ECONOMICS

UK Residential Market Survey

August 2024

ECONOMICS

Sales market activity responds positively to the recent easing in mortgage interest rates

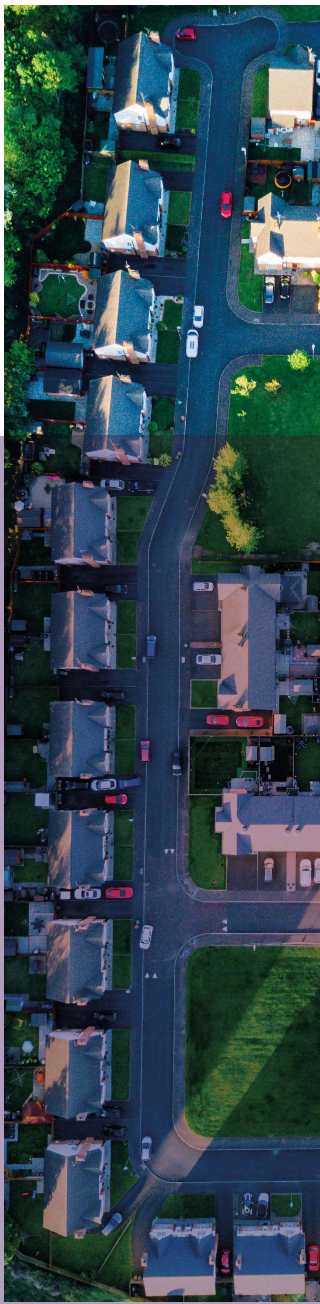
- New buyer demand rises noticeably over the month
- Number of sales agreed also improves, with near-term expectations pointing to further growth
- National house price indicator moves out of negative territory

The August 2024 RICS Residential Survey results show an improvement in sales market activity over the month, supported by the recent (modest) softening in mortgage interest rates. Moreover, respondents foresee the market gradually gaining further impetus moving forward, even if the near-term outlook for monetary policy remains relatively tight compared to much of the post global financial crisis era.

At the aggregate level, a net balance of +15% of survey participants noted an increase in new buyer enquiries during August (up from a figure of +4% beforehand). What's more, this marks the most positive reading for the demand series since October 2021, although it should be emphasised that this pick-up is coming from a low base.

Meanwhile, the newly agreed sales indicator posted a net balance reading of +6%, modestly higher than the figure of -1% seen last time. Going forward, contributors anticipate the recent uptick in demand to translate into a more meaningful increase in sales volumes over the coming three months, evidenced by the near-term sales expectations measure recording a net balance of +37%. Further ahead, a net balance of +45% of respondents envisage sales activity strengthening over the next twelve months, extending the recent sequence of firmly positive readings for this indicator.

In terms of fresh listings coming onto the market, the new instructions series produced a net balance of +7% in August (compared to +3% previously). As such, this is consistent with a slightly positive trend in the flow of instructions being listed for sale. Similarly, a net balance of +23% of respondents report that the number



of market appraisals undertaken during August was higher than that seen twelve months ago. Consequently, it would appear that the near-term pipeline for supply set to become available on the second hand market is relatively solid at this stage.

With regards to house prices, the survey's headline measure returned a net balance figure of +1% this time around, up noticeably from a reading of -18% last month. Importantly, this denotes the first occasion since October 2022 that this series has moved out of negative territory. When disaggregated, while most parts of the UK now show either a flat or modestly positive picture for house prices, there are some exceptions. Indeed, for the time being, feedback around prices remains a little weaker than the national average across Wales, the South East and the South West of England. By way of contrast, house prices continue to rise firmly in Northern Ireland and Scotland according to the latest results.

Back at the national level, the near-term price expectations series registered a net balance of +14% in August, consistent with a modest upward trend in house prices coming through over the next three months. At the twelve-month time horizon, a net balance of +50% of contributors are now anticipating an uplift in house prices, signifying the most elevated reading for this metric since April 2022. Furthermore, house prices are seen rising, to a greater or lesser degree, across all parts of the UK over the year ahead.

In the lettings market, tenant demand edged up slightly over the month, although the latest net balance of +11% is softer than the +26% recorded in July (part of the non-seasonally adjusted monthly lettings dataset). Alongside this, new landlord instructions once again saw a negative trend, with the net balance slipping to -21% from -9% last time. Going forward, near-term rental price expectations continue to point to a steady increase in the months ahead, returning a net balance of +39% (little changed relative to readings of +38% seen in each of the two previous iterations of the survey).

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) Nort 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 cotract 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: 10 October
October survey: 14 November

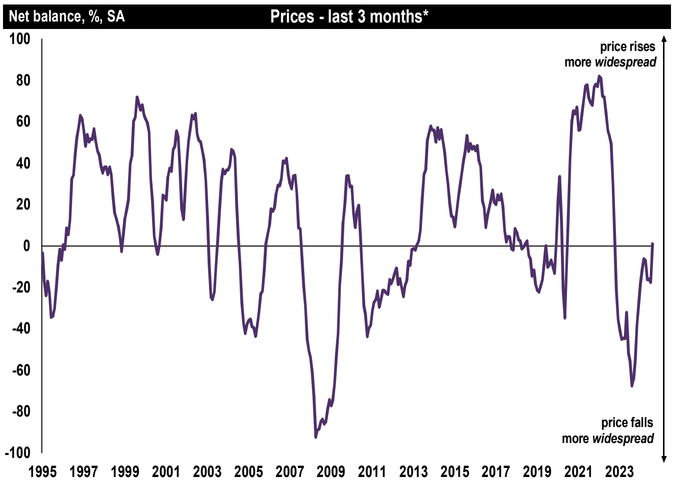
Number of responses to this month's survey:

This survey sample covers 480 branches coming from 245 responses.

RICS

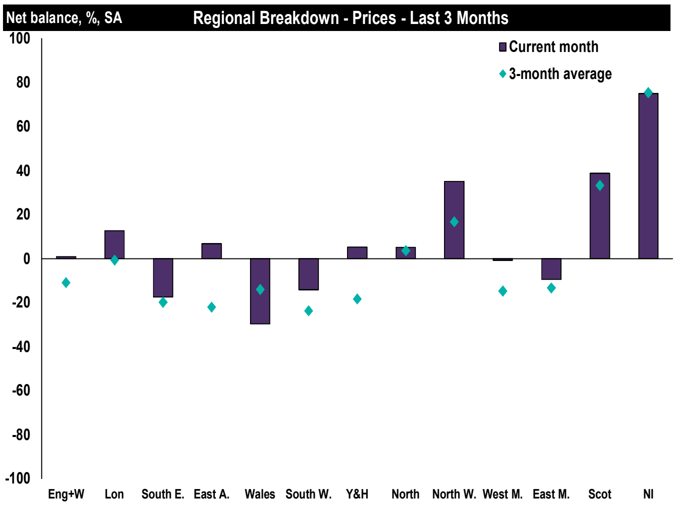
Sales market charts

National Prices - Past three months

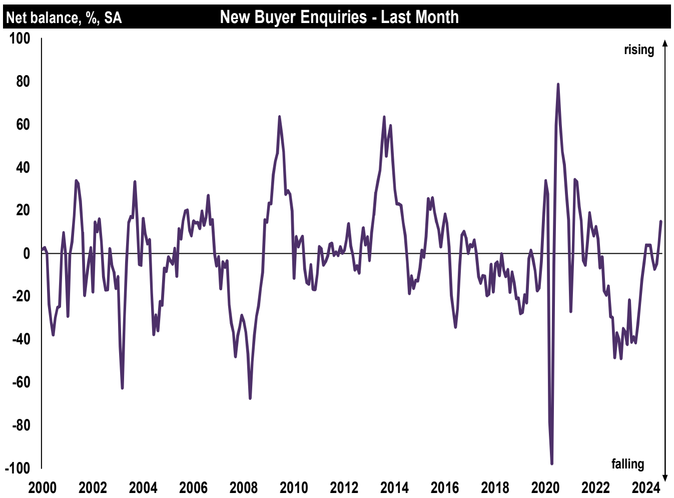


*the net balance measures breadth (how widespread price falls or rises are on balance) rather than depth (the magnitude of price falls or rises).

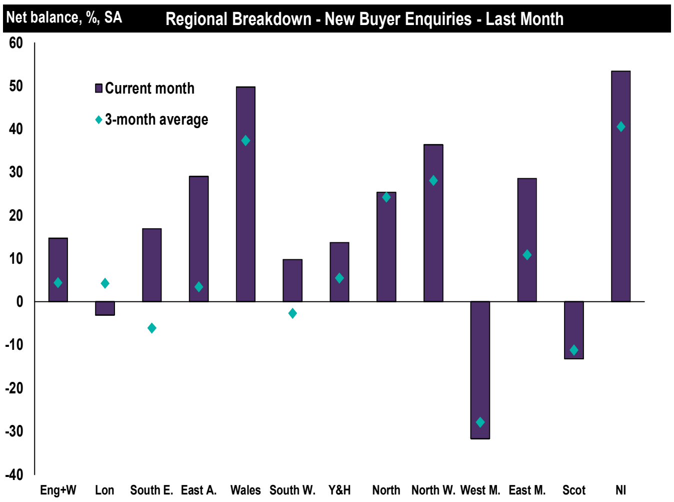
Regional Prices - Past three months



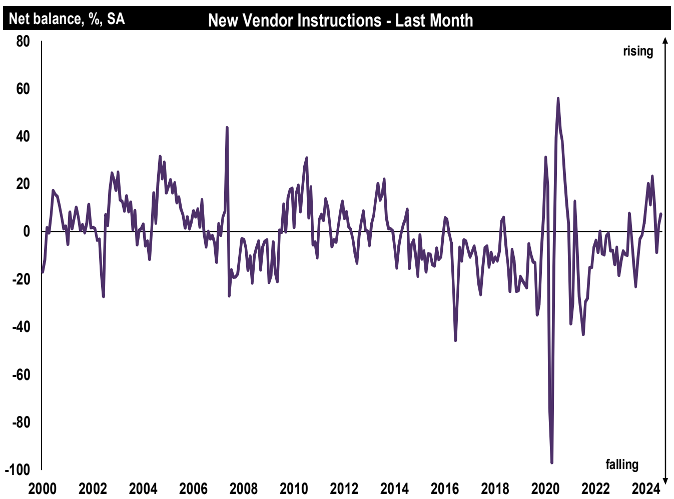
National Enquiries - Past month



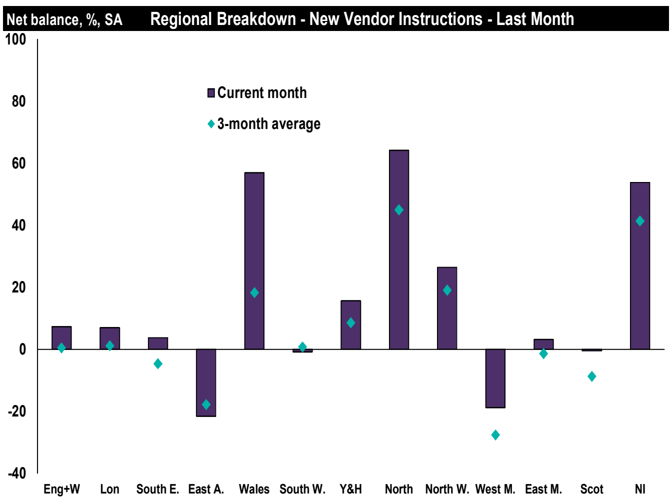
Regional New Buyer Enquiries - Past month



National New Vendor Instructions - Past month

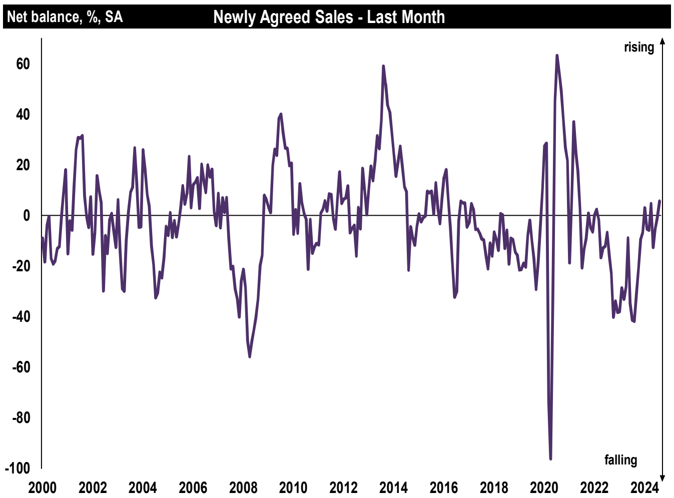


Regional New Vendor Instructions - Past month

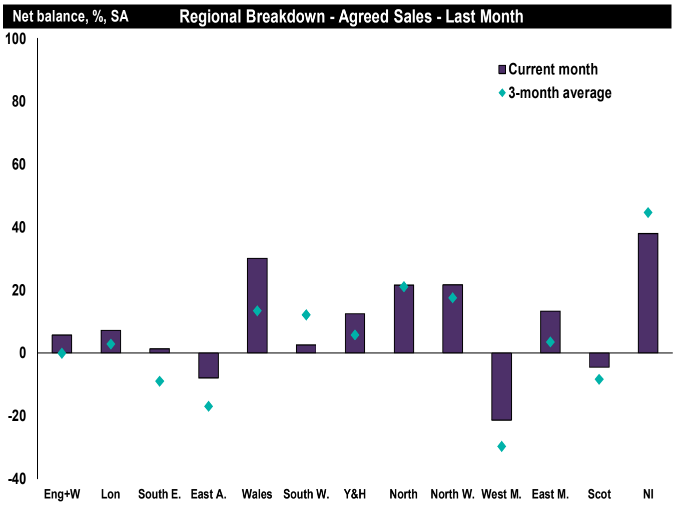


Sales market charts

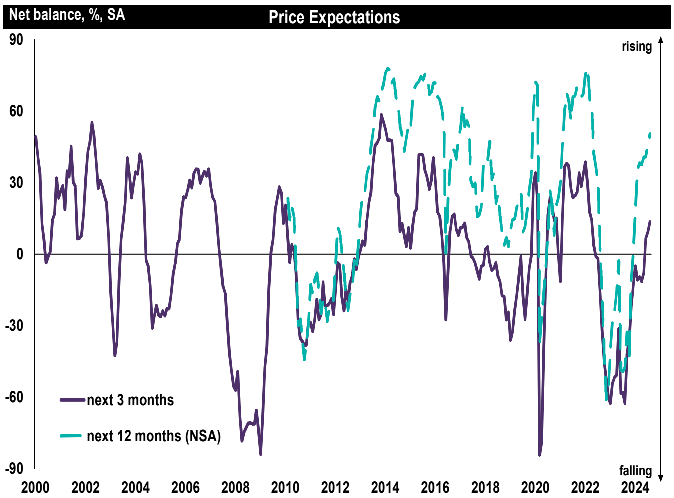
National Newly Agreed Sales - Past month



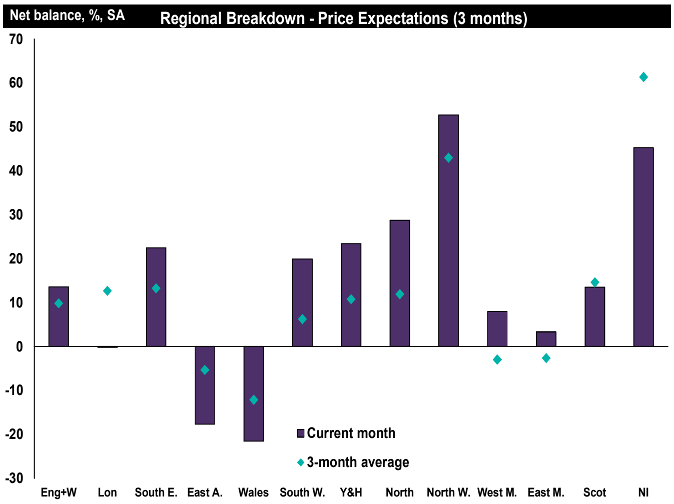
Regional Newly Agreed Sales - Past month



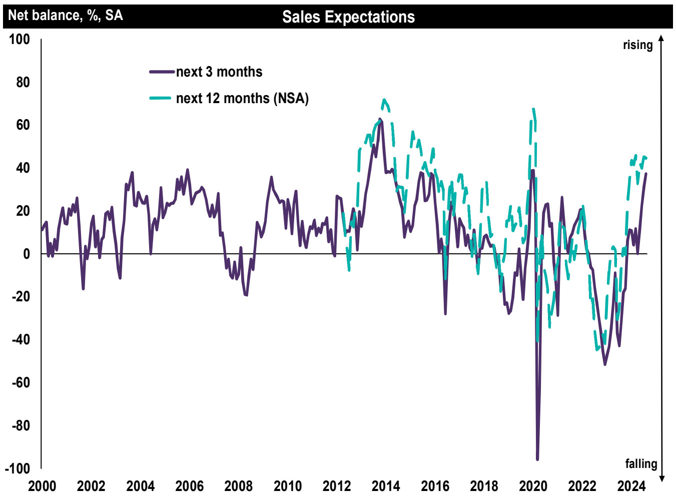
National Price Expectations - Three and twelve month expectations



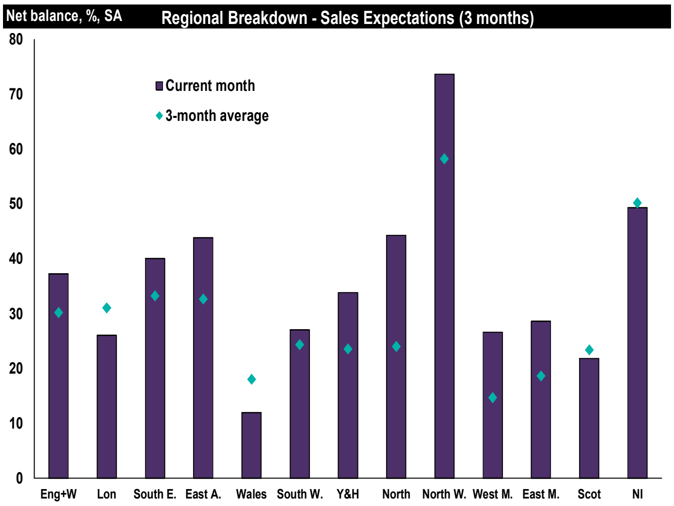
Regional Price Expectations - Next three months



National Sales Expectations - Three and twelve month expectations

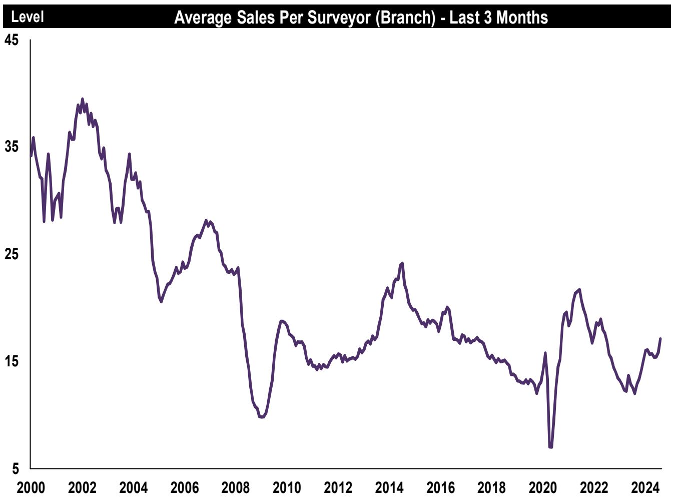


Regional Sales Expectations - Next three months

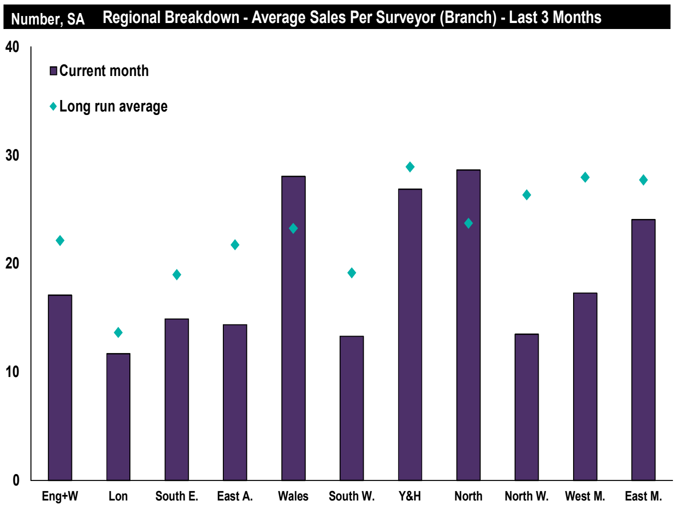


Sales market charts

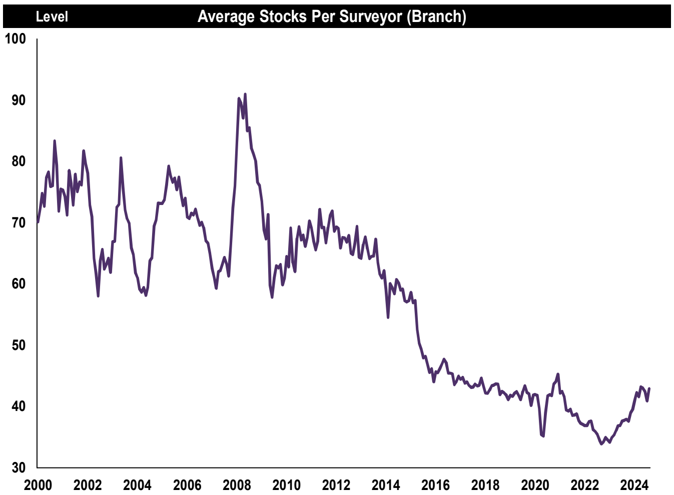
National Average Sales Per Surveyor - Past three months



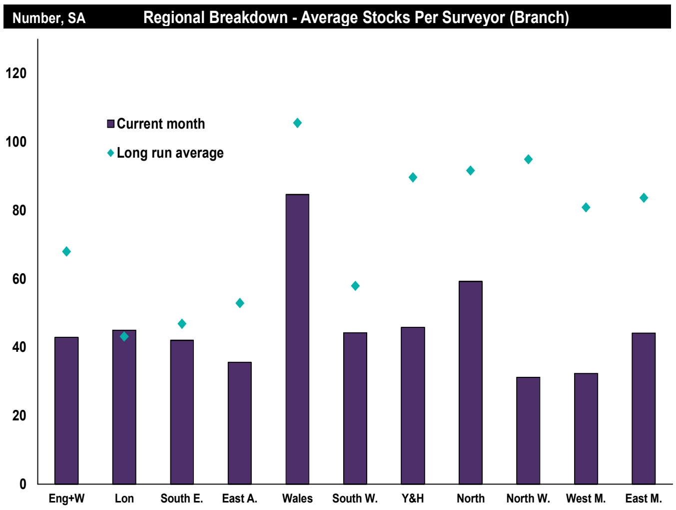
Regional Average Sales Per Surveyor - Past three months



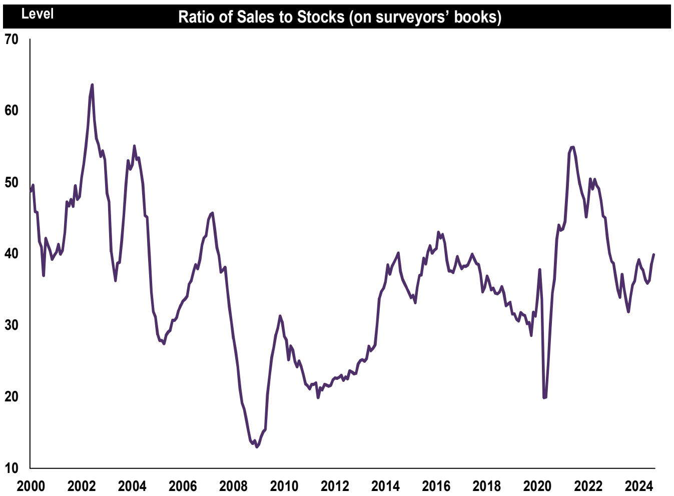
National Average Stocks Per Surveyor



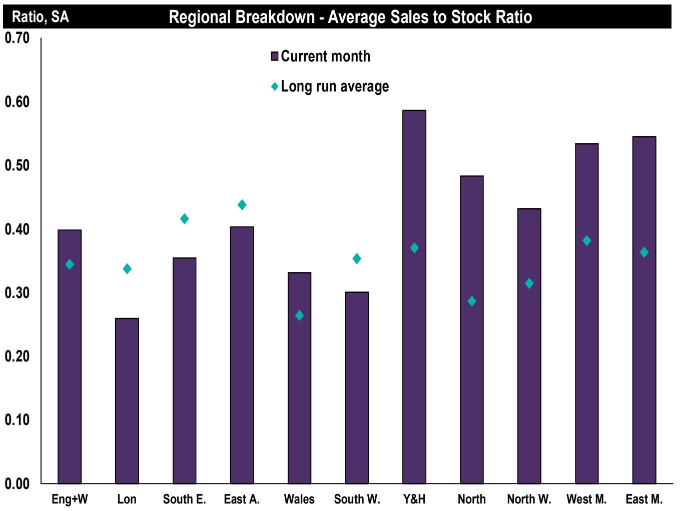
Regional Average Stock Per Surveyor



National Sales to Stock Ratio

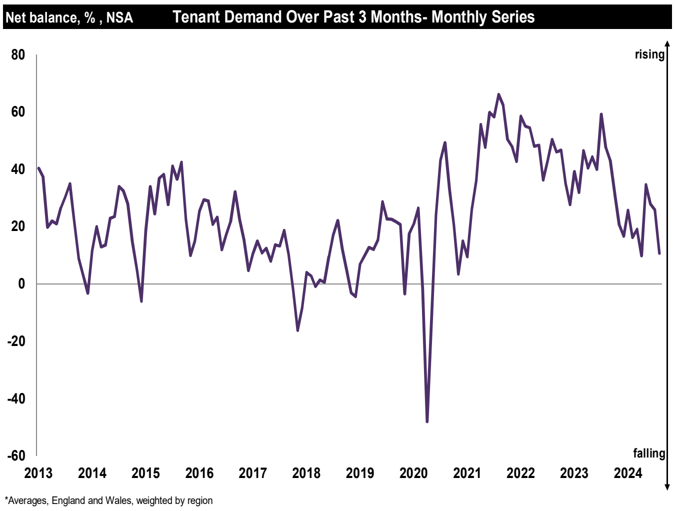


Regional Sales to Stock Ratio

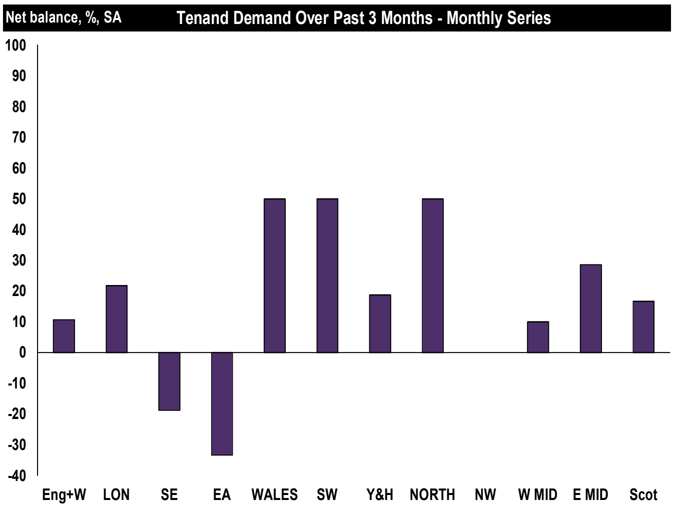


Lettings market charts

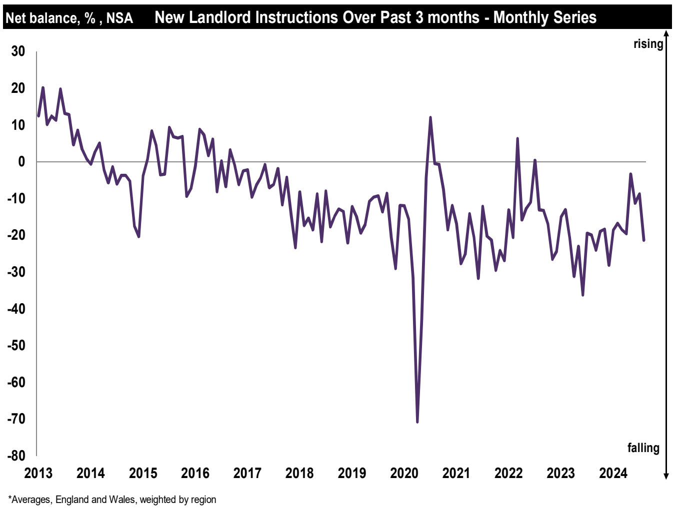
National Tenant Demand - Past three months



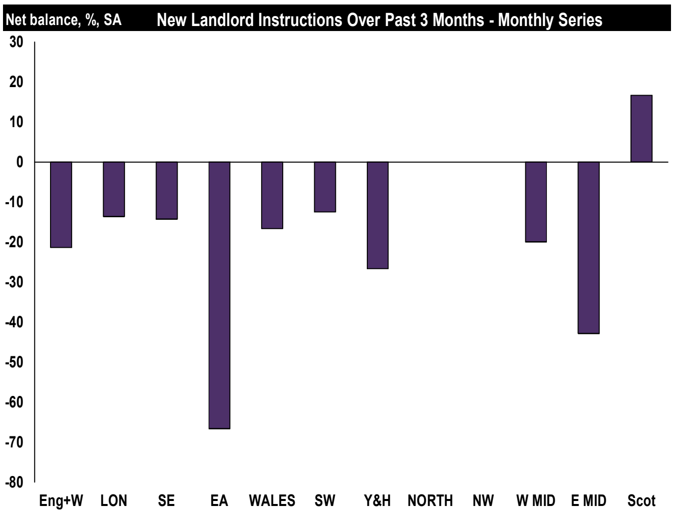
Regional Tenant Demand - Past three months



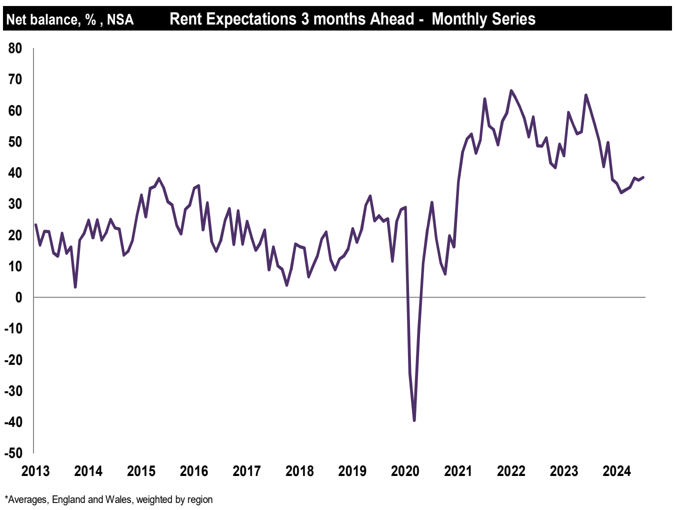
National New Landlord Instructions - Past three months



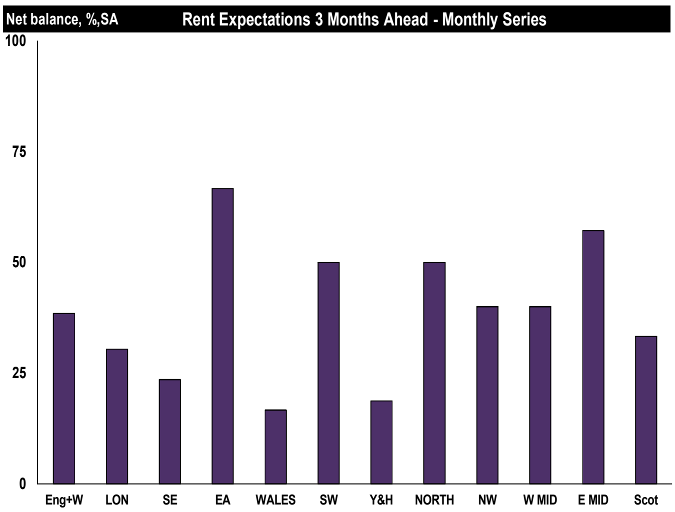
Regional New Landlord Instructions - Past three months



National Rent Expectations - Next three months

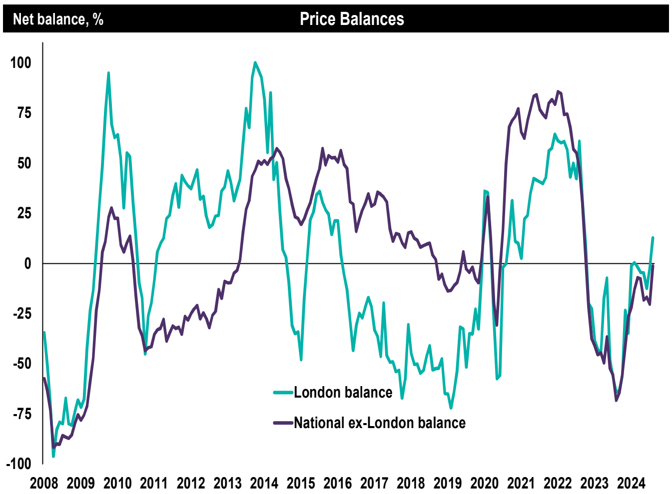


Regional Rent Expectations - Next three months

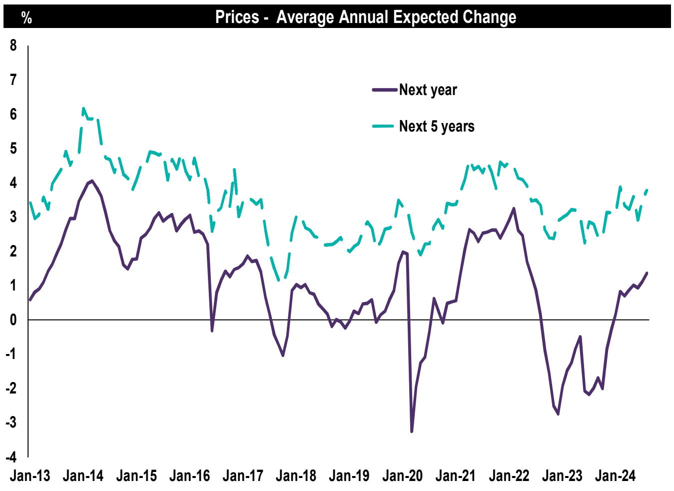


Expectations and other data

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

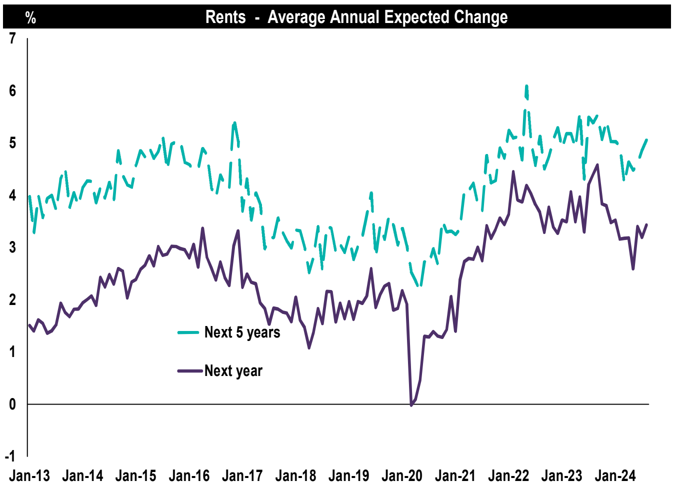


National Average Annual Expected Price Change (point estimate) - Next one and five years



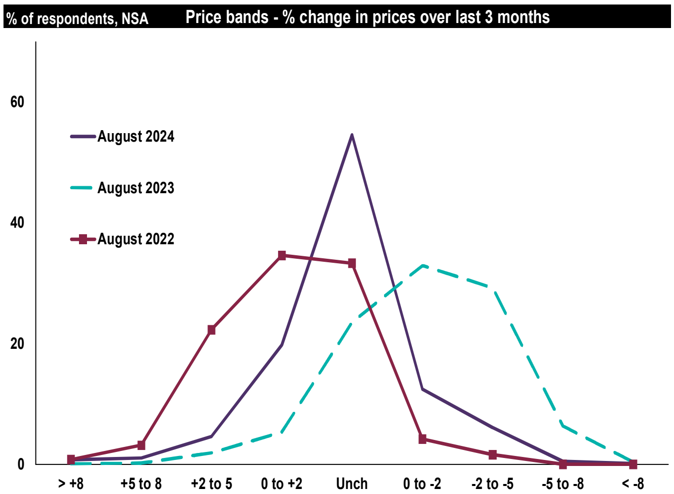
*Averages, England and Wales, weighted by region

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



*Averages, England and Wales, weighted by region

Price Bands - Past three months



Surveyor comments - Sales

North

David Shaun Brannen, AssocRICS, Brannen & Partners, shaun.brannen@brannen-partners.co.uk, Whitley Bay & Coastal - Very strong sales, instructions & sales agreed. A very positive summer 2024.

Keith Pattinson, FRICS, keith pattinson ltd, keith.pattinson@pattinson.co.uk, Newcastle Upon Tyne - The market is calm, perhaps sales are slower, but prices are static. We are running out of properties which, if it continues, will fuel price rises. This is of concern as if too many people chase too few properties, prices will rise.

Neil Foster, MRICS, Hadrian Property Partners, neil@hadrianproperty.co.uk, Hexham - We are back to negotiating deals rather than prescribing to competitive 'asking price plus' bidding. Last week was signed off with a purchase struck at over 10% below guide and after four months of marketing. Stock remains impossibly low but buyers are finally winning the fight on price.

Simon Hobbs, MRICS, London & City Estates Ltd, simonh@londonandcity.co.uk, Newcastle - Downsizing still prevelent as a hangover to higher mortgage rates.

Yorkshire & the Humber

Alex Mcneil, MRICS, Bramleys, alex.mcneil@bramleys1.co.uk, Huddersfield - Stock levels are slowly increasing as there has been an increase in new instructions over the summer. Sales are being agreed, however it remains challenging to chaperone to completion with no end of hurdles to overcome.

Ben Hudson, MRICS, Hudson Moody, benhudson@hudson-moody.com, York - A very busy summer market with more optimism as interest rates start to fall.

Ben Waites, AssocRICS, Walker Singleton, ben.waites@walkersingleton.co.uk, Halifax - With reducing interest rates, the sales market has experienced an unseasonal uplift during the summer holidays, with higher stock levels and increased buyer activity. An increase in the number of sellers looking to downsize continues, with many planning ahead for tax changes expected in the autumn.

James Brown, MRICS, Norman F Brown, james@normanfbrown.co.uk, Ricmond - I'm finding the market to be on the sluggish side, perhaps it will pick up in September.

James Watts, MRICS, R Watts Ltd t/a Robert Watts Estate Agents, jameswatts@robertwatts.co.uk, Cleckheaton - August was a very busy month despite being holiday season and new listings were the highest we have experienced for over 12 months. Offers and sales are still strong but asking prices on new stock are crucial as some older stock is now sticking.

Kennneth Bird, MRICS, Renton & Parr, ken@rentonandparr.co.uk, Wetherby - Signs of market recovering and sensibly priced properties selling well under £500,000.

Mark Hunter, RICS, GRICE AND HUNTER, griceandhunter@btconnect.com, Doncaster - As usual, August has seen only modest activity. We await to see if there is any upturn in September/October.

North West

Amin Mohammed, MRICS, Le Baron Haussmann, aminm7@gmail.com, Greater Manchester - A cut in interest rates may help stimulate the market in the short term, but it will have to rise again to a historical average of 5% + to steady inflation.

David Champion, MRICS & Registered valuer, CHAMPSURV, championdavid@ymail.com, Blackpool, Fylde Coast, Preston,Lancaster, Southport, East & West Lancashire And Lancaster - Quiet during school holidays but signs of some revival. Mainly downsizing by older couples still active in market share. Part exchange becoming more frequent with builders sales.

Henry Shaw, MRICS, BuyAssociation, henry.shaw@bamarketplace.com, Manchester, Birmingham & Liverpool - BuyAssociation specialises in off-plan sales within the residential investment market. We have seen an increase in demand from investors in recent months who are looking for centrally located and high specification apartments. This is thanks to a buoyant rental market and falling interest rates.

John Williams, FRICS MEWI, Brennan Ayre O'Neill LLP, john@b-a-o.com, Wirral - A slightly quieter month as the school holidays come to a close but underlying market sentiment still appears to be positive.

Lawrence Grant Copeland, FRICS, Elbonmill Limited T/A Lawrence Copeland, lawrence@lawrencecopeland.com, Manchester City Centre , Salford Quays And Suburbs - Many landlords deciding to sell up due to potential new gov legislation and potential tax implications which could cause a flood of new listings producing an over supply and price drops especially at the higher price levels. Activity in Manchester City centre is good up to approx £300,000.

Simon Wall, FRICS, Stephanie Macnab Estate Agents, simon@simonwall.com, Formby Southport - The fall in base rates is likely to add further fuel to an already buoyant market which is good news for vendors but less so for those already struggling to get on the property ladder.

East Midlands

Stephen Gadsby, BSc FRICS, Gadsby Nichols, stevegadsby@gadsbynichols.co.uk, Derby - Fairly static market although there is always demand for realistically priced properties.

Tom Wilson, MRICS, King West, twilson@kingwest.co.uk, Stamford - The summer holidays always play a part in a relative slowdown, but there is activity and improving sentiment underlying.

West Midlands

Andrew C M Oulsnam, MRICS, Oulsnam, andrew@oulsnam.net, Birmingham - August proved to be a much quieter month than expected with sales well down, although instructions picked up markedly at the end of the month. There is no sign yet of the hyped autumn surge.

Colin Townsend, MRICS, John Goodwin, colin@johngoodwin.co.uk, Malvern - Another solid month for sales. Prices are stable.

John Shepherd, MRICS, ShepherdVine, john@shepman.co.uk, Solihull - The holiday period has kept enquiries at a low level.

Nick Millinchip, MRICS, Phipps & Pritchard, nmillinchip@phippsandpritchard.co.uk, Stourport-On-Severn - As in June and July, the market has remained somewhat subdued, despite the rate cut. That said, August is forever a strange month for property because of holidays and school closures. Therefore, September will be a much better guide.

Richard Franklin, MRICS, Franklin Gallimore Ltd, richard@franklingallimore.co.uk, Tenbury Wells - There is a large percentage of high-end properties for which applicant numbers are low. This appears due to both demographic as much as economic factors; trading down is a trend, which merely compounds these issues.

East Anglia

David Boyden, MRICS, Boydens Ltd, david.boyden@boydens.co.uk, Colchester - Exchanges were healthy for the month, as too were the valuations. However, deal levels were a little light due to summer holidays but we are confident this will return as the summer winds up.

Mark Wood, MRICS, Blues Property Ltd, mark@bluesproperty.com, Cambridge - August has been slow through all parts of the market. The interest rate drop hasn't really had an effect with many potential purchases waiting to see if it is a one off or a downwards trend.

Peter Hornor, MRICS, BROWN & co, peter.hornor@brown-co.com, Norwich - Demand fairly strong in all sectors of the market in East Anglia BUT realism is the key.

Rob Swiney, MRICS, Lacy Scott and Knight, rswiney@lsk.co.uk, Bury St Edmunds - Signs of improvements in the market emerging slowly. It will be interesting to see what happens after schools return.

South East

Christopher Clark, FRICS, Ely Langley Greig, chrisclark@elgsurveyors.co.uk, Eastleigh - The market slowed during the holiday month of August which is as one might expect. Time will tell whether it will improve this autumn although the Prime Minister's dire warnings of things only getting worse may become a self-fulfilling prophecy as far as the property market is concerned.

David Parish, FRICS, Gates, Parish & Co, professional@gates-parish.co.uk, Upminster - There was a big improvement in August with more sales being agreed. Interest from prospective purchasers has revived.

Donald Leslie, MRICS, Donald Leslie & Co Ltd, info@donaldleslie.co.uk, Amersham - Based on past history, the fall in the value of the currency during high inflation is likely to increase the nominal value of real assets such as residential property.

E Rook, MRICS, Knight Frank, edward.rook@knightfrank.com, Sevenoaks - Interest rate reduction has brought buyers off the sidelines.

Eoin Hill, Mrics, Sdlsurveying, eoin.hill@talk21.com, Newbury - Market remains subdued.

James Farrance, MNAEA, FARLA, Braxton, jfarrance@braxtons.co.uk, Maidenhead - Recent financial policy statements made by the politicians in government seem to be spooking the market. There is fear of affordabilty amongst the public, who are pushed to the maximum due to tax, energy and food profiteering, as to their future financial stablity.

John Frost, MRICS, The Frost Partnership, jf.beaconsfield@frostsurveyors.co.uk, Langley - Positive with the Bank of England lending rates changing.

John Frost, MRICS, The Frost Partnership, jf.beaconsfield@frostsurveyors.co.uk, Amersham - Quieter period over the summer holidays. Potential good level of enquiries for marketing houses in the autumn market place.

John Frost, MRICS, The Frost Partnership, jf.beaconsfieldsurveyors.co.uk, Slough - Landlords looking to sell have increased. Caution over pending budget from potential sellers.

John Frost, MRICS, The Frost Partnership, jf.beaconsfield@frostsurveyors.co.uk, Beaconsfield - Still price sensitive, further interest rate cuts required. Need more stock to sell.

John Frost, MRICS, The Frost Partnership, jf.beaconsfield@frostsurveyors.co.uk, Feltham - August is traditionally a quiet month, but we have seen decent buyer activity. We are talking to lot of potential sellers who may come to the market in the autumn. We have had a busier summer this year than we did in 2023.

John Frost, MRICS, The Frost Partnership, jf.beaconsfield@frostsurveyors.co.uk, Chesham - Market is balanced with more instructions and a number of good quality buyers looking to purchase. The 'pitching' figures for property coming to the market needs to be accurate to attract potential purchasers.

John Frost, MRICS, The Frost Partnership, jfbeaconsfield@frostsurveyors.co.uk, Gerrards Cross - Quiet summer period but towards the end of the month we have seen a modest improvement in activity. Lots of people are getting ready to put their homes on the market in September so we have the possibility of increased activity next month.

John Frost, MRICS, The Frost Partnership, jf.beaconsfield@frostsurveyors.co.uk, Windsor - The market during the summer has seen a low level of applicants, but the people that have viewed have been serious purchasers which has led to a reasonable level of sales agreed. More instructions are now required.

John Frost, MRICS, The Frost Partnership, jf.beaconsfield@frostsurveyors.co.uk, Chalfont St Peter - Buyers still cautious. Low commitment levels.

Martin Allen, MRICS, Elgars, m.allen@elgars.uk.com, Wingham, Canterbury - There is more confidence apparent with buyers needing finance thanks to the rate reduction.

Sean Steer, MRICS, Brian Gale Surveyors, sean@briangalesurveyors.com, Reigate - Our July order book was up 10% on last. There is improved activity which will accelerate as mortgage rates drop in the coming months. However, there are frustrating hurdles disrupting sale chains which need to be overcome.

Stan Shaw, AssocRICS, Registered Valuer, Mervyn Smith & Co, stan@mervynsmith.co.uk, Ham, Surrey, Between Richmond And Kingston - The general mood of buyers and sellers has become more positive. Activity in August was higher than usual as the Bank base rate dropped and there was pent up demand put on hold before the Election.

Tim Green, FRICS, Green & Co.(Oxford) Ltd, tim.green@greenand.co.uk, South Oxfordshire - The bottom end led improvement in the sales market continues. However, with nerves for how the new Government may interfere with market forces, we can only hope that it will be with the benefit of sound advice from the profession.

Tony Jamieson, MRICS, Clarke Gammon, tony.jamieson@clarkegammon.co.uk, Guildford - After the election and the Bank of England interest rate cut, we are expecting a more positive market post the summer holiday period. The key to selling is competitive pricing from the outset, as otherwise prospective purchasers will not view. We are hoping for a positive final quarter to the year.

South West

David Hickman, FRICS, , onetrip100@outlook.com, South Devon - The market is patchy, one week active, next week slow. The recent interest rate reduction has brought some interest but buyers are just browsing and waiting for the next before committing.

David Robinson, AssocRICS, David J Robinson Estate Agents & Auctioneers Ltd, david@djrestateagents.co.uk, Cornwall, West Devon & Torridge - Steady level of sales and then traditional quiet period at end of school holidays. Due to the forthcoming "painful" Budget, definite pause by buyers as they assess potential assault on their finances and not sure interest reductions will make any difference to the current torpor.

Graham Thorne, FRICS FCIOB, Thornes, graham@thornes.org.uk, Poole/ East Dorset - The market remains difficult but with some signs of movement appearing.

Howard Davis, MRICS, , howard@howard-homes.co.uk, Bristol - Price sensitive market but there is a steady supply and demand.

Ian Perry, FRICS, Perry Bishop, ianperry@perrybishop.co.uk, Cheltenham Cirencester Nailsworth Stroud Tetbury - An unusually strong market through the summer which bodes well for the coming autumn.

James Wilson, MRICS, Jackson-Stops, james.wilson@jackson-stops.co.uk, Shaftesbury - The market appears to be treading water as budget approaches.

Jeff Cole, MRICS, Cole Rayment & White, jeff.cole@crw.co.uk, Wadebridge - The market has still not recovered since the calling of the election & despite the interest rate dropping. We are hopeful September will improve once the holiday season ends however many of our applicants are not proceedable & many chains seem to be falling through.

John Corben, FRICS FCABE, Corbens, john@corbens.co.uk, Swanage - There are still would be buyers looking to purchase in the area, but most have a property to sell. Prices have fallen by some 8% and this trend I think is likely to continue throughout the remainder of the year.

John Doody, FRICS, John S Doody FRICS, johndoody'msn.com, Gloucestershire - At last, the press seems to recognise fall in asking is not fall in realised prices. Still await effect of govt change.

John Woolley, FRICS, john woolley ltd, john@johnwoolleyltd.co.uk, Salisbury - A state of limbo as nothing has yet changed following the General Election but everyone is expecting it to.

Roger Punch, FRICS, Marchand Petit, roger.punch@marchandpetit.co.uk, South Devon - August has been better than expected. We expect the usual late summer sales revival, especially with good stock levels, although achievable prices remain modest.

Sam Trounson, MRICS, Strutt and Parker, sam.trounson@struttandparker.com, Cirencester - Market good up to £1m, ok £1-£1.5m, hard work £2m+.

Simon Cooper, FRICS, Stags, s.cooper@stags.co.uk, Wellington - The sales market remains very price sensitive but those sellers who are realistic on price will achieve a sale. There are many viewers but few are in a position to buy. It is likely to be quieter until after The Budget.

Simon Lord, AssocRICS, Simon Lord Property Group, simon.lord@exp.uk.com, Bath - The market in the Bath region has yet to see a meaningful pick up in general activity post Election but I believe that the widely predicted forecast of sales growth in Q3 & Q4 remains likely. Relocation is a notable motivating factor in around 50% of my buyer enquiries in August - higher than usual.

Simon Milledge, MRICS, Jackson-Stops, simon.milledge@jackson-stops.co.uk, Blandford Forum - This local market has not changed much since last months report. Election and change of government coupled with interest rate changes have brought positivity and stability to the market, both of which are welcome.

Wales

Anthony Filice, FRICS, Kelvin Francis Ltd., tony@kelvinfrancis.com, Cardiff - Appraisals and instructions are still strong. Viewers, although less in numbers, are serious, supported by more favourable mortgage rates. Some Vendors' unrealistic on pricing, in hopes of former premium prices, are selling, after reductions, at lower figures than could have been achieved.

Antony Jones, MRICS, North Wales Surveys, nwscyf@gmail.com, Caernarfon - Gwynedd housing policy may effect house prices locally.

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

Melfyn Williams, MRICS, Williams & Goodwin The Property People Ltd, mel@tppuk.com, Anglesey - The property market is active, though not as hot as before. Buyers are cautious but still purchasing, and sellers are concerned but still selling. While activity is lower, this is typical for August. Overall, the market remains steady despite seasonal and economic fluctuations.

Nigel Stone, MRICS, Nigel Stone Surveyors Limited, nigel@nigelstonesurveyors.co.uk, Llanarth - Increased property coming onto the market due to increased council tax payments for second homes.

Paul Lucas, FRICS, R.K.Lucas & Son, paul@rklucas.co.uk, Haverfordwest - During the first 6 months of 2024, the sales market was sluggish. There are now signs of increased activity which suggests a busy autumn.

London

Allan Fuller, FRICS, Allan Fuller Estate Agents, allan@allanfuller.co.uk, Putney - Rightmove has over 1,000 flats listed for sale in Putney, I have only seen that number in a slump. One suggestion for this is the number of landlords selling ahead of the government plans to hit landlords hard with removing section 21 and hiking taxes. Renting stock will reduce and rents go up!

Charles Reynolds, MRICS , Home Counties Inspections Ltd, charles.reynolds@hcinspect.co.uk, Eltham - The renters reform bill will be detrimental to the lettings market.

Christopher Ames, MRICS, Ames Belgravia, ca@amesbelgravia.co.uk, London - The Oct 30th Budget date has stalled the market for second homes with an uncertain tax future. Sales of primary residences seems to remain sound but the exodus of many HNW and Non-Doms appears to be affecting activity in the £1m + sector of the market.

Christopher Baker, AssocRICS, McDowalls Surveyors Limited, chris.baker@mcdowalls.com, London And South East - The key question in terms of supply is whether the government pushes ahead with the removal of S21. If it goes, small private landlords will leave the market increasing supply.

James Perris, MRICS, De Villiers, james.perris@devilliers-surveyors.co.uk, London - Despite the holiday period, activity has increased following the much needed reduction in interest rates. This should spark some life into most tiers of the residential market.

Javier Lauret, MRICS, Hurford Salvi Carr, javier.lauret@h-s-c.co.uk, London - The higher end of the market is strong, while demand for one beds in the City Fringe remains subdued.

Jeremy Leaf, FRICS, Jeremy Leaf & Co, jeremy@jeremyleaf.co.uk, Finchley - Despite welcome recent falls in base rates and inflation which has prompted an increase in demand, lingering concerns about higher taxes have deterred some buyers from making a commitment. Therefore, we have found competitively-priced property is attracting the most attention

John King, FRICS, ANDREW SCOTT ROBERTSON, jking@as-r.co.uk, Wimbledon - Generally a quiet month although we saw an increase in the number of reappraisals following on from inspections earlier this year. Indications appear promising with a higher number of new instructions coming through in September.

John King, FRICS, ANDREW SCOTT ROBERTSON, jking@as-r.co.uk, L.B.Merton - A solid month overall, with agreed sales finally exchanging and the number of appraisals having increased. Off market selling is becoming more of a feature with vendors who remain uncertain finally deciding to sell.

John Righiniotis, MRICS, Sampas Surveyors Limited, john@sampassurveyors.co.uk, London - The expectation of interest rate drops in the coming months has positively influenced the general sentiment. The general impression is a positive upturn of the property market.

Len Stassi, MRICS, Delancies Ltd, lenstassi@delancies.com, London - Uncertainty due to national and international events and regulatory effects, anticipated tax rises and fee competition.

Marcus Goodwille, MRICS, Savills Plc, marcus.goodwille@savills.com, Prime London - Ahead of the upcoming autumn budget, we expect the prime London market to remain sensitive, with buyers (including Non-Doms) adopting a "wait-and-see" approach in the face of likely changes to legislation.

Robert Green, MRICS, John D Wood & Co., rgreen@johndwood.co.uk, Chelsea - As ever, August was quiet due to holidays. Despite this, there has been some good business done as the lower mortgage rates produce more committed buyers, leaving us optimistic for the autumn market. Given the high volume of sales over the last three months, new instructions are urgently needed.

Roshan Sivapalan, MRICS, Blakes Chartered Surveyors, roshan@blakesproperty.com, London - Improving sentiment and confidence following trajectory of bank base rate reduction although pricing key in securing early sale agreements. Slight negative price adjustment in the mid to upper level stock where affordability for mortgaged buyers still remains an issue.

William Delaney, AssocRICS, Coopers of London Limited, william@coopersoflondon.co.uk, Central London - The election is over and any glint of optimism has been replaced with a sense of foreboding about what is to come. The "22 billion hole" (?) in finances, the fanatical pursuit of arbitrary net zero targets, punitive tax rises etc have completely undermined the already fragile level of confidence.

Scotland

Alan Kennedy, MRICS, Shepherd Chartered Surveyors, alankennedy@shepherd.co.uk, Fraserburgh - Locally, certain sectors of the market are performing well, notably modern bungalows, whilst other sectors are less active. The market for flats, in general, remains fairly poor. Well presented properties are typically selling well, at or close to Home Report value in the current market.

Grant Robertson, FRICS, Allied Surveyors Scotland Ltd, grant.robertson@alliedsurveyorsscotland.com, Glasgow - The much anticipated cut on base rate has led to an increase in buyer enquiries and some uptick in sales. Too early to say whether this will lead to a strong autumn market but the signs are positive that once schools are back and holidays over that activity will rise and an upward pressures resume.

Ian J Fergusson Bsc, FRICS, Shepherd Chartered Surveyors, ian.fergusson@shepherd.co.uk, Scotland - Activity has bucked the trend, despite Football, General Election, and summer holidays. Sellers are motivated and property coming on to market as lenders cut their mortgage rates. Optimism seems to be the tone of the market.

Thomas Baird, MRICS, Select Surveyors, thomas.baird@selectsurveyors.co.uk, Glasgow - We have seen a slight slowdown in home report instructions which may be due to end of summer and school returns.

Northern Ireland

Kirby O'Connor, AssocRICS, GOC Estate Agents, kirby@gocestateagents.com, Belfast - The sales market continues to be very strong, interest and appetite is there especially with investors particularly HMO properties and parents for children going to university.

Nicola Kirkpatrick, FRICS, Simon Brien, nicola.tann@simonbrien.com, Belfast - The prices are remaining strong as demand in the area always exceeds the supply of property due to the excellent amenities and schools in the vicinity.

Samuel Dickey, MRICS, Simon Brien Residential, samuel.dickey@simonbrien.com, Belfast - The interest rate drop has eased the mortgage market but demand still outstrips supply.

Surveyor comments - lettings

North

David Shaun Brannen, AssocRICS, Brannen & Partners, shaun.brannen@brannen-partners.co.uk, Whitley Bay & Coastal - There is still a strong demand for lettings with a decreasing supply.

Keith Pattinson, FRICS, keith pattinson ltd, keith.pattinson@pattinson.co.uk, Newcastle Upon Tyne - Again, perhaps more landlords selling will reduce supply of already reduced available properties. Fear of lack of protection for landlords from tenants from hell might cause more LLs to exit which will again reduce choice. Still investors buying basic properties but people working abroad etc will no longer rent.

Neil Foster, MRICS, Hadrian Property Partners, neil@hadrian-property.co.uk, Hexham - NI on rent could be the final straw for the PRS. Rents are rising and demand is off the scale. Rent for 2 and 3 bedroom property is some 25-30% higher than 2021 and only going to inflate further as stock diminishes and landlords are punitively treated by the mooted new Government's tax grab.

Yorkshire & the Humber

Alex Mcneil, MRICS, Bramleys, alex.mcneil@bramleys1.co.uk, Huddersfield - There continues to be strong tenant demand. Rental values still resilient but growth levels slowing. Tenancy periods now being extended in many cases.

Ben Hudson, MRICS, Hudson Moody, benhudson@hudson-moody.com, York - Slightly slower demand as tenants seem to stay for longer.

Ben Waites, AssocRICS, Walker Singleton, ben.waites@walkersingleton.co.uk, Halifax - The exodus of landlords continues, following the Labour victory with many landlords concerned about proposals from the government. With many tenants renting for numerous reasons outside of wishing to purchase their own home, concern is growing concerning the future availability in the PRS.

David J Martindale, MRICS, FSL Estate Agents, david.martindale@fslea.com, Wakefield - There is still a strong demand for property to let.

North West

Daryl Robert Woodward, MRICS, Peninsula Estates, darylrobtwoodward@gmail.com, Wirral - Too many tenants, not enough properties.

Lawrence Grant Copeland, FRICS, Elbonmill Limited T/A Lawrence Copeland, lawrence@lawrencecopeland.com, Manchester City Centre , Salford Quays And Suburbs - Market starting to peak as rental levels readjust due to increased supply.

East Midlands

John Chappell, BSc.(Hons), MRICS, Chappell & Co Surveyors Ltd, john@chappellandcosurveyors.co.uk, Skegness - Still a continuing trend of Landlords exiting the market. Blocks of flats are selling at auction but achieved sale prices approx 25% off previous MV as institutional buyers reflect the risks (actual and potential), of owning rental property in the UK.

West Midlands

Andrew C M Oulsnam, MRICS, Oulsnam, andrew@oulsnam.net, Birmingham - Although there is still a shortage of property to rent, rents seem to have priced themselves out as we are no longer seeing a rapid rise in tenants with some properties having to reduce to secure a letting.

Colin Townsend, MRICS, John Goodwin, colin@johngoodwin.co.uk, Malvern - It's still difficult to meet the demand from tenants so rents continue their upward march.

Dean Taylor, MRICS, Fishers, dean@jptaylor.co.uk, Harborne/Birmingham - A little quieter with tenant demand at the beginning of August but we expect to resume normal service as we enter September with increased tenant demand.

John Shepherd, MRICS, ShepherdVine, john@shepman.co.uk, Solihull - Demand remains strong due to a general shortage.

Richard Franklin, MRICS, Franklin Gallimore Ltd, richard@franklin-gallimore.co.uk, Tenbury Wells - Rent rises continue with landlords, who have not reviewed rents for years in certain instances leading to increasing rents, which is causing overall inflation of rents to continue.The trend of BTL investors selling off fearing a more draconian CGT regime continues - further reducing supply.

East Anglia

David Boyden, MRICS, Boydens Ltd, david.boyden@boydens.co.uk, Colchester - Landlord instructions showing a small increase as too was the number of lets for the month. Although viewings were slightly down compared to the previous month, September is already showing signs of a good month for lettings deals.

Peter Hornor, MRICS, BROWN & co, peter.hornor@brown-co.com, Norwich - Demand still strong. Online agents providing competition. Waiting to see what the Government does regarding new legislation & in particular regarding the Section 21 Notice & EPC's.

South East

David Parish, FRICS, Gates, Parish & Co, professional@gates-parish.co.uk, Upminster - Demand remains high but there is a shortage of new instructions. This is likely to continue in view of the Government's intentions.

Eoin Hill, Mrics, Sdlsurveying, eoin.hill@talk21.com, Newbury - Affordability is not the same as viability!

James Farrance, MNAEA, FARLA, Braxton, jfarrance@braxtons.co.uk, Maidenhead - Labour politicians commenting on severe negative financial policies to penalise landlords are scaring a noticable number into selling up. This is causing a lack of housing stock further pushing up rents for those 'squeezed middle' hard working tenants. Population levels also continue to push up rents.

John Frost, MRICS, The Frost Partnership, jf.beaconsfieldsurveyors.co.uk, Beaconsfield - All stock in the 'mid' ranges have been let, more stock is required.

John Frost, MRICS, The Frost Partnership, jf.beaconsfield@frostsurveyors.co.uk, Feltham - Feltham has always been an active area for lettings due to the proximity of Heathrow Airport. Demand for tenants is strong but the supply of property especially family properties is limited.

John Frost, MRICS, The Frost Partnership, jf.beaconsfield@frostsurveyors.co.uk, Chesham - Strong letting market but lack of stock.

John Frost, MRICS, The Frost Partnership, jfbeaconsfield@frostsurveyors.co.uk, Gerrards Cross - High demand still outweighs available stock.

John Frost, MRICS, The Frost Partnership, jf.beaconsfield@frostsurveyors.co.uk, Windsor - Limited number of instructions of property to let and this has affected the number of lets agreed over the summer months. Rental values are still strong.

John Frost, MRICS, The Frost Partnership, jf.beaconsfield@frostsurveyors.co.uk, Chalfont St Peter - An increase in stock, but rentals are not being agreed as quickly.

Kevin Townsend, MRICS, Jim Townsend & Company, kevin@jimtownsend.co.uk, Reading - Successive governments in their attempts to appease charities and lobby groups supposedly acting for tenants have only succeeded in restricting supply and driving up rents.

Martin Allen, MRICS, Elgars, m.allen@elgars.uk.com, Wingham, Canterbury - The sale or proposed sale upon possession of let properties continues to reduce availability but improve rental returns for long term Landlords.

Stan Shaw, AssocRICS, Registered Valuer, Mervyn Smith & Co, stan@mervynsmith.co.uk, Ham, Surrey, Between Richmond And Kingston - Even though landlords continue to sell up, especially with the threat of CGT increasing, the reduced supply hasn't morphed into higher rents, as demand has also dropped. Some first time buyers are buying because it's the same or cheaper than their rent, suggesting rents have peaked for now.

South West

David Hickman, FRICS, , onetrip100@outlook.com, South Devon - Because of legislation and tax, more landlords have decided to sell. Now very difficult for tenants to find anything and rents have edged up accordingly. Rent is a high % of the normal wage now and with other bills tenants are falling behind so more landlords sell. It's a spiral now.

Howard Davis, MRICS, , howard@howard-homes.co.uk, Bristol - Still a strong demand from tenants and steady increase of private landlords leaving the market due to higher taxes and interest rates.

John Woolley, FRICS, john woolley ltd, john@johnwoolleyltd.co.uk, Salisbury - Will rents reduce if finances generally get tighter?

Marcus Arundell, MRICS, HomeLets, marcus@homeletsbath.co.uk, Bath - Applicant demand continues but this is being met with increasing stock supply. Awaiting an update from the legislator.

Simon Cooper, FRICS, Stags, s.cooper@stags.co.uk, Wellington - Good tenant demand remains, a better volume of stock will assist but landlords worried about what will happen in The Budget and Tenant Reform Bill.

Wales

Anthony Filice, FRICS, Kelvin Francis Ltd., tony@kelvinfrancis.com, Cardiff - There is more availability of properties and tenants have greater choice. Some Landlords are accepting offers of less than asking rents. Rental values have stabilised.

David Cook, MRICS, retired, Dave.bern@btinternet,com, Caerphilly - If the continued adverse opinion of Landlords continue, there will be no small landlords left.

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

Paul Lucas, FRICS, R.K.Lucas & Son, paul@rklucas.co.uk, Haverfordwest - Rents continue to rise as the availability of property continues to fall. Many residential property investors and holiday home owners are selling up as a result of increased taxation and rental requirement issues.

London

Allan Fuller, FRICS, Allan Fuller Estate Agents, allan@allanfuller.co.uk, Putney - Landlords are selling up due to fears of new legislation which needs to encourage a good standard for tenants, but be fair to both sides. With no landlords, there will be no tenants, that's what Labour created in the 1960's Rent Acts!

Christopher Baker, AssocRICS, McDowalls Surveyors Limited, chris.baker@mcdowalls.com, London And South East - The key question in terms of supply is whether the government pushes ahead with the removal of S21. If it does, small private landlords will leave the market.

Javier Lauret, MRICS, Hurford Salvi Carr, javier.lauret@h-s-c.co.uk, London - We see lower demand from international students and rents in slight decline versus the summer of 2023.

Jeremy Leaf, FRICS, Jeremy Leaf & Co, jeremy@jeremyleaf.co.uk, Finchley - Previous increases have meant rents have reached an affordability ceiling for many, which is resulting in tenants leaving. Some landlords are selling too due to concerns about the difficulty of re-claiming their properties from difficult tenants in future so rents are unlikely to fall significantly.

Jilly Bland, MRICS, Robert Holmes & Co, Jilly@robertholmes.co.uk, Wimbledon - Rental values are dropping, offers are increasingly lower than average and Landlords continue to choose selling especially with the budget looming!

John King, FRICS, ANDREW SCOTT ROBERTSON, jking@as-r.co.uk, Wimbledon - With enquires down for the second month running, activity levels mainly centered around one bed flats. Reductions on rent regarding larger houses is happening as landlords seek to secure tenants before the end of the summer.

John King, FRICS, ANDREW SCOTT ROBERTSON, jking@as-r.co.uk, L.B.Merton - Tenant demand continues to remain focused on one and two bed flats which more landlords consider selling before the budget to avoid higher CGT increases.

Marcus Goodwille, MRICS, Savills Plc, marcus.goodwille@savills.com, Prime London - While rental values are still rising, the annual rate of growth has softened significantly from the highs of the past few years. Market conditions have continued to cool as more stock enters the market and affordability barriers constrain further significant rental increases.

Mark Wilson, MRICS, Globe Apartments, mark@globeapt.com, London - Enquiries are picking up with better quality applicants pushing rents that little bit higher. Better quality flats continue to be the order of the day, so with a good supply of stock, landlords with grotty flats are marginalized.

Paul J Dolan, Tech RICS, Dolan Pratley Associates, pauljohndolan@gmail.com, London - I made the comments about rents rising higher than RPI as the new government forces further Buy to Let hostile laws and council introduction of draconian licencing agreements that drive investors out of the market but increase rents due to a dwindling supply.

Will Barnes Yallowley, AssocRICS, Tate Residential, will@tateresidential.co.uk, Kensington - Rents continue to increase as "responsible" LL's exit due to costs. With recent reports of an Hon MP's failures to comply with PRS legislation, it's a wonder that the government want to bring in more legislation, without looking to enforce the existing.

William Delaney, AssocRICS, Coopers of London Limited, william@coopersoflondon.co.uk, Central London - Headline rents are likely to rise as more landlords exit the market. Minor reductions in interest rates do not offset the cost burden of existing and proposed changes in legislation. Rent controls, the inability to evict delinquent tenants, increasing EPC minimum thresholds etc.

William John Rutherford, FRICS, Rutherford Property Surveyors Ltd, william@rutherfordpropertysurveyors.co.uk, Weybridge - Rents will increase due to smaller landlords leaving the market due to up coming government and local legislation.

Scotland

Carolyn Davies, MRICS, Savills, cmadavies@savills.com, Dumfries - Currently no properties to rent, but now being able to achieve better rent increases at rent reviews on existing tenancies where we have been restricted on rent reviews since the Cost of Living Act.

Grant Robertson, FRICS, Allied Surveyors Scotland Ltd, grant.robertson@alliedsurveyorsscotland.com, Glasgow - There has been a very clear lull in tenant demand this summer and more so than usual. Some rents softening especially those set around 1 year ago. However, supply remains restricted and once the summer recess is over, I expect stock to fall and and upward pressure on rents to return.

Ian J Fergusson Bsc, FRICS, Shepherd Chartered Surveyors, ian.fergusson@shepherd.co.uk, Scotland - ...the never ending story: Shortage of supply, increasing rents. Taxation and regulation driving small landlords out of the sector compounds the tenants dilemma of affordability and some where to live.

Paul Letley, FRICS, Pavillion Properties, paul.letley@gmail.com, Dundee - More accommodation has come onto the market which has been able to meet demand. There is a shortage of good quality flats in the city and premium rents are being achieved for these.

Northern Ireland

Kirby O'Connor, AssocRICS, GOC Estate Agents, kirby@gocestate-agents.com, Belfast - No ease in the rental market with demand high and not enough supply.. rents are up especially student accommodation!

Samuel Dickey, MRICS, Simon Brien Residential, samuel.dickey@simonbrien.com, Belfast - The rental market supply issues continue to be challenging but rentals are still very strong.

Contacts

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Access to the data is available via a paid subcription. This will include the full historical back set, regional breakdown, and, where applicable, the seasonally and not seasonally adjusted data.

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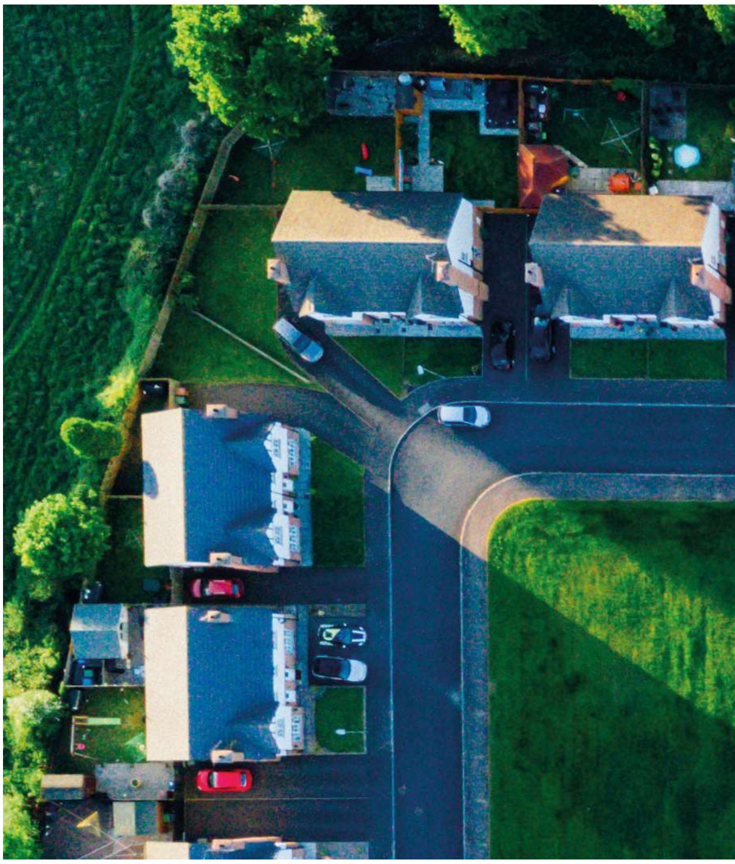

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