRICS, Newcastle upon Tyne, Keith Pattinson Ltd, keith.pattinson@pattinson.co.uk - Too much hatred, taxation and legislation driving landlords out...supply will fall. So many follies like Right to Buy, instead of helping tenants buy elsewhere with moderate well maintained payments.

Neil Foster MRICS, Hexham, Hadrian Property Partners, neil@hadrianproperty.co.uk - The crazy world of no stock and frantic demand continues with rents rising and tenants beginning to move as a consequence of affordability over choice.

Rodrica Straker MRICS, Hexham, Leazes Estate Office, rodrica@leazesestate.co.uk - Depending on the MEES and EPC requirements which policy is currently being reviewed, this will affect lettable status of housing especially detached rural properties.

Shaun Brannen AssocRICS, Whitley Bay, Brannen & Partners, shaun.brannen@brannen-partners.co.uk - Still a strong demand for all kinds of rental properties, with little signs of an increase in supply to match.

Simon Brown MRICS, Teesside, Browns Estate Agency, simon.brown@brownsestateagency.co.uk - Landlords leaving the market due to increase in interest rates and not being able to offset against income - there are no institutional build to rent schemes in our region at all! If the private landlords are continuously hit with further costs and obstacles then the housing crisis will deepen.

Yorkshire & the Humber

Alex Mcneil MRICS, Huddersfield, Bramleys, alex.mcneil@bramleys1.co.uk - The rental market continues to be strong as rents keep rising. With rents providing investors with such good yields the threatened exodus of investors may be exaggerated.

Ben Hudson MRICS, York, Hudson Moody, benhudson@hudson-moody.com - Shortage of properties to rent pushing up rental values.

Bruce Collinson FRICS, Otley, Adair Paxton, bruce.collinson@me.com - Shrinking landlord supply and continual growth in tenant demand is not quite enough to dissuade some landlords from exiting the BtL market. Student accommodation shortfalls seem to be a significant factor in university towns like Leeds.

David Martindale MRICS, Wakefield, Property Letting, david.martindale@fslresidential.com - Lettings continue to be very buoyant.

North West

Amin Mohammed, Greater Manchester, Le Baron Haussmann Ltd, aminm7@gmail.com - Higher rents reflect higher interest rates and increased cost of living, rents will only go up, due to demand and supply.

David Gadsby MRICS, South Manchester /North Cheshire, Geo Unsworth, gads63@icloud.com - Strong demand for both flats and houses.

Jonathan Clayton FRICS, Lytham St Annes, JPA, jonathan@jpasurveyors.co.uk - Demand still outstrips supply in all houses and flats.

East Midlands

John Chappell BSc.(Hons), MRICS, Skegness, Chappell & Co Surveyors Ltd, john@chappellandcosurveyors.co.uk - Still excess of demand over supply and can't see how or when more of a balance will return to the market to take pressure off rents.

Peter Buckingham, Market Harborough, Andrew Granger & Co, peter.buckingham@andrewgranger.co.uk - Demand still exceeding supply.

West Midlands

Andrew Oulsnam MRICS, Birmingham, Oulsnam, andrew@oulznam.net - Rents are so high the rental market is an attractive area to invest in but not if you have a mortgage, demand by tenants considerably exceeds supply.

Colin Townsend MRICS, Malvern, John Goodwin, colin@johngoodwin.co.uk - Still a critical shortage of available stock with demand from potential tenants outstripping a dwindling supply. Rents will continue to rise.

Dean Taylor MRICS, Harborne, Birmingham, Fishers, dean@fishers.co.uk - A little quieter with enquiries which we would assume is due to the school holidays, however the lack of supply still remains.

John Andrews FRICS, Kidderminster, Doolittle & Dalleuy Holdings Ltd, johnandrews@doolittle-dalley.co.uk - Still a strong demand for all types of property and still a short supply. Pending legislation likely to affect volume of property becoming available to let.

John Andrews FRICS, Bridgnorth, Doolittle & Dalleuy Holdings Ltd, johnandrews@doolittle-dalley.co.uk - High demand outstripping supply and rents still rising partly due to limited supply. Situation unlikely to change in the short term.

John Shepherd, Solihull, Shepherdvine, john@shepman.co.uk - High interest rates and government legislation is beginning to reduce the number of landlords.

Richard Franklin MRICS, Tenbury Wells, Franklin Gallimore, richard@franklingallimore.co.uk - High demand for stock, waiting lists in many instances, rents increasing, many BTL investors looking to exit market given likely increase in regulations proposed by government - the uncertainty of the date of the Rent Reform legislation is not helping either landlords or tenants.

Stewart H Sherman MRICS, Birmingham, Chamberlains Surveyors Ltd, stewart@chamberlainssurveyors.co.uk - Although we are not a Letting Agent we get calls most days asking what we have. An indication of the demand out there.

Theresa Tschainer MRICS, Birmingham, Ardent Management Ltd, theresatschainer@ardent-management.com - Landlords are pushing for high rent increases with some tribunal decisions confirming that this exceeds actual market rent. This is a first indicator of a slowing down of the drastic rent increase we have seen in the last 12 months.

East Anglia

David Boyden, Colchester, Boydens, david.boyden@boydens.co.uk - As with other months of the year, the lettings side remains constant, stock being the only issue as tenant demand remains at an all time high.

David Ousby MRICS, Kings Lynn, Borough Council Of King'S Lynn and West Norfolk, david.ousby@west-norfolk.gov.uk - The lettings market very strong but rental growth has slowed recently. Expect demand to remain strong and rents to increase in-line with wage inflation.

Jeffrey Hazel FRICS, King'S Lynn, Geoffrey Collings & C O, jhazel@geoffreycollings.co.uk - Demand outstripping supply.

Kevin Burt-Gray MRICS, Cambridge, Pocock and Shaw, kevin@pocock.co.uk - Activity high with multiple tenant applications on most property being received within days of going to market. Shortage of available property to let prevails.

South East

Anna Catrin Williams-Jones MRICS, Maidenhead, Kempton Carr Croft, catrin.jones@kemptoncarr.co.uk - While the government discourages private landlords through heavy taxation and regulation, as well as taking away S.21 options, the amount of rental property available will continue to drop, fuelling high rental prices.

David Parish FRICS, Upminster, Gates Parish & Co., professional@gates-parish.co.uk - There is a continuing high level of demand for all types of property. However there is a shortage of available properties.

James Farrance MNAEA, FARLA, Maidenhead, Braxton, jfarrance@braxtons.co.uk - Sadly tenants are reaping the past six years of anti-landlord policy by the Conservatives pressured by Shelter. Landlords are exiting the market but there is a huge lack of new rental properties being added to the PRS forcing rents to surge.

Martin Allen MRICS, Wingham, Canterbury, Elgars, m.allen@elgars.uk.com - Hopefully the fall in enquiries this month is due to summer vacations and that September will see interest rising again.

Michael Brooker FRICS, Crowborough, Michael Brooker Estate Agents, michael@michaelbrooker.co.uk - Lack of instructions. High demand.

Mr John Frost MRICS, Ashford, The Frost Partnership, jf.beaconsfield@frostsurveyors.co.uk - Robust rentals market-place but values starting to level out due to affordability restrictions.

Mr John Frost MRICS, Amersham, Buckinghamshire., The Frost Partnership, jf.beaconsfield@frostsurveyors.co.uk - There is no 'let up' in letting demand, rent values still moving upwards.

Mr John Frost MRICS, Gerrards Cross, The Frost Partnership, jf.beaconsfield@frostsurveyors.co.uk - Number of rental properties is limited due to increased costs to the landlords. Demand remains high.

Mr John Frost MRICS, Beaconsfield, The Frost Partnership, jf.beaconsfield@frostsurveyors.co.uk - Very limited stock and rents moving upwards as a result.

Mr John Frost MRICS, Langley, Berkshire, The Frost Partnership, jf.beaconsfield@frostsurveyors.co.uk - Very strong lettings market-place. Lack of stock.

Mr John Frost MRICS, Chalfont St Peter, Buckinghamshire., The Frost Partnership, jf.beaconsfield@frostsurveyors.co.uk - Low stock and strong demand continues to push up rent values.

Mr John Frost MRICS, Windsor, Berkshire, The Frost Partnership, jf.beaconsfield@frostsurveyors.co.uk - Still very strong market-place in a popular area to live.

Simon Deacon FRICS, Westcliff-On-Sea, Wheeldon & Deacon, simon@wdsurveyor.co.uk - As regulation requirements and mortgage interest rates increase, the number of landlords selling is rising, leaving fewer properties in the rental market. This is inevitably leading to rent increases.

Stan Shaw AssocRICS and Registered Valuer, Ham, Surrey, Between Richmond and Kingston, Mervyn Smith & Co., stan@mervynsmith.co.uk - After a surge in rents achieved, it feels like it might have peaked for now with prospective tenants ability to pay any more curtailed by their other higher costs of living.

South West

David Hickman FRICS, Devon, onetrip100@outlook.com - Shortage of stock for rent is becoming a real issue as landlords exit the market and tenants offer more than the asking to secure a rental that they can barely afford.

Marcus Arundell MRICS, Bath, Homelets, marcus@homeletsbath.co.uk - A busy summer is leading to a calmer market, with supply/demand and rents all beginning to (slowly) stabilise. Next up is assessing the route of The Renters Reform Bill...

Wales

Anthony Filice FRICS, Cardiff, Kelvin Francis Ltd., tony@kelvinfrancis.com - There is considerable demand and many properties are let before coming onto the market, to pre-qualified tenants. An increased level of the numbers of these tenants is resulting in rapid lettings at full and increasing rent levels.

David Cook MRICS, Caerphilly, , dave.bern@btinternet.com - The cost of living is causing financial concerns for tenants to maintain their rental payment.

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

Paul Lucas FRICS, Haverfordwest, R.K.Lucas & Son, paul@rklucas.co.uk - The big jump in rents has already taken place. I cannot see this continuing. The availability of lettings continues to fall.

Tim P Goodwin, Menai Bridge, Williams & Goodwin, tim@tppuk.com - There is fundamental evidence of a wealth of landlords leaving the sector due to changing Rent Homes Wales legislation and other central government proposals. This has resulted in a dramatic shortage of stock and a dramatic increase in both tenant demand and rents being achieved.

London

Alec Harragin MRICS, London, Savills Plc, aharragin@savills.com - Whilst demand remains strong, stretched affordability is likely to slow the rate of rental growth. There has been some improvement to stock levels but it will take time for the imbalance between supply and demand to level out again which is likely to keep upward pressure on rents.

Allan Henry Fuller FRICS, Putney, Allan Fuller Estate Agents, allan@allanfuller.co.uk - Demand remains strong but we are seeing the first signs of rents peaking as tenants reach the limit of what they can pay. We need a government that encourages investment in the PRS with clarity on how the proposed changes will work.

Barinder Bhalla MRICS, HI, CEA, Heathrow, Acrewoods, enquiries@acrewoods.com - We have operated within the Heathrow and West London Markets for over 20 years and are currently seeing demand outstripping the supply of residential property. Heathrow and its surrounding areas remain as popular as ever. Properties located within town centres remain most popular.

Jeremy Leaf FRICS, Finchley, Jeremy Leaf & Co, jeremy@jeremyleaf.co.uk - Supply/demand disparity growing, adding to pressure on rents. Stock slowly improving as landlords return from holiday - not fast enough, especially for students. Tenants reaching affordability ceiling try to reduce costs by sharing, hampered by lack of HMOs. Demand greatest for 1 & 2 bed properties.

Jilly Bland, Wimbledon, Robert Holmes & Co, jilly@robertholmes.co.uk - Month on month we continue to lose stock to sales, landlords can't afford mortgage rate increases and tenants' budgets are less flexible.

John King FRICS, Wimbledon, Andrew Scott Robertson, jking@as-r.co.uk - Quite remarkable how letting enquires have remained constant throughout the year, even with low stock levels remaining a source of frustration.

John King FRICS, L.B.Merton, Andrew Scott Robertson, jking@as-r.co.uk - Chalk and cheese is how best to describe the sales market when compared to lettings at present. Lettings have remained busy throughout the year even with stock levels as low as they are currently.

Mark Wilson MRICS, London, Globe Apartments, mark@globeapt.com - Central London scarcity is overstated, rents are plateauing, but the outcome of the Renters Reform Bill is the elephant in the room.

Mr Paul Dolan Tech RICS, London, Dolan Pratley Associates, paul.johndolan@gmail.com - Strange times. Costs up, mortgage up, sales of Buy to Let stock up and rents up.

Rupert Merrison MRICS, London, Dexters, rupertmerrison - Its been a busy summer market in lettings with high tenant demand - we anticipate a busy Autumn.

Will Barnes Yallowley AssocRICS, Kensington, Tate Residential, will@lhhresidential.co.uk - Landlords continue to exit the PRS while tenant demand is increasing. Accordingly, rents still holding strong.

Scotland

Carolyn Davies MRICS, Dumfries, Savills, cmadavies@savills.com - Continued lack of supply of rented accommodation and noticeable uplift in the trend of landlords selling properties that have previously been long term in the private rented sector. Concern over likely costs of retrofit for EPCs.

Craig Henderson MRICS, Ayrshire, Graham & Sibbald Llp, craig.henderson@g-s.co.uk - I continue to see landlords choosing to sell their buy to let properties, as they become more frustrated as PRS becomes less attractive in Scotland. They cite many reasons for their frustration, but the present restrictions on rental increases being the final straw for many, when all costs are up.

Fraser Crichton FRICS, Edinburgh, Dove Davies, fcrichton@dove-davies.com - There is a distinct shortage of all accommodation types in Edinburgh and the surrounding locations. This is leading to increasing open market rents.

Grant Robertson FRICS, Glasgow, Allied Surveyors Scotland Plc, grant.robertson@alliedsurveyorsscotland.com - We are about through peak craziness and tenant demand now is only manic rather than mental. The policies of the Government are now bearing fruit with fixed rents for those already settled and double digit rises for those seeking a new lease. Brilliant job Mr Harvie. Another successful intervention.

Ian Morton MRICS, St andrews, Bradburne & Co, info@bradburne.co.uk - Tenant demand continues to outstrip supply and rents are increasing dramatically at change over of tenants because of the rent cap during leases. Some landlords are selling rather than applying for short term let licences.

Northern Ireland

David Irwin MRICS, Belfast, Ikon Property Group, david.irwin@ikonpropertygroup.com - Demand from domestic and international tenants remains exceptionally high. There is a limited supply of rental properties. This demand supply imbalance is driving rents upwards.

Kirby O'Connor AssocRICS, Belfast, Goc Estate Agents, kirby@gocestateagents.com - Rental market is very strong and lots of professional parties are looking around at the high end.

Samuel Dickey MRICS, Belfast, Simon Brien Residential, sdickey@simonbrien.com - The rental market has witnessed a decrease in the number of rental properties available to let and as a result rental values are at an all time high.

Contacts

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All subscription enquiries to: economics@rics.org

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

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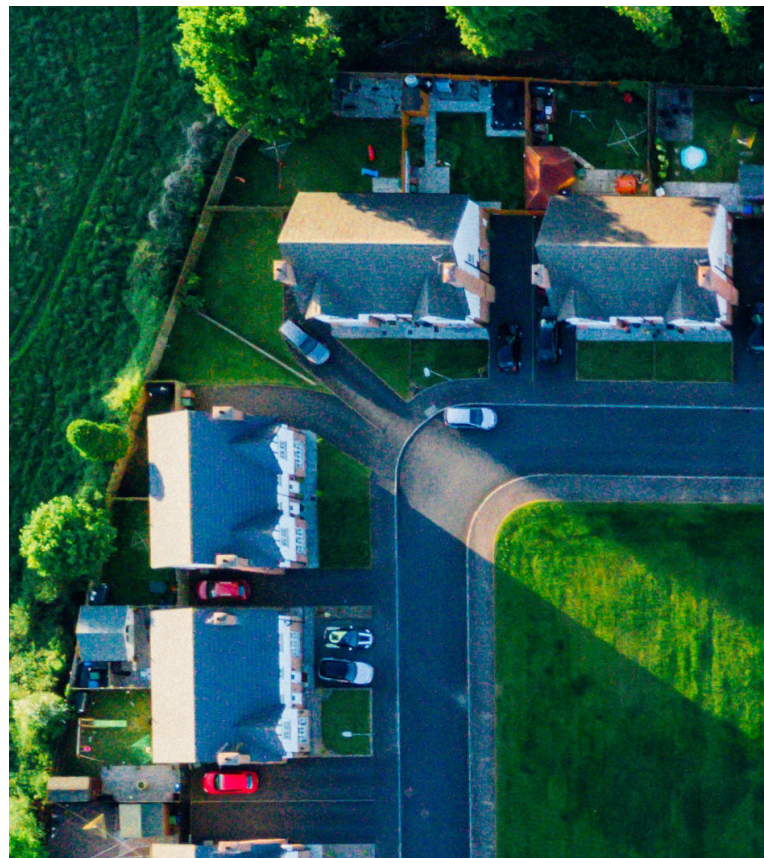
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