

Sales market gathering momentum

- **Enquiries outstripping availability, particularly in the capital**
- **Government measures are contributing to the pickup in activity**
- **Sales and price expectations positive in all parts of the country**

The RICS Residential Market Survey for July highlights a continuing improvement in market sentiment, with the headline price balance reaching its highest level since November 2006 and positive readings recorded in all parts of the country. The increasingly upbeat mood in the market is being underpinned by the resurgence in new buyer enquiries, with the net balance for this indicator - which measures the change compared with the preceding month - climbing to 53.

Significantly, this shift in tone is also visible in the forward looking indicators. The net balance readings for sales and price expectations, over the next three and twelve months, continue to advance further into positive territory. Indeed, respondents to the survey now expect prices across the whole of the country, on average, to increase by 2% over the coming year and by more than 4% in each of the next five years. At the start of this year, the respective figures were 0.6% and 3.4%.

Government measures to stimulate the market (including both Funding for Lending and Help-to-Buy) appear to be part of the reason for the pick-up in activity according to survey respondents. The former, in particular, has played a role in helping to improve mortgage availability; the survey suggests that surveyors perceive there has been a rise in typical loan-to-value ratios on offer for first-time buyers seeking a mortgage. In July, this may have risen to 83.6%, which is two percentage points higher than at the end of last year.

Although the headline sales-to-stock ratio remained unchanged from last month's figure at 26.7%, the likelihood is that this will resume an upward trend unless the number of new instructions begins to increase materially. The new instructions series has been positive in each of the last six months, but each time the net balance reading has been below the new buyer enquiries balance.

The challenge presented by the short supply of stock is particularly pronounced in the capital, where the net balance of -25 for July adds to a trend that has seen this figure in negative territory in five of the last six months. This lack of available stock in London, combined with a sustained increase in new buyer enquiries, has led the price expectations net balance for London (for the next three months) to climb to its highest level since September 2009. That said, the price expectations net balance is now positive in every part of the country including Northern Ireland.

In the rental market the picture remains broadly unchanged from last month at the headline level. Tenant demand and new landlord instructions are both continuing to increase with the former outstripping the latter, in turn pushing rent expectations higher. However, there are some signs of resistance to further rent increases in the near term. A net balance of just 13% of respondents now envisage rents increasing over the coming three months and rents are only expected to rise by an average of 1.5% at the headline level over the next year.

*Survey combines the residential sales and lettings markets.

Net balance data include: house prices (last 3 months), new buyer enquiries (last month), new vendor instructions (last month), agreed sales (last month), price expectations (3 and 12 months ahead), sales expectations (3 and 12 months ahead), tenant demand (last 3 months), new landlord instructions (last 3 months) and rent expectations (3 months ahead).

Levels data include: average stock per surveyor and average sales per surveyor (last 3 months).

% data include: price and rent expectations at the 1 and 5 year (expected annual average) horizons and average perceived LTVs for first-time buyers, buy-to-let landlords and existing owners (see page 7).

Headline results cover England and Wales only. Excludes Scotland and Northern Ireland.

See next page for notes to editors and final page for other information.

Notes to editors

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.Total sales over last 3 months i.e. post contract exchange (level)?
 - 2.Total number of unsold houses on books (level)?
 - 3.Total number of sales branches questions 1 & 2 relate to (level)?
 - 4.How have average prices changed over the last 3 months? (down/ same/ up)
 - 5.How have new buyer enquiries changed over the last month? (down/ same/ up)
 - 6.How have new vendor instructions changed over the last month? (down/ same/ up)
 - 7.How have agreed sales changed over the last month? (down/ same/ up)
 - 8.How do you expect prices to change over the next 3 months? (down/ same/ up)
 - 9.How do you expect prices to change over the next 12 months? (down/ same/ up)
 - 10.How do you expect sales to change over the next 3 months? (down/ same/ up)
 - 11.How do you expect sales to change over the next 12 months? (down/ same/ up)

 - 12.How has tenant demand changed over the last 3 months? (down/ same/ up)
 - 13.How have landlords instructions changed over the last 3 months? (down/ same/ up)
 - 14.How do you expect rents to change over the next 3 months? (down/ same/ up)

 - 15.How do you expect average house prices, in your area, to change over the next 12 months? (% band, range options)
 - 16.What do you expect the average annual growth rate in house prices will be over the next 5 years in your area? (% band, range options)
 - 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)

 - 19.What do you perceive to be average LTVs currently being offered in the market for first-time buyers? (% band, range options)
 - 20.What do you perceive to be average LTVs currently being offered in the market for existing owners? (% band, range options)
 - 21.What do you perceive to be average LTVs currently being offered in the market for buy-to-let landlords? (% band, range options)
- Questions 15-18 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 Housing Market Survey data is seasonally adjusted using X-11.

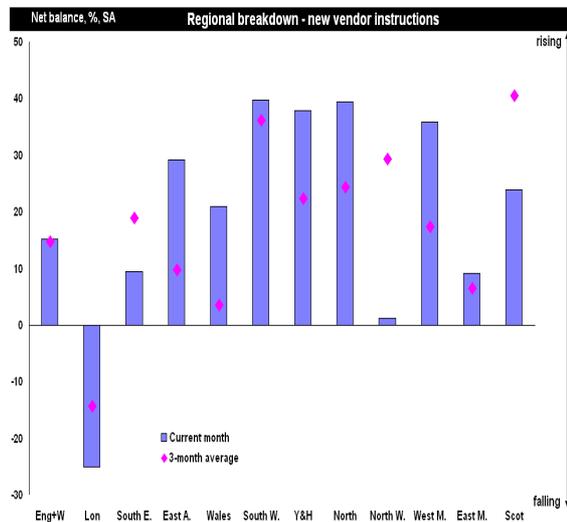
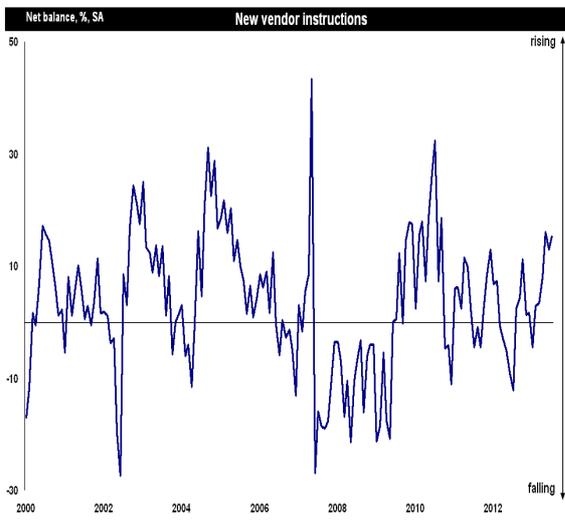
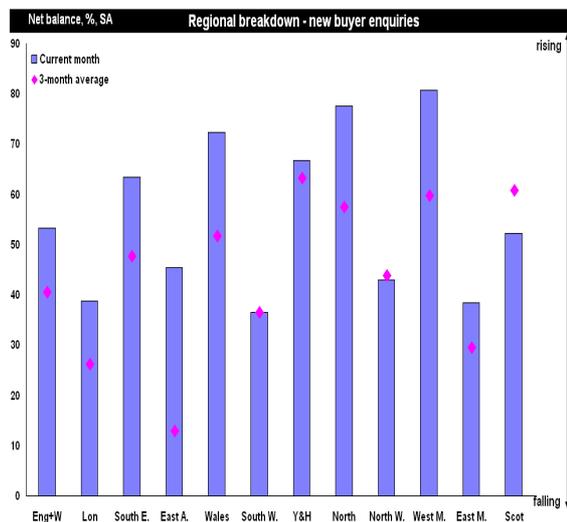
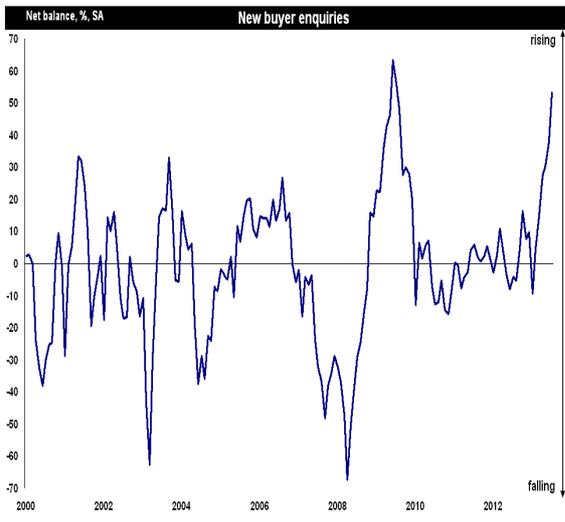
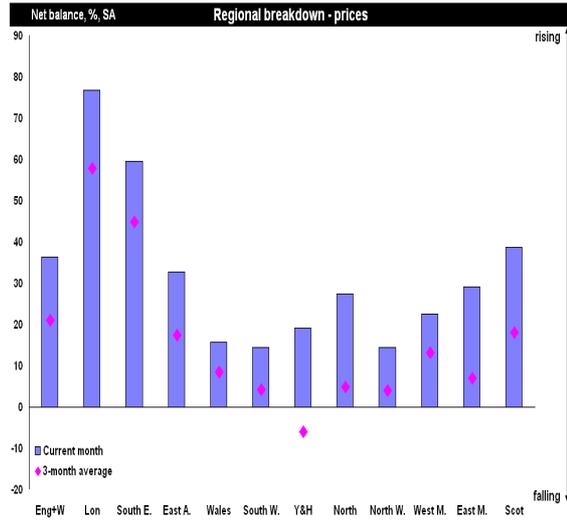
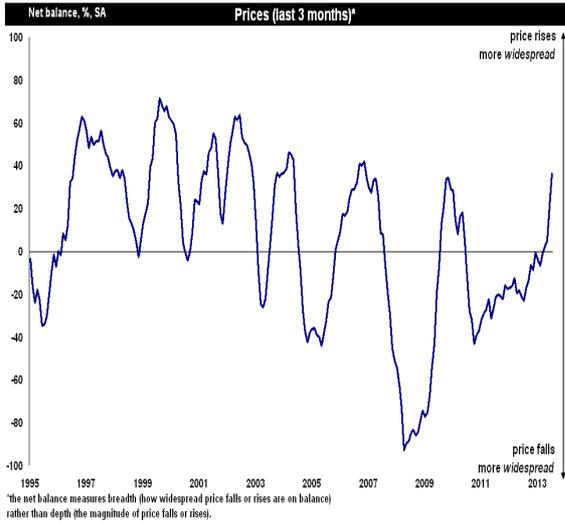
Number of contributors to this month's survey:

- 315 (corresponding to 484 branches)

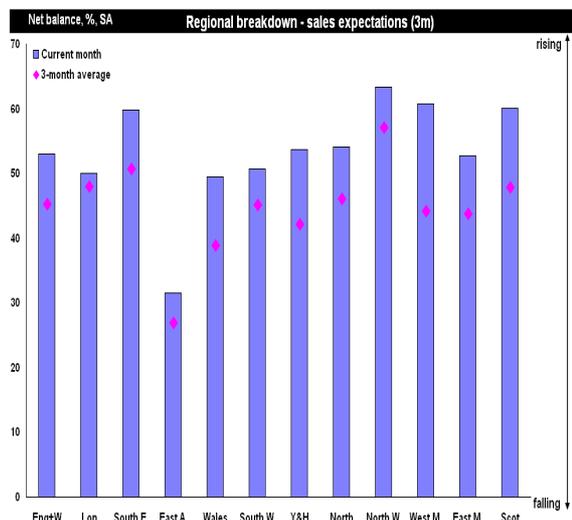
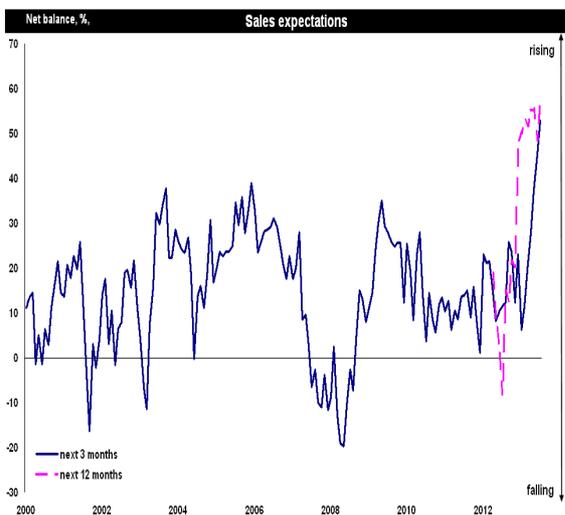
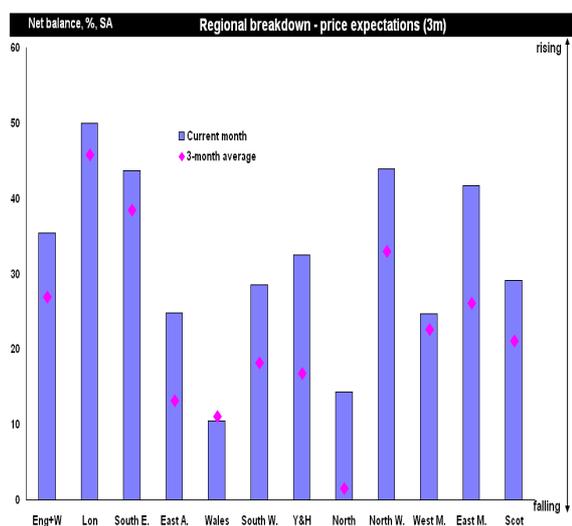
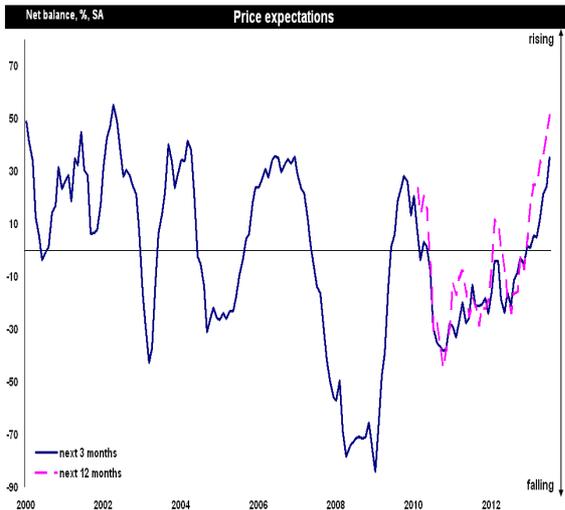
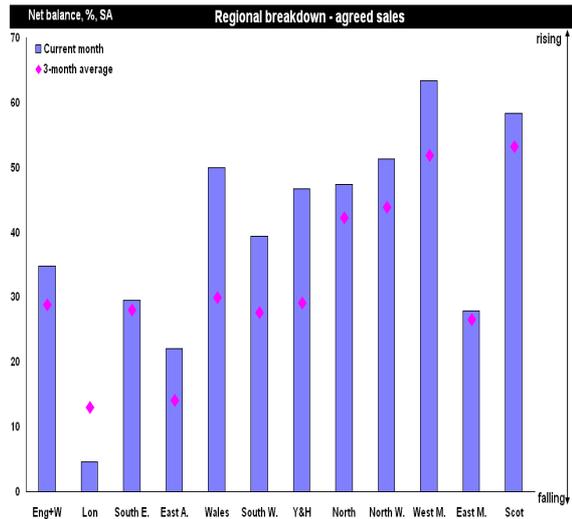
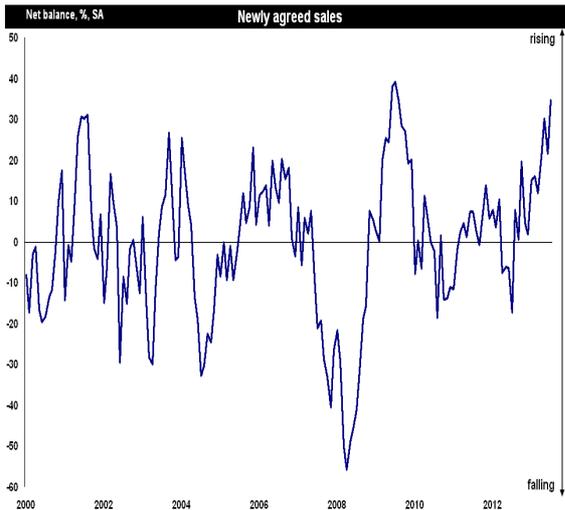
Next release date:

- 10 September 2013

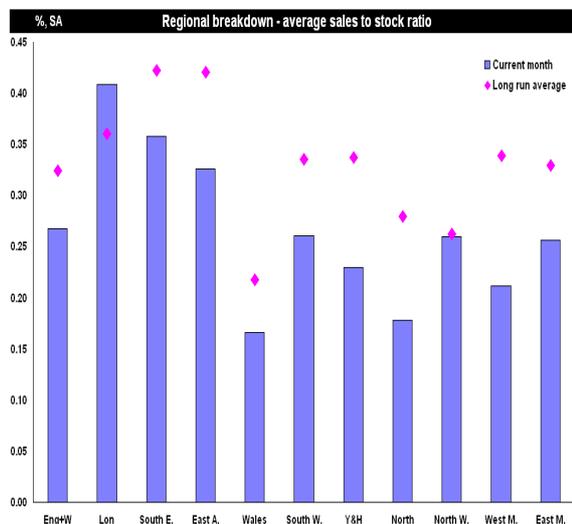
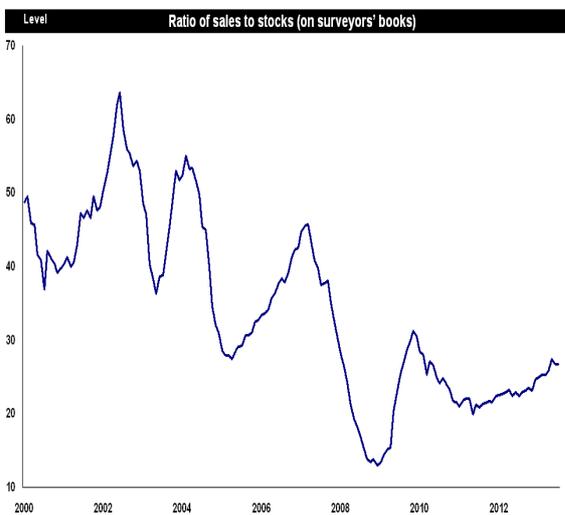
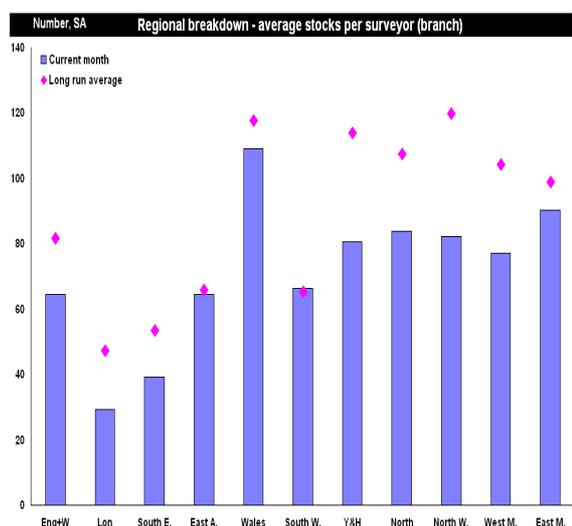
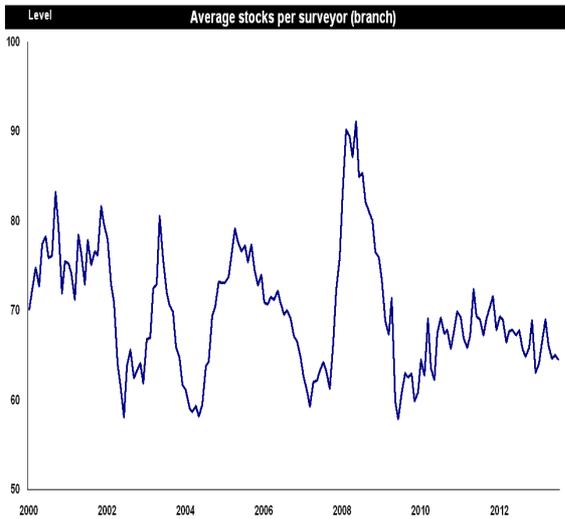
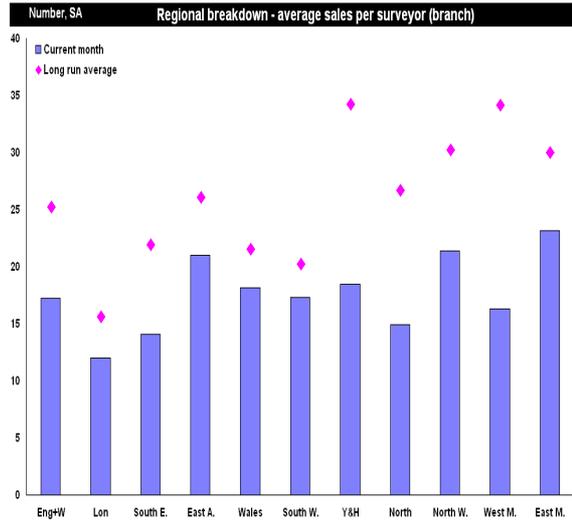
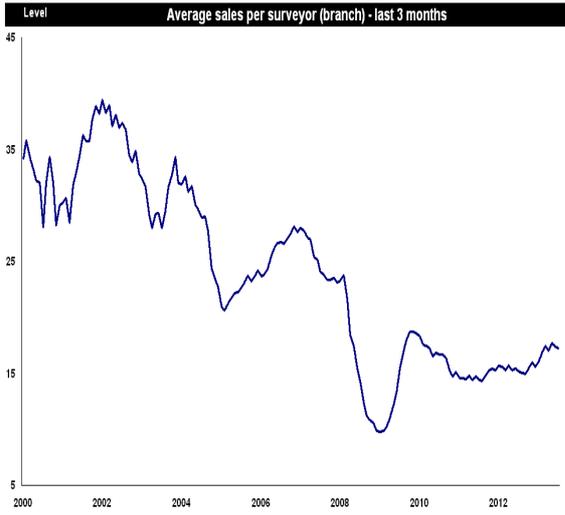
Sales market charts



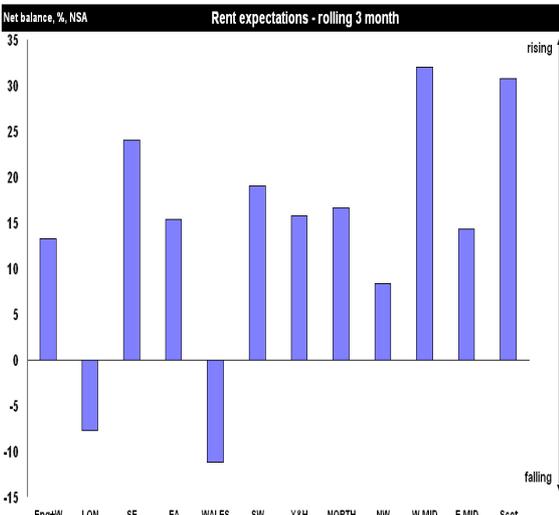
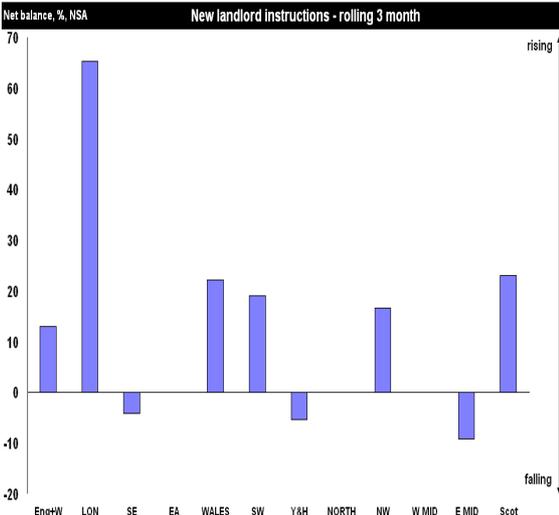
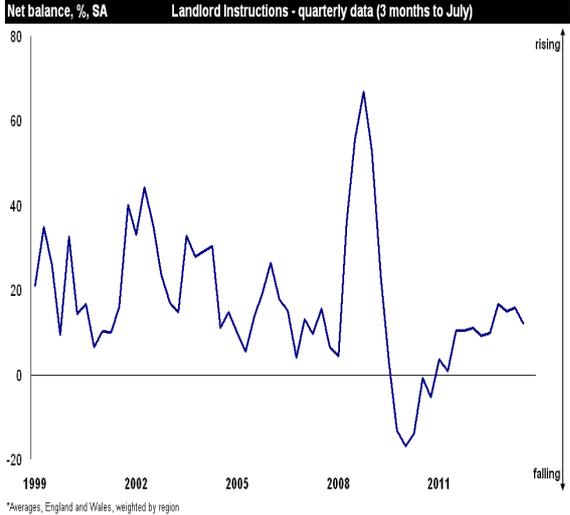
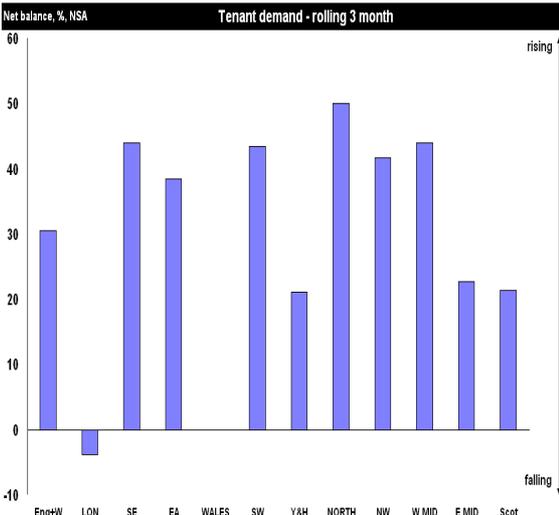
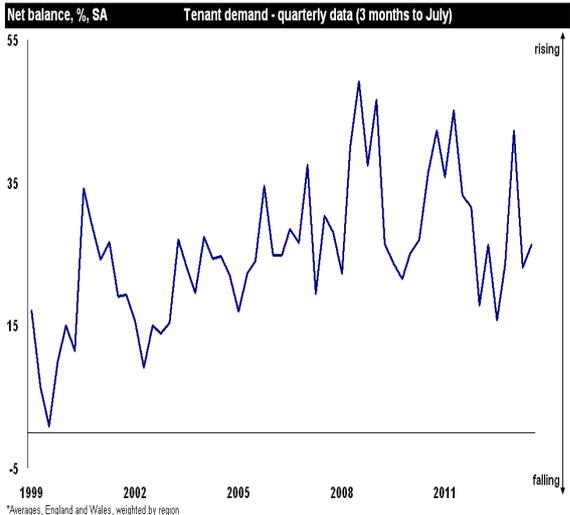
Sales market charts



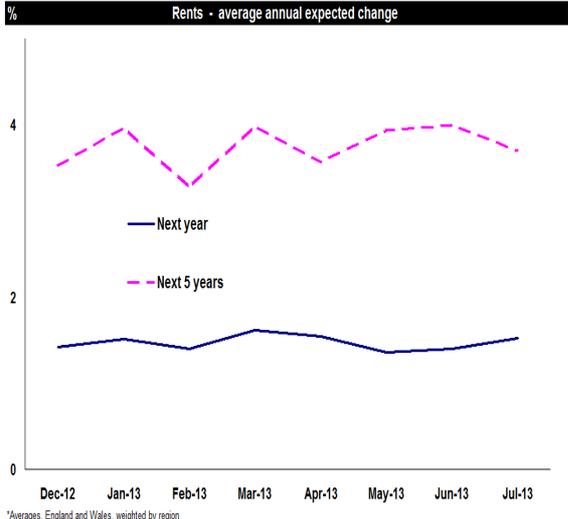
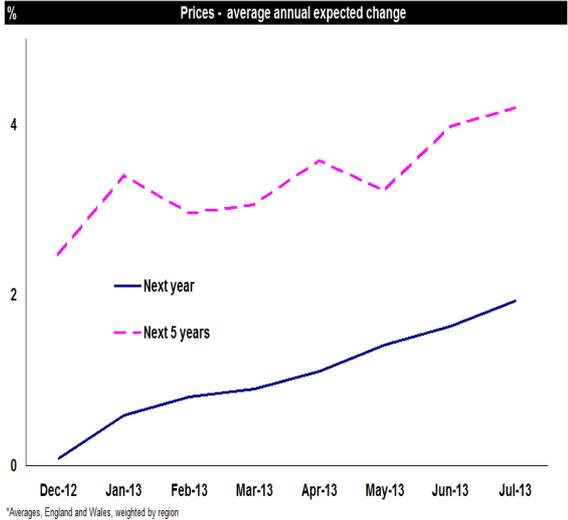
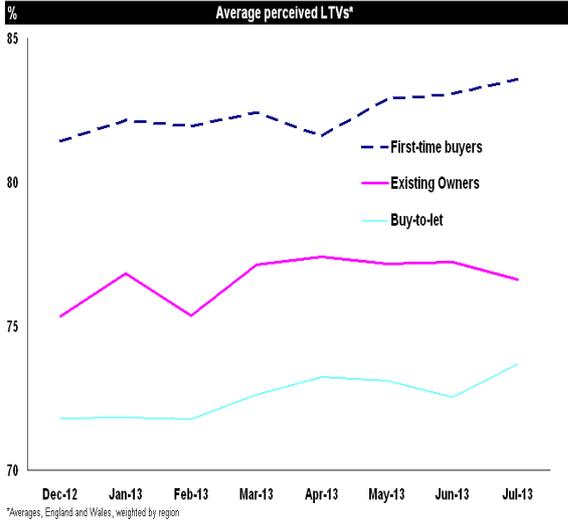
Sales market charts



Lettings market charts



New data - LTVs & expectations



Surveyor comments - Sales

North

Andrew Holmes BSc (Hons) Dip Surv MRICS, Thomson Hayton Winkley Estate Agents, Kendal, 01539 815700 - July has seen the continuing trend in activity within South Lakeland with the sunny weather adding to the better feeling of confidence in the market. Both new instructions and sales have seen a sharp increase with an influx of active and keen purchasers both for buy to let and owner occupied property.

Ed Alder MRICS, Gleeson, Durham, 0191 4928460 - Increased signs of activity in market, with 'help to buy' being a success so far.

Edward Seymour, Edwin Thompson, Berwick upon Tweed, 01289 304 432 - The market continues to improve with more confidence being shown across the board. Prices have yet to reflect this with purchasers driving hard bargains, and vendors who have been waiting a long time to sell willing to negotiate.

Mr T H Brannen FRICS, Brannen and Partners, Newcastle upon Tyne, 0191 2517878 - Continued demand for houses at the coast is driving up sales. Long may it continue!

Neil Foster BSc Hons MRICS, Foster Maddison Property Consultants, Newcastle Upon Tyne, 0191 222 1066 - Evident dip in new instructions as holiday season commences but sales activity has remained strong.

Simon Bainbridge, Smiths Gore, Darlington, 01325 370500 - Significantly more activity in the last month which is encouraging after some time in the doldrums.

Yorkshire and Humber

Alex McNeil, Bramleys, Huddersfield, 01484 530361 - There have been increased levels of activity in recent months and the feeling that a corner has been turned with improved market sentiment. There is a general feel better factor.

Ben Hudson MRICS, Hudson Moody, York, 01904 650650 - A very busy market across all price ranges with interest coming back from first time buyers which came close to extinction just a few years ago!

Christopher R. Jowett Bsc MRICS, Jowett Chartered Surveyors, Huddersfield, - The rental and sales market has improved slightly. There is more interest but the market is still in favour of 2nd time buyers.

David J Martindale, FSL, Wakefield, 1924365250 - Residential market continues to improve.

David Pank FRICS, Manning Stainton, Leeds, 0113 2582657 - Stock levels continue to fall as the pace of sales quicken. Buy now must be the advice!

Ian Briggs FRICS, Dacre, Son & Hartley, Ilkley, 01943 600655 - Sales activity picking up but transaction times continue to soar due to totally dysfunctional lawyers and lenders being unable to cope during holiday period.

J W G Cameron FRICS, Stanton Mortimer Ltd., Northallerton, 01609 773004 - An exceptional month for sales with more confidence from both vendors and purchasers about the market.

James Brown MRICS, Norman F Brown, Richmond, 017488 22473 - Market remains steady but expect a lull as we enter the holiday period.

Ken Bird MRICS, Renton & Parr, Wetherby, 01937 582731 - Frustrating length of time between agreeing a sale and exchange causing anxiety amongst buyers, sellers and agents trying to hold deals together.

Luke Whitaker, BSc Hons, Graduate Surveyor, Jowett Chartered Surveyors, Huddersfield, 1484536799 - Market still buoyant in terms of vendor enquiries, increase in market appraisal requests suggesting sellers are clicking on to the positive market changes.

Michael Darwin, M W Darwin & Sons, Northallerton, 01609 7723567 - More enquiries and demand, however the length of time between instruction and completion is 10-12 weeks, over 30 years ago it was commonly 6-8 weeks, delays in offers being made by lenders, solicitors not carrying out searches and local authority not completing searches quickly all adding to the delays and jepodising sales.

Nicholas Atkin FRICS, Ulliyotts, Driffild, 01377 253456 - Higher volume of enquiries and more sales but sale prices achieved remain pretty static.

Toby Milbank MLE MRICS, Strutt & Parker, Harrogate - Busy May, quiet June, busy July, what next?

North West

Andrew Duncan MNAEA, J B & B Leach, St Helens, 01744 22816 - July has seen a real upturn in sales activity in our region after a modest June.

Chris Cockwill MRICS, Cockwill & Co, Southport, 01704 827075 - Continued strengthening of demand for the right property. Receiving several offers for the most popular properties, but buyers are being very selective.

Elaine Murphy, Countrywide Residential Lettings, Entwistle Green, Lancaster LA1, 01524 849794 - June to September was the busiest period of the year for lettings.

John Halman FRICS, Gascoigne Halman, Wilmslow, 01625 460344 - The hot weather has resulted in a slight lowering of activity but there is little doubt that those in the market are serious and buying. Exchanges however taking a long time.

John Williams FRICS MEWI, Brennan Ayre O'Neill, Wirral, 0151 343 9060 - Growing confidence that the wider UK economy is now in recovery is feeding through into the market and resulting in increased activity.

Jonathan Clayton FRICS BSc, Bentley Higgs & Co., Blackpool, 01253 302928 - Activity is definitely up although prices still remain fairly static.

Stephen Farnsworth MRICS, Gtr Manchester - The North West housing market appears to be at the point at which there is a general perception of a likelihood of sustained but limited asset price increases in most sectors of the housing market. However, higher level real terms asset price increases are required to fully stimulate comprehensive investment and re-investment by house builders and existing owner occupiers.

East Midlands

Alastair Boulton MRICS, Robert Bell & Company, Horncastle, - June saw the buoyancy of May dissipate, but the market is generally more optimistic. Sales in the higher price ranges remain difficult.

C Shallice FRICS, Hix & Son, Holbeach, 01406 422777 - Slight increase in activity and a little more optimism apparent.

Chris Beeby DipREA FNAEA MARLA, Bletsoes, Thrapston, 01832 732188 - There is a lack of new instructions coming to the market due to the holiday season.

David Hawke FRICS, David Hawke & Co., Worksop, 01909 531450 - Reduced activity may well be seasonal but I am not experiencing the general lift that some are reporting elsewhere.

David R Johnson Dip Arb FRICS FCIArb, Readings Property Group Ltd, Leicestershire, 0116 2046157 - The holiday period and hot weather have seen activity reduce in the last month. Much is being made of the assistance given to new home buyers through mortgage guarantees, which may be focusing the market on the new home sector. The wider guarantee system available to second hand homes is still under discussion and may prove harder to administer.

Edward Wreglesworth FRICS, Escritt Barrell Golding, Sleaford, 01529 302271 - Like the summer weather and sporting events of late, the property market is much brighter and there are signs of increased optimism.

Kirsty Keeton MRICS, Richard Watkinson & Partners, Newark, 01636 611811 - The holiday period is in full swing, with notably less activity, but sales have still remained buoyant, with more agreed sales than July 2012. The heat wave has caused many holidaying in this country to go away early. New Instructions are down on last month, which is to be expected in the summer holiday period.

Martin Pendered, Martin Pendered and Co Ltd, Wellingborough, 01933 228822 - July proved unexpectedly buoyant. The start of the holiday season did not manifest itself until the very end of the month. Instructions were up on last year and sales were better than anticipated. There does seem to be more confidence about, which may help to sustain the current situation.

Neil Hunt FRICS, Wilkins Vardy Residential Limited, Chesterfield, 01246 270123 - The market continues surge ahead, although it is noticeable that new instructions attract far more interest than old stock-even when the price has been reduced.

Nigel Paterson FRICS, Estate Agents Lincolnshire, Spilsby, 01790 756958 - Some green shoots, at last! First time buyer help in 2014 should see more activity in the whole market.

Peter Mountain FRICS, Peter Mountain, Louth, 01507 603366 - Good start to the month, but slowed now schools have broken up.

Quentin A Jackson-Stops FRICS, Jackson-Stops & Staff, Northampton, 01604 632991 - The market has been very quiet in July due to summer holidays and the beautiful weather. The volume of new property to the market has slowed and there are less active buyers in the market than three months ago.

Surveyor comments - Sales

Stephen Jeffery FRICS, Jeffery Jones Ltd, Derby, 01332 200388 - Market activity growing with high demand from first time buyers. New build is in demand with availability of mortgage finance. A large number of part exchange properties are coming to the market.

Steve Gadsby BSc FRICS, Gadsby Orridge, Derby, 01332 296396 - Slight perceived increase in confidence resulting in increase in sales. More new developments commencing are aiding supply.

West Midlands

A Champion FRICS, Halls, Worcester, 01905 611066 - Busy couple of weeks with new stock coming available and plenty of new buyers registering.

Andrew Grant FRICS, Andrew Grant LLP, Worcester, 07976-982742 - The last 4 weeks has brought a significant uplift of new instruction activity, matched by sales. This seems to be associated with improved confidence emanating from vocal media commentary on the subject of rising prices etc. The school holiday period will however subdue this run of buoyancy until September when we will see what we see.

Andrew Oulsnam MRICS, Robert Oulsnam & Company, Barnet Green, 0121 445 3311 - Activity levels in the property market have definitely improved, though agreed prices have remained fairly stable. The recent hot spell did make the property market go quieter however.

Colin Townsend, John Goodwin, Malvern, 01684 892809 - Reasonable sales levels but contrary to tabloid headlines we don't see prices rising. A well balanced market.

Jeremy Dell MRICS, J J Dell & Co., Oswestry, 01691 653437 - Has been quite busy, but quieter due to school holidays. The hype in the market is not replicated in this area.

John Andrews FRICS, Doolittle & Dalley LLP, Kidderminster, 01562 821600 - Despite the seasonal slowdown with the holiday period, we see very positive levels of enquiries and viewings. Sales are being arranged on properties that are realistically priced. Market conditions look to improve as the 'help-to-buy' scheme is extended.

John Andrews FRICS, Doolittle & Dalley LLP, Bridgnorth Shropshire, 01746763336 - A busy time as both the volume of property coming the market and the number of sales both increase. Much more positive attitude from buyers and realistic offers being received and accepted. August may see slow down during summer holiday season but autumn should see continuing progress as 'help-to-buy' scheme is extended.

John Andrews FRICS, Doolittle-Dalley LLP, Bewdley Worcestershire, 01562 821600 - Higher levels of enquiries for property that is realistically priced are resulting in sales being arranged. Some cash buyers emerging but others with finance already in place are ready to buy. There is still some buy-to-let investors purchasing.

John Andrews FRICS, Doolittle-Dalley LLP, Stourport on Severn, 01562 821600 - Healthy levels of enquiries resulted in an increased volume of property sales. More property coming to the market which after the holiday season should stimulate new enquiries. Overall a positive market despite holiday season.

John Ozwell FRICS, Hunters, Solihull, 01564 771000 - Despite good interest from buyers, sales dropped back during late June and July - hot weather influence perhaps.

John Stevenson MRICS, John German, Lichfield, 01543 419 121 - The holiday period is slowing things down a little but pleasantly, for the first time in a long time, we seem to have better interest at the top end of the market (above £500,000).

Mike Arthan FRICS, Barbers, Shropshire, 1952221200 - Busy market place with more sales activity than at any time since 2008

Richard Franklin MRICS, Edward Gallimore, Tenbury Wells, 01584 810436 - Certain price brackets very cold, especially where empty renters are trading down.

Ryan R Williams. FRICS, McCartneys, Hay on Wye, 01497 820 778 - Better feel to things as more buyers emerge. The market seems to be improving from the bottom upwards with more confidence enabling people to trade upwards at last. On the other hand, high value houses are still struggling to find buyers as the cost of running and maintaining them acts as a significant deterrent.

Stephen Smith MRICS, Fraser Wood, Walsall, 01922 629000 - A number of sales agreed but buyers are taking their time in providing information as to mortgage agreement in principle and if not proceeding on a mortgage basis, to their proof of funding/cash arrangements. Sellers are reluctant to mark off property as sold until we have all the necessary requirements and in some instances until we have had surveyors around the property.

Tom Dennes, CPBigwood, Stratford upon Avon, 01789 294444 - Greater volume of activity and transactions, prices up very slightly (1.5% year on year).

East Anglia

Alan Williams, Fenn Wright, Colchester, 01206 216551 - The summer weather has matched the mood of the market with encouraging levels of activity and signs of strengthening confidence. The Help-to-Buy scheme has undoubtedly helped the new homes market and there is a sense of anticipation that when the scheme is expanded in the New Year to the second hand market a similar impact will be felt.

Andrew Wagstaff, Bedfords, Burnham Market, 01328 730500 - Market sentiment is positive but in reality the market is patchy. Vendors need to accept that the correct price is critical if they have a genuine motivation to achieve a sale.

Christopher Philpot BSc FRICS, Lacy Scott & Knight, Stowmarket, 01449 612384 - The market remains strong, but is very price sensitive.

Jeffrey Hazel FRICS, Geoffrey Collins & Co., Kings Lynn, 01553 774135 - We see increased demand but a lower supply of property coming onto the market.

Mark Wood MRICS, Bradshaws, Cambridge, 01223 472011 - Extremely high volume of sales throughout July with lack of available properties resulting in prices increasing.

Nicholas Rudge FRICS FAAV, Durrants, Beccles, 01502 712122 - Bad weather in spring reduced sales.

Nigel Steele FRICS, Jackson-Stops & Staff, Norwich, 01603 612333 - A very slow market at the middle and higher price brackets with most movement at the lower end.

Ollie Peacock MRICS, Jackson-Stops & Staff, Bury St Edmunds, 01284 700535 - June proved a very quiet month for new buyer enquiries. Seasonally the market is quieter but we hope for an uplift in September as the autumn market sets underway.

Richard Bannister MRICS, Bannister & Co, Felixstowe, 01394 282828 - Good month for sales (promising quarter's figures expected) but now entering holiday period so we are expecting a market slow down although hoping not.

Rob Swiney MRICS, Strutt and Parker, Canterbury, 01227 473736 - Busy start to July with a good amount of buyers registering and sales being agreed although the holiday season does feel like it is just around the corner

South East

Anthony Webb, Trenchard Arlidge, Cobham, Surrey, 01932 864242 - The market is seasonally quiet . Vendor price expectations generally inflated. Many estate agents quoting far too much to gain instructions.

Antony Bromley-Martin, Strutt & Parker, Chelmsford, 01245 254600 - Things are looking rosier, although the market remains sticky above £1m. The summer recess is upon us and quantity of buyers has reduced but the quality of buyers has increased.

C Rutland FRICS 0033389, Rutland Chartered Surveyors, Southampton, 023 8066 3451 - The confirmation of a significant number of first time buyers has freed up the market and sales are extending towards the upper end with chains. There are hints of modest price rises in some categories but the supply has improved which may make this short lived and muted. There is much more confidence in decision making.

David Boyden MRICS, Boydens, Colchester, 01206 762244 - Very good June, stock levels need replenishing. Hot weather and holidays making July harder for agreed sales levels.

David Nesbit FRICS, Nesbits, Portsmouth, 02392 864321 - Some genuine and serious purchasers new to the market. An increase in confidence, but there is a long way to go. Several auction lots are selling in advance. Whilst Government initiatives are helping the new build sector, help is really required in the second hand market.

David Parish FRICS, Gates Parish & Co., Upminster, 01708 250033 - The market has been fairly quiet with a lack of new instructions. This situation is likely to continue until September on account of school holidays.

Surveyor comments - Sales

Michael Fiddes MRICS, Strutt & Parker, whole area covered by the South East region, 020 7629 7282 - Comparatively difficult £1m to £2m market impacted by 7% SDLT on properties over £2m, creating downward pressure on country values. The reality is that most properties, which were £2.25m are now less than £2m, those worth £1.95m now worth £1.75m and those worth £1.75m are now worth closer to £1.5m and so on. There is significantly greater activity on properties under £1 million.

Hugh Tucknott, Parsons Son & Basley, Brighton, 01273 274059 - I expect activity to slow over the school holiday period, but pick up again for the autumn.

Ian Denton MRICS FAAV, Jackson-Stops & Staff, Woburn, 01525 290641 - Market quietened for summer recess but hoping for an influx of new buyers for the Autumn

Ian Perry FRICS, Perry Bishop and Chambers, Faringdon, Lechlade, Strivenham, Witney, 01285 655355 - The market has been much improved this year but is cooling as the weather gets hotter and we approach holiday season

John Frost MRICS, The Frost Partnership, Amersham, 01494 680909 - General lack of instructions but better level of applicants

John Frost MRICS, The Frost Partnership, Ashford, 01494 680909 - Strong couple of months of sales as there appears to be some pent up demand coming through and vendors also wishing to sell.

John Frost MRICS, The Frost Partnership, Beaconsfield, 01494 680909 - Prime locations in the town centre are showing improvement. There are signs that the market has more confidence.

John Frost MRICS, The Frost Partnership, Burnham, 01494 680909 - Activity is better, mortgages coming through slightly quicker but chains continue to take lengthy periods to get to exchange stage.

John Frost MRICS, The Frost Partnership, Gerrards Cross, 01494 680909 - Significant improvement in prime locations and where prices are fair. Pent up demand now coming through as confidence improves and interest rates remain low.

John Frost MRICS, The Frost Partnership, Langley, 01494 680909 - Although finance is difficult still as lending criteria are very strict, there are signs of confidence coming back into the market.

John Frost MRICS, The Frost Partnership, Staines, 01494 680909 - Nothing specific other than a continued shortage of available property which is driving prices and demand up.

John Frost MRICS, The Frost Partnership, Windsor, 01494 680909 - After a period of considerable activity the school holidays have calmed the market, although those people still looking are serious purchasers. There is now a lack of available property.

John Woolley, Woolley & Wallis, Romsey, 01722 424524 - We are busy but the length of time the legal process is taking is frustrating.

John Woolley, Woolley & Wallis, Fordingbridge, 01722 424524 - Legal delays cause too many people to reconsider their options, causing many sales to be renegotiated.

John Woolley, Woolley & Wallis, Ringwood, 01722 424524 - Quiet.

John Woolley, Woolley & Wallis, Lymington, 01722 424524 - Good but frustrating as far as keeping sales in place once agreed terms

Mark Everett FRICS, Michael Everett & Company, Epsom, 01372 273448 - Instructions are well down on previous months, but buyer demand continues to be strong. Situation likely to continue during the holiday season, but more stock is urgently required in all price ranges.

Martin Allen, Elgars, Wingham, Canterbury, 01227 720557 - Getting guide prices right is still critical as buyers remain cautious.

Martin Seymour BSc FRICS, Crow Watkin, Reigate, 01737 245886 - The gentle upturn in activity has continued during July. Improvements in mortgage lending, better weather and less gloomy general economic news appear to have helped the mood.

Mike Hewson FRICS, Howard Cundey, Lingfield, 01342 833333 - Activity levels have been well up, just like the temperature. A very solid early summer period for instructions, sales, and exchanges. Some agents are bemoaning the lack of stock. The right properties at the right price are selling but it isn't across the board.

Peter Fearn FRICS, Keats Fearn, Farnham, 01252 718018 - Typically, as soon as sales start to pick up there are selfish agents out there who seem to think the only way of gaining instructions is to over value, sometimes quite outrageously. In most cases, they end up with disappointed vendors as the flow of sales is stemmed, as buyers are not yet willing to join in a 'free for all'.

Peter Mockett FRICS, Hilbery Chaplin, Romford, 01708 732732 - There is certainly more confidence in the market, leading to more enquiries and eventually and hopefully more sales but nothing to get excited about just yet.

Philip Hiatt MRICS, Your Move Philip Hiatt, East Grinstead, 01342 321142 - Still very positive signs in the market although the hot weather had buyers heading for the beach rather than our door. Shortage of stock in most price ranges but especially up to £300,000 and this shortage is underpinning prices and will continue to push them up. Many sellers are trading down and once we see more trading up sales then we can be more confident that the recovery is sustainable.

South West

David J Dark FRICS, Seldons Estate Agents, Bideford, 01237 477997 - The hot sunny weather has resulted in a drop in viewings as people make the most of the weather. Despite this the market is a lot busier than it was three months ago.

David McKillop FRICS, McKillop and Gregory, Salisbury, 01722 414747 - A quiet start to the month but it has got much busier in the last ten days. Instructions are good but sales have been disappointing until this week. We are being asked about price increases but are not seeing this yet. We are achieving prices much nearer the asking figures though which is a good sign. Exchanges have been excellent and the pipeline for the next three months is very healthy.

Graham Thorne FRICS FCIQB, Thornes Chartered Surveyors, East Dorset, 01202 684004 - There is a shortage of new property entering the market and this shortage is leading to rises in prices as the availability of funds increases.

Ian Perry FRICS, Perry Bishop and Chambers, Cirencester, Cheltenham, Nailsworth, Tetbury, Stroud, 01285 655355 - The market has been better this year but shows some signs of cooling in the hot weather and holiday season

James McKillop MRICS, Knight Frank, South West, 0207 8611528 - The market at £1.75m+ is exceptionally price sensitive and the SDLT threshold continues to suppress demand for houses in excess of £2,000,000.

Jeff Cole MRICS, Cole Rayment & White, Wadebridge, 01208813595 - July has been busier again with new instructions and some good sales have been agreed. However, as the weather got hotter sales slacked off a little. We are now busier with viewings but as ever competitive pricing is still crucial to interest.

John Corben FRICS FCIARB, Corbens, Swanage, 01929 422284 - There are more genuine applicants returning to the market and more premium new instructions, but funding is still causing the lower end of the property market to stick.

John Cowley, FRICS, Crisp Cowley, Bath, 01225 789333 - July has been an excellent month for sales, which are dramatically up on July last year.

John Woolley, Woolley & Wallis, Salisbury, 01722 424524 - Very much busier period

Lloyd Smale FRICS, Drew Pearce, Exeter, 01392 201748 - So far this year, there are encouraging signs of a pick up in transaction numbers but the market remains price sensitive, and supply side slow.

Mark Annett FRICS, Mark Annett & Company, Chipping Campden, 01386 841622 - The better weather and media report of price increases are bolstering the sales market. There are real signs of an upturn.

Mark Lewis FRICS, Symonds & Sampson, Sturminster Newton, 01258 472244 - Buyers seem focused on the beach but there are some wonderful properties to launch in August so it will be fascinating to see if purchasers return.

Matthew Harvey MRICS, Tayter and Fletcher, Bourton on the Water, 01451 820913 - A continued increase in supply to the market and demand remains steady. Government support definitely helping first time buyers.

Michael Dukes MRICS, Greenslade Taylor Hunt, Taunton, 01823 277121 - Still busy despite July and good weather. More market appraisals than expected. June was our best month for ages on sales and so the pipeline is now well ahead of last year. Q3 and Q4 should be good. Market over £500,000 still very weak compared to below that with fewer new enquiries than we would expect.

Surveyor comments - Sales

Roger Punch FRICS, Stags, Plymouth, 01752 223933 - This time of year is normally quiet, but this year our activity is increasing on all fronts. However, sellers need to have their properties priced competitively if they are to be successful and there remains many optimistically priced properties on the market.

Simon Cooper FRICS, Stags, Exeter, 01392 255202 - The lower end of the market, particularly in or close to Exeter, has been good though more expensive properties have weakened, perhaps due to the holidays having started. More rural properties are meeting with weaker demand.

Wales

Andrew Morgan Esq FRICS, Morgan and Davies, West Wales, 01570423623 - The hot weather has slowed the market across all sectors. We feel that September will see the next price reductions which will induce renewed activity.

David E Baker FRICS, David Baker Co Ltd., Penarth, 02920 702622 - The market is slowing down probably due to coming into the holiday period. Purchasers are still looking for a bargain and making low offers but the market is active enough for vendors to ignore low offers.

David K Jones FRICS, Jones & Redfean, Rhyl, 01745 351111 - The market continues to tick over with realism by sellers, buyers and mortgagees being the key. First time buyers are now getting involved which is good to see. More instructions are needed to keep the market in equilibrium and avoid some agents over pricing to get instructions and distort the market.

Kelvin Francis FRICS, Kelvin Francis Ltd., Cardiff, 2920766538 - Sales to 1st time buyers are still strong and there is a shortage of suitable properties. Viewing levels, generally, are still high, although the recent hot spell has brought about a number of cancellations at weekends as viewers make the most of the weather. There has been a steady flow of new instructions, falling off in the last 2 weeks, which is to be expected during the holiday period.

Nigel Jones FRICS, John Francis, Carmarthen, 01267 221554 - Activity in July was much better than June, with sales agreed up 8% and sales exchanged up 11%. Problems now cropping up due to lack of enough surveyors to carry out mortgage valuations with 5 week delays commonplace.

Paul Lucas FRICS, R.K.Lucas & Son, Haverfordwest, 01437 762538 - Market activity and sales have improved enormously since the last survey was completed.

Roger Davies MRICS, J J Morris, Cardigan, 01239 612 343 - Much more activity, more enquiries and more footfall. Probably a result of 4 weeks excellent weather.

London

Charles Puxley, Jackson-Stops & Staff, Chelsea, 020 7581 5881 - Central London has quietened for the summer but as always realistically priced properties do attract interest. The best markets are for supremely well modernised properties or wrecks.

James Gubbins MRICS, Dauntons, Pimlico, 020 7834 8000 - The summer holiday period is well and truly upon us and the expected market close down we tend to experience at this time of year is occurring, exacerbated by the recent heat wave.

James Wilson DipSurv MRICS FCI Arb, W A Ellis, Knightsbridge & Belgravia, 020 7581 7654 - Quieter during July/August - the usual seasonal slowdown. Duality in the marketplace between lateral flats (busy) and houses (stickier).

Jeremy Leaf, Jeremy Leaf & Co, North, East, West & Central Finchley, 020 8446 4295 - July for us was a month of contrasts - early continuing interest in Help to Buy meant busier sales enquiries. Later in the month came a realisation by some aspiring FTBs that the new scheme wasn't necessarily suitable - so much more balance & activity returned to sales & lettings - despite the imminent summer holiday period.

John King MRICS, Andrew Scott Robertson, Merton, 020 8971 4990 - An increased number of applicants keen to buy has resulted in more offers and sales agreed.

John King MRICS, Andrew Scott Robertson, Wimbledon, 020 8971 4990 - The number of viewings have increased along with more offers. Best bids have created some offers in excess of the asking prices confirming a shortage of stock.

Keith Barnfield FRICS, Barnfields, Enfield, 020 8363 3394 - There has been no let up in market strength as we enter the holiday period.

Kevin Ryan FRICS, Carter Jonas LLP, Mayfair, Westminster, 020 7493 0676 - A quiet market over the summer months. Good prices achieved earlier in the year has led to over optimistic pricing by some vendors.

Paul L Whitley FNAEA, R Whitley & Co, West Drayton, 01895 442711 - Very strong demand for all types of housing but in particular for 3 bedroom semi detached houses.

Peter Rollings FRICS, Marsh & Parsons, Central London, 02088463496 - A surprisingly busy summer market with active buyers and limited stock.

Robert Green MRICS, John D Wood & Co., Belgravia, 020 7352 1484 - Vendors expectations often higher than the market is prepared to pay. SDLT on properties over £2m is still causing problems, but is more manageable as buyers get used to it.

Robert Green MRICS, John D Wood & Co., North West London, 020 7352 1484 - Summer holidays means quiet market. HS2 still an issue.

Robert Green MRICS, John D Wood & Co., South Kensington, 020 7352 1484 - 7% SDLT continues to be a factor as is concern over mansion tax.

Robert Green MRICS, John D Wood & Co., Chelsea, 020 7352 1484 - July has seen a significant upturn in activity for property over £2m. We believe that the Finance Bill receiving Royal Assent may have helped confidence, but there is a more general air of confidence at the moment, helped by the good weather.

Robert Green MRICS, John D Wood & Co., Wimbledon, 020 7352 1484 - Better weather has improved applicant registrations and viewings. Instructions and market appraisals have also increased.

Simon Aldous MRICS, Savills, London, 020 7163861 - The prime London market has continued to show price increases over the last quarter, especially in prime south west London. There is a major issue looming in 2015, namely the introduction of a mansion tax, which we do think, if introduced, will have a significant impact on the market.

Scotland

Alasdair Seaton BSc MRICS, D M Hall, Dunfermline, Kinross and environs, 01383 621262 - Sales are steady. No sign of increase in values yet but sales through early summer are consistent. The market is better than last year and we are optimistic for autumn.

Alexander Inglis MRICS, CKD Galbraith, Kelso, 01573 224 244 - Whilst we have had a fairly encouraging quarter, with both sales and viewing numbers up, the last month has been quieter due to school holidays- as always tends to happen in July. The market remains very price sensitive.

Craig Henderson MRICS, Graham & Sibbald, Glasgow and West Scotland, 0141 332 1194 - The market has remained a little stronger over the last month, similar to what we have seen over the previous 3 months or so. Vendors are being realistic and in the sought after locations prices at or indeed above home report values are being achieved. Flats prices remain challenging beyond the traditional good west end of Glasgow regions.

Gavin Miller MA (Hons) MRICS, Graham & Sibbald Chartered Surveyors, Stirling, 01786 463111 - July has seen a continuation of the busy spell that we have experienced so far in 2013. In what is normally a quieter time during the school holiday period, there has been a steady flow of new instructions and replacement Home Reports.

Greg Davidson MRICS, Graham & Sibbald, Perth, 01738 445733 - Perthshire has returned to a more seasonal market with activity peaking in the spring time and falling back around school holiday times. Some positive market activity during 2013 will hopefully set the scene for a strong late summer and autumn.

Ian J Fergusson BSc FRICS, J&E Shepherd, Stirling, 01786450438 - June saw a flurry of activity in the Home Report market with customers getting organised to place their home on the market before the summer holiday slow down. Sales have similarly been up, reflected in the number of replacement Home Reports provided. July and sunny holiday season will impact on activity, however sentiment is improving

Louisa Raistrick MRICS, Simpson & Marwick, Edinburgh, 0131 525 8600 - The market has slowed over the summer for new instructions but sales remain strong with lots of closing dates being achieved. Things look very positive for the autumn market.

R.M.Smith FRICS, Allied Surveyors Scotland, Inverness, 1463239494 - Seems like a 9 month trading year - March to November - with little interest beyond.

Richard A Clowes MRICS, DM Hall LLP, Galashiels, 01896 752009 - With the good weather during the last month there has been a significant amount of activity during what should be a quieter time. There is a good deal of property coming onto the market and signs of property selling, although values are still static with no significant upward movement in the market, yet.

Surveyor comments - Sales

Northern Ireland

Aidan Conway MRICS, Andrews Chartered Surveyors, Londonderry, 2871263635 - Increased sales activity mainly from first time buyers.

Bronagh Boyd MRICS, Digney Boyd Ltd., Newry, 028 30 833 233 - Improved market conditions with increased numbers of investors and first time buyers.

Samuel Dickey MRICS, Samuel Dickey Estate Agents, Belfast, 2890652211 - The good weather creates a feeling of optimism and this is borne out with retail figures increasing. The overall confidence is improving in the property market with more positive news headlines on the recovery. Construction in NI continues to be a challenge.

Tom McClelland, McClelland Salter, Lisburn, 2892674121 - Exceptionally good weather in July reduced enquiries, more fun things to do in the sun than look at houses.

Surveyor comments - Lettings

North

Mr T H Brannen FRICS, Brannen and Partners, Newcastle upon Tyne, 0191 2517878 - A very strong rental market.

R Towler MRICS, Eden Lettings & Management, Penrith - Imbalance between supply and demand and the private/social housing mix has depressed take-up and rents.

Yorkshire and Humber

Alex McNeil, Bramleys, Huddersfield, 01484 530361 - Fewer new properties are coming to the market to rent and some reluctant landlords are considering sales. Rent levels stable with inferior property now requiring longer letting periods.

David J Martindale, FSL, Wakefield, 01924365250 - Lettings market continues to be very busy.

Ian Briggs FRICS, Dacre, Son & Hartley, Ilkley, 01943 600655 - Strongest demand is for 3 bedroom houses.

J W G Cameron FRICS, Stanton Mortimer Ltd., Northallerton, 01609 773004 - The steady demand for rental properties continues.

North West

Andrew Duncan MNAEA, J B & B Leach, St Helens, 01744 22816 - Supply is a little restricted but rents are generally flat.

Caroline Thompson, Edwin Thompson LLP, Keswick, 017687 72988 - Achievable rental prices are limited because local employment is largely based within the tourism sector, which is often poorly paid.

Ed Goodwin, Frank Marshall, Northwich, 01606 41318 - Still a shortage of good rental properties.

Elaine Murphy, Countrywide Residential Lettings - Entwistle Gree, Lancaster LA1, 01524 849794 - We have found that student letting demand for 2013 has dropped compared to 2012.

John Halman FRICS, Gascoigne Halman, Wilmslow, 01625 460344 - New instructions slowing down again. Two and three beds still letting readily.

Jonathan Clayton FRICS BSC, Bentley Higgs & Co., Blackpool, 01253 302928 - Strong demand is still being shown in lettings, however, rents have stabilised and in some cases have edged slightly downwards due to housing benefit reductions.

East Midlands

Alastair Boulton MRICS, Robert Bell & Company, Horncastle - The removal of a council tax holiday for unfurnished lettings has depressed rental growth, as landlords are keener to let quickly.

C Shallice FRICS, Hix & Son, Holbeach, 01406 422777 - Demand steady. A number of tenants are accepting the fact that they will be renting for the long term.

Catherine Pearce, Newark Property Management, Newark, 01636 612002 - One minute the market is really busy, the next it is really quiet. Rents are fairly static, at least they do not seem to be falling. New instructions are slightly up but hard to come by.

Chris Beeby DipREA FNAEA MARLA, Bletsoes, Thrapston, 01832 732188 - More rental properties are required with some landlords now selling in a more active sales market.

David R Johnson Dip Arb FRICS FCIArb, Readings Property Group Ltd, Leicester, 0116 2046157 - A quieter period both in terms of demand and supply with some forced landlords recognising the slightly easier market conditions and the possibility of selling at a realistic price. This may see some of the supply removed from the market which could push rents upward.

J A Elkington MARLA, H E Lettings, Lincoln, 01522 698899 - It must be the sunshine - We have seen a noticeable increase in tenants looking for good quality properties over the last couple of weeks, no other apparent reason - it has to be the sunshine!

John Chappell MRICS, Property Office, Skegness, 01754 763520 - One bed flats still very hard to let as benefit changes continue to bite. Many young couples need housing benefit in winter in seasonal towns but now can't claim for it until they are 35 years old.

Nigel Paterson FRICS, Estate Agents Lincolnshire, Spilsby, 01790 756958 - No landlords accepting DSS tenants.

Quentin A Jackson-Stops FRICS, Jackson-Stops & Staff, Northampton, 01604 632991 - Demand remains strong for village and country properties in which we specialise. Supply has not met demand in recent months for cottages and smaller homes.

Rebecca Bulmer AssocRICS, Bulmer Estates, Nottingham, 0115 969 6111 - Although the sales market is becoming more active, we see no decline in the demand for rented accommodation, with property in popular areas barely experiencing voids. Stock in secondary areas also continues to let freely, although the market for 2 bed flats seems to have cooled slightly.

Stephen Jeffery FRICS, Jeffery Jones Ltd, Derby, 01332 200388 - Continuing rental demand from overseas tenants.

West Midlands

A Champion FRICS, Halls, Worcester, 01905 611066 - Strong tenant demand for city centre apartments with restricted supply over the last few weeks.

Andrew Grant FRICS, Andrew Grant LLP, Worcester, 07976-982742 - Strong numbers of prospective tenants and viewing activity.

Colin Townsend, John Goodwin, Malvern, 01684 892809 - More stock needed as tenant demand remains very strong.

Jayne Tart, Balfours LLP, Shropshire, 01743 277069 - Fewer new properties for let - A high level of tenants.

John Andrews FRICS, Doolittle & Dalley LLP, Kidderminster, 01562 821600 - More tenants looking to purchase, therefore more properties coming to the rental market. Still healthy demand although prospective tenants have a greater choice so rents are unlikely to increase in the short term.

John Andrews FRICS, Doolittle & Dalley LLP, Bridgnorth, Shropshire, 01746763336 - Much more property to let due to some tenants looking to buy but we see many applications to fill properties which come empty. There is still a fine line with rental values, and prospective tenants are very conscious if asking rents are too high. Overall a healthy market with many lettings being arranged.

John Andrews FRICS, Doolittle & Dalley, Stourport on Severn, 01562 821600 - More property available to let as some tenants look to purchase property. Prospective tenants have a greater choice but a higher volume of lettings are being achieved.

John Ozwell FRICS, Hunters, Solihull, 01564 771000 - Tenant demand still high.

Mike Arthan FRICS, Barbers, Shropshire, 01952221200 - Still excellent tenant demand. Shortage of new stock. More investor activity.

Richard Franklin MRICS, Edward Gallimore, Tenbury Wells, 01584 810436 - The changes to void council tax and increased regulation are catching amateur landlords out and is a cause for concern.

Ryan R Williams. FRICS, McCartneys, Hay on Wye, 01497 820 778 - Reasonable demand and a ready supply of property available. More tenants looking to step back into the market and purchase, which might lessen demand at the bottom end.

Stephen Barber, Countrywide Residential Lettings, Stafford, 01785 212112 - Demand remains strong for rental properties in the Stafford area and properties are renting within 14 days.

Stephen Smith MRICS, Fraser Wood, Walsall, 01922 629000 - The market remains buoyant with good levels of demand for more property types.

East Anglia

Andrew Tucker MARLA, Bidwells, Cambridge, 01223 841842 - Rents are rising, resulting from the summer market, high employment and new business' arriving in Cambridge.

Christopher Philpot BSc FRICS, Lacy Scott & Knight, Stowmarket, 01449 612384 - Well presented modern properties continue to attract good demand.

Jeffrey Hazel FRICS, Geoffrey Collins & Co., Kings Lynn, 01553 774135 - Steady demand.

Nigel Steele FRICS, Jackson-Stops & Staff, Norwich, 01603 612333 - Strong demand for nice well presented properties in all price brackets.

Richard Bannister MRICS, Bannister and Co., Felixstowe, 01394 282828 - Good demand of late and available properties are only just keeping up with this demand (normal pattern for this time of year).

South East

Anthony Webb, Trenchard Aridge, Cobham, Surrey, 01932 864242 - Tenant numbers will decrease as mortgage facilities improve.

Bernadette Oliver ARLA, NAEA, Savills, Harpenden, 01582 465020 - Supply is continuing to outweigh demand.

Carol Highfield MARLA, Dack Property Management Company Limited, Southsea, Hampshire, 023 92 896996 - Better weather brings more footfall. Not all good enquiries though.

Surveyor comments - Lettings

Chris Beadle, Counrywide Residential Lettings, Billericay, 01277 633044 - Less properties are being valued for rental purposes.

Dan Bush, Austin & Wyatt, Southampton, 023 8033 0479 - The student market has changed. More sponsored overseas students looking for 1 beds. Also smaller groups looking for 2 and 3 beds rather than the traditional 4 - 9 bed houses.

David Boyden MRICS, Boydens, Colchester, 01206 762244 - June was very difficult. Landlords' expectations were too high but rents are now being negotiated. July looks very good with a good level of deals done. Stock of 3 bed houses is still too low.

David Parish FRICS, Gates Parish & Co., Upminster, 01708 250033 - The market is a little quiet due to lack of new instructions.

Denise Earwicker, Touchstone Residential, Buckingham, 01280822535 - During school holidays in summer and at Christmas time the market is always slow.

Jeremy Q Fisher, The Frost Partnership, Beaconsfield, 07776 297202 - Still seeing an active market with more tenants than properties available. However we are seeing prices coming under pressure, especially re-lets, as they are coming back on a little tired and are not presenting as well against new "buy to let stock".

Jeremy Q Fisher, The Frost Partnership, Feltham and Windsor, 07776 297202 - Feltham is seeing pressure on rents as affordability is coming in to play with tenants struggling to afford current rents. Still plenty of activity but I find I am needing to spend time educating landlords on current market conditions.

Jeremy Q Fisher MARLA, The Frost Partnership, Gerrards Cross, 07776 297202 - One and two bedroom properties are letting very quickly if presented well.

Jeremy Q Fisher MARLA, The Frost Partnership, Langley, 07776 297202 - Still getting a good supply of tenants although seeing more not able to pass references due to adverse credit or insufficient income.

John Frost MRICS, The Frost Partnership, Gerrards Cross, 01494 680909 - Busy with a good volume of tenants. Most active margin below £1,500 p.c.m.

John Woolley, Woolley & Wallis, Romsey, 01722 424524 - Good.

John Woolley, Woolley & Wallis, Fordingbridge, 01722 424524 - Busy.

John Woolley, Woolley & Wallis, Ringwood, 01722 424524 - Steady.

John Woolley, Woolley & Wallis, Lymington, 01722 424524— Demand outstrips supply.

Kelly Bullimore RICS, Touchstone Residential Lettings, West Malling, 01732 874990 - Quiet during the holiday season.

Martin Allen, Elgars, Wingham, Canterbury, 01227 720557 - Lettings market still very active with a choice of tenant for most properties.

Natalie Meech, Countrywide Residential Lettings, Oxford, 01865 790733 - The universities are building more of their own accommodation. This will effect the student market.

Paul Hughes, Countrywide Residential Lettings, Sittingbourne, 01795 429531 - As the sales market improves we may see the rental market slow over the next 2-5 years, although buy to let mortgages are still readily available.

Peter Fearn FRICS, Keats Fearn, Farnham, 01252 718018 - Correctly priced lettings are disappearing overnight.

Peter Mockett FRICS, Hilbery Chaplin, Romford, 01708 732732 - The market continues to be very buoyant but is quickly earning agents generally a bad reputation. There urgently needs more regulation as this sector of the market becomes more significant.

Stuart Gray, Strutt & Parker LLP, St Albans, 01727 840285 - The market has been uncharacteristically quiet for the time of year, and larger properties seem to be attracting less interest than expected.

Tina Morgan MARLA, Caxtons Chartered Surveyors, Kent, 01474 537733 - There has been an increase in landlords expanding on their current portfolios over the last three months.

Yvonne Cox, Countrywide Residential - Freeman Forman, Heathfield, 01435 862766 - The letting market is still really busy. Lots of applicants looking for long term lets.

South West

John Corben FRICS FCIARB, Corbens, Swanage, 01929 422284 - Shortage of properties continues with many waiting applicants.

John Woolley, Woolley & Wallis, Salisbury, 01722 424524 - Busy but normal.

Karen Bell, Cooper & Tanner, Warminster, 01985 219188 - Market is busy, tenants will only take the better properties which are reasonably priced. Anything overpriced sticks.

Mark Annett FRICS, Mark Annett & Company, Chipping Campden, 01386 841622 - Demand is down and more people seem to be looking to buy rather than rent.

P R Greenway FRICs, Chesterton Humberts, Taunton, 01823200400 - Buoyant market with some shortages now apparent and a high demand in the middle to upper end of the market. As summer approaches demand just tailing off.

Paul Oughton MARLA, Moore Allen & Innocent LLP, Cirencester and Cotswolds, 01285 651831 - Applicant numbers are strongly supported. Some landlords are choosing to sell or return home from abroad but these are matched by new landlords leaving to work abroad

Rupert Hambly MRICS, Elm Property, Barnstaple, 01271386306 - Continuing good levels of interest across the board.

Simon Cooper FRICS, Stags, Exeter, 01392 255202 - Smaller houses letting very well but less demand for larger properties. The rental market in Exeter itself is very buoyant, apart from the student market which is over supplied.

Wales

Kelvin Francis FRICS, Kelvin Francis Ltd., Cardiff, 02920766538 - Continued high demand for 2 bedroom properties from would-be first-time buyers, who are still not able to get onto the property ladder.

Paul Lucas FRICS, R.K.Lucas & Son, Haverfordwest, 01437 762538 - Difficult finding suitable tenants.

London

Charlotte Dunn, Daniel Watney, London, 02030773400 - Since the beginning of July, we have seen a rather drastic dip in letting enquiries. We believe this to be due to people going off on their summer holidays and see this as the start of the quieter summer market. We expect interest to pick up again in September.

James Gubbins MRICS, Dauntons, Pimlico, 020 7834 8000 - Increased market activity, as is usual in the summer, however there are still more properties available than applicants. This is holding prices back and anything overpriced remains empty with some previously ambitious prices now needing to be reconsidered.

Jeremy Leaf, Jeremy Leaf & Co, North, East, West & Central Finchley, 020 8446 4295 - Quieter lettings. Landlords reacted to reduced demand and lower rents by renegotiating with tenants to lessen the risk of voids.

John Collard MRICS, Robert Holmes & Co, Wimbledon, 0208 879 9669 - All the major oil companies are relocating many employees, particularly the Norwegians as Wimbledon village has a Norwegian school. We have been fortunate to help house many families with better budgets than this time last year.

John King MRICS, Andrew Scott Robertson, Merton, 020 8971 4990 - Summer recess taking hold, good enquiries at the lower end of the market, much quieter towards the middle and top end.

John King MRICS, Andrew Scott Robertson, Wimbledon, 020 8971 4990 - A tailing off of corporate enquiries has dampened the market for larger properties as quickly as expected. A view that it is cheaper to purchase than rent is fuelling this sentiment.

Keith Barnfield FRICS, Barnfields, Enfield, 020 8363 3394 - Transaction levels are quite good for this time of the year.

Mark Wilson, Globe Apartments, London, 02070343435 - More activity but budgets remain under pressure. Tenants are looking to negotiate lower rents.

Paul L Whitley FNAEA, R Whitley & Co, West Drayton, 01895 442711 - More homes available compared with last month. It is important not to be too ambitious with rent levels.

Peter Rollings FRICS, Marsh & Parsons, Central London, 02088463496 - The usual very busy summer market with some larger budgets coming through.

Robert Green MRICS, John D Wood & Co., Belgravia, 020 7352 1484 - We notice a reduction of corporate demand and an absence of financial service industry staff looking to move. Supply in our key market is at the moment outstripping demand.

Robert Green MRICS, John D Wood & Co., North West London, 020 7352 1484 - Summer is quiet but we are beginning to get enquiries for school/September time.

Robert Green MRICS, John D Wood & Co., Wimbledon, 020 7352 1484 - Instructions have been up over the last quarter. Applicant registration is slowly increasing. Higher stock levels and good weather have increased applicant enquiries.

Surveyor comments - Lettings

Scotland

Carolyn Davies MRICS, G M Thomson & Co, Dumfries, 01387 254424 - The market has quietened down due to the school holiday period. There remains an oversupply in the market.

Diarmid Mackenzie Smith MRICS, Rettie & Co., Edinburgh, 0131 622 4160 - The rental market is very competitive for agents helping improve the service for landlords. Rents have risen over the last year but there are signs that this is now plateauing.

Fraser G Crichton, MRICS, Dove Davies & Partners, Edinburgh, 01312283999 - There continues to be a strong level of demand for rented property in eastern central Scotland. There have been signs of more buy-to-let investors returning to the market to take advantage of good occupancy rates and better returns.

Greg Davidson MRICS, Graham & Sibbald, Perth, 01738 445733 - There remains a strong demand for single occupied units and family accommodation. Two bedroom flats don't seem to be the easiest to let in current market conditions.

Ian J Fergusson BSc FRICS, J&E Shepherd, Stirling, 01786450438 - Strong tenant demand is reflected in rising rents as supply remains limited. This will encourage prospective tenants to also consider home purchase as a preferred option over renting, especially with mortgage lending now more available as lenders return to chase market share.

Northern Ireland

Bronagh Boyd MRICS, Digney Boyd Ltd., Newry, 028 30 833 233 - Increased tenant numbers.

Samuel Dickey MRICS, Samuel Dickey Estate Agents, Belfast, 02890652211 - The rental market is still strong with deposit affordability continuing to challenge first time buyers.

Tom McClelland, McClelland Salter, Lisburn, 2892674121 - Rental demand is steady and tenants are looking for longer term lets.

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