



October 2018: UK Residential Market Survey

Headline price indicator turns slightly negative

- Prices now seen falling nationally although some parts of the UK are still recording solid growth
- New buyer demand continues to weaken alongside falling new instructions
- Conditions remain more challenging across higher priced tiers of the market

The October 2018 RICS UK Residential Market Survey results show the recent softening in new buyer demand beginning to feed into a slightly negative trend for national house prices. That said, the regional picture remains highly varied, with some parts of the UK still seeing fairly strong price growth. In terms of the outlook for sales market activity, respondents remain doubtful that momentum will pick-up over the coming months.

The survey's headline price balance slipped to -10% in the latest results (down from -2% previously), representing the weakest reading since September 2012. Even so, this measure is still only consistent with a modest decline in national prices over the period. When disaggregated, much of the weakness continues to stem from London and the South East, with trends in the latter deteriorating a little further during October. East Anglia, the South West and the North East also returned negative readings, albeit to a lesser extent than both of the aforementioned areas. By way of contrast, prices continue to rise in most other parts of the UK, with the strongest growth once again coming in Northern Ireland and Scotland.

Looking ahead, near term price expectations remain modestly negative at the headline level, while the outlook for twelve months ahead is now broadly flat. Respondents in London and the South East continue to return a negative assessment on the prospects for house prices over the coming year. Conversely, twelve month price expectations are still elevated in the North West of England, Northern Ireland and Scotland.

Feedback from contributors continues to point to higher priced tiers of the market encountering a more challenging backdrop at present. Indeed, for properties marketed at over £1m, close to three quarters of respondents reported sales prices were coming in below asking prices. What's more, 14% cited sales prices were on average more than 10% below the initial asking price (up from 10% three months ago). For properties listed at up to £500k and below however, a slim majority of survey participants continue to report sales prices to

have been at least level with asking. Nevertheless, a still noteworthy 34% stated sales prices were coming in up to 5% below.

A sustained softening in demand over recent months has likely driven the weaker price trends in parts of the country. The net balance for new buyer enquiries ticked down to -14% in October (compared with -12% last month), marking three successive reports in which headline demand has deteriorated. Affordability pressures, political uncertainty and a lack of fresh stock coming onto the market all continue to hinder activity to varying degrees.

In terms of new instructions, virtually all UK regions saw a monthly decline, while average stock levels remain very close to an all-time low as a result. Furthermore, there appears little chance of any meaningful turnaround in the near future, as a net balance of 30% of respondents reported the level of appraisals being undertaken to be down on an annual comparison.

Given these conditions, it is little surprise that sales trends remain subdued, with the latest net balance of -10% signalling a third consecutive monthly decline in transactions. In fact, sales were reported to be either flat or negative across eleven of the twelve UK regions/countries during October. Looking ahead, sales expectations did at least turn less negative, both at the three and twelve month horizons. From a national perspective, the near term sales expectations net balance moved from -15% to -6%, while the twelve month figure came in at -5% (from -17% previously).

In the lettings market, the quarterly (seasonally adjusted) data points to a modest improvement in tenant demand during the three months to October. Alongside this, landlord instructions continued to fall, with the survey indicator remaining in negative territory for a tenth straight quarter (the longest negative stretch since this series was formed in 1999). On the back of this, rents are expected to rise slightly over the next three months, while respondents are now projecting a little under 2% rental growth for the year ahead.

*The London data tends to better reflect developments in the inner boroughs rather than the outer zones

Methodology

About:

- The RICS Residential Market Survey is a monthly sentiment survey of Chartered Surveyors who operate in the residential sales and lettings markets.

Regions:

- The 'headline' national readings cover England and Wales.
- Specifically the 10 regions that make up the national readings are:
 - 1) North 2) Yorkshire and Humberside 3) North West 4) East Midlands 5) West Midlands 6) East Anglia 7) South East 8) South West 9) Wales 10) London.
- The national data is regionally weighted.
- Data for Scotland and Northern Ireland is also collected, but does not feed into the 'headline' readings.

Questions asked:

- How have average prices changed over the last 3 months? (down/ same/ up)
 - How have new buyer enquiries changed over the last month? (down/ same/ up)
 - How have new vendor instructions changed over the last month? (down/ same/ up)
 - How have agreed sales changed over the last month? (down/ same/ up)
 - How do you expect prices to change over the next 3 months? (down/ same/ up)
 - How do you expect prices to change over the next 12 months? (% band, range options)
 - How do you expect prices to change over the next 5 years? (% band, range options)
 - How do you expect sales to change over the next 3 months? (down/ same/ up)
 - How do you expect sales to change over the next 12 months? (down/ same/ up)
 - Total sales over last 3 months i.e. post contract exchange (level)?
 - Total number of unsold houses on books (level)?
 - Total number of sales branches questions 1 & 2 relate to (level)?
 - How long does the average sales take from listing to completion (weeks)?
 - How has tenant demand changed over the last 3 months? (down/ same/ up)
 - How have landlords instructions changed over the last 3 months? (down/ same/ up)
 - How do you expect rents to change over the next 3 months? (down/ same/ up)
 - How do you expect average rents, in your area, to change over the next 12 months? (% band, range options)
 - What do you expect the average annual growth rate in rents will be over the next 5 years in your area? (% band, range options)
 - What is your sense of current price levels being achieved in your area (Very Expensive, Expensive, Fair value, Cheap, Very Cheap)
- Questions 6, 7, 17 and 18 are broken down by bedroom number viz. 1-bed, 2-bed, 3-bed, 4-bed or more. Headline readings weighted according to CLG English Housing Survey.

Net balance data:

- Net balance = Proportion of respondents reporting a rise in prices minus those reporting a fall (if 30% reported a rise and 5% reported a fall, the net balance will be 25%).**

- The net balance measures breadth (how widespread e.g. price falls or rises are on balance), rather than depth (the magnitude of e.g. price falls or rises).
- Net balance data is opinion based; it does not quantify actual changes in an underlying variable.
- Net balance data can range from -100 to +100.
- A positive net balance implies that more respondents are seeing increases than decreases (in the underlying variable), a negative net balance implies that more respondents are seeing decreases than increases and a zero net balance implies an equal number of respondents are seeing increases and decreases.
- Therefore, a -100 reading implies that no respondents are seeing increases (or no change), and a +100 reading implies that no respondents are seeing decreases (or no change).
- In the case of the RICS price balance, a reading of +10 should not be interpreted as RICS saying that house prices are going up by 10%, but that 10% more surveyors reported increases rather than decreases in prices (over the last three months).
- A change from +30 to +60 does not mean that the variable grew by 30% in one period and by 60% in the next period, but it does indicate that twice as many surveyors reported an increase compared to a decrease than in the previous period.
- Likewise, if we get a reading dropping from +90 to +5, this still means that more respondents are reporting increases than decreases overall, but the breadth of those reporting increases has fallen dramatically; meanwhile, a shift in the reading from -90 to -5 still means that more respondents are reporting decreases than increases overall, but the breadth of those reporting decreases has fallen dramatically.

Seasonal adjustments:

- The RICS Residential Market Survey data is seasonally adjusted using X-12.

Next embargo dates:

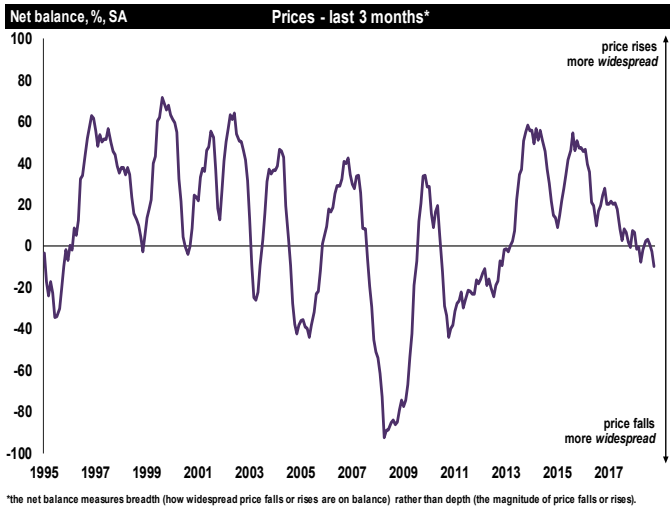
- November Survey: 13 December**
- December Survey: 17 January**
- January Survey: 14 February**

Number of responses to this month's survey:

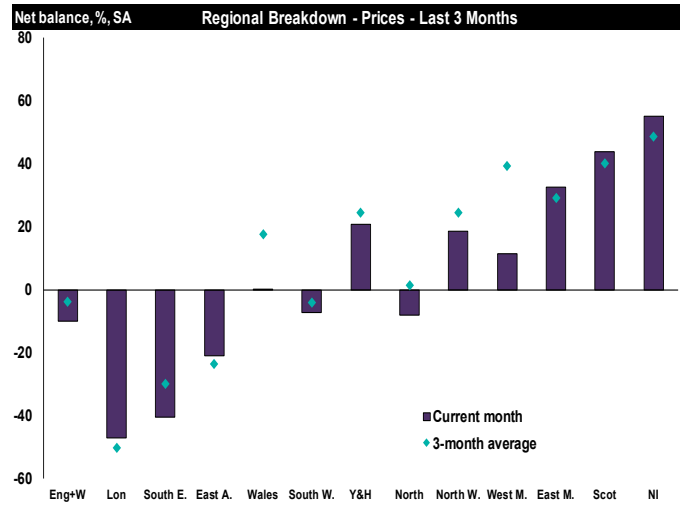
- This survey sample covers 579 branches coming from 303 responses

Sales market charts

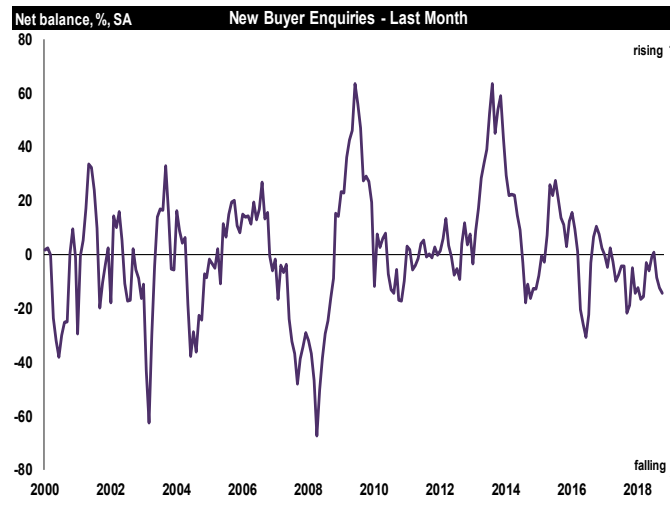
National Prices - Past three months



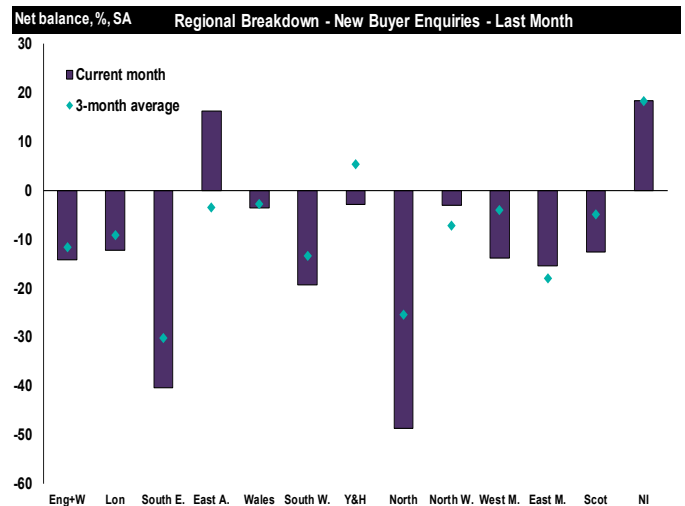
Regional Prices - Past three months



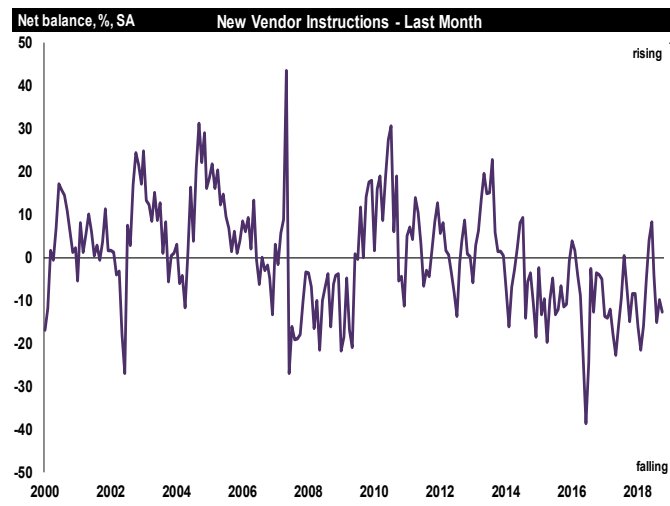
National Enquiries - Past month



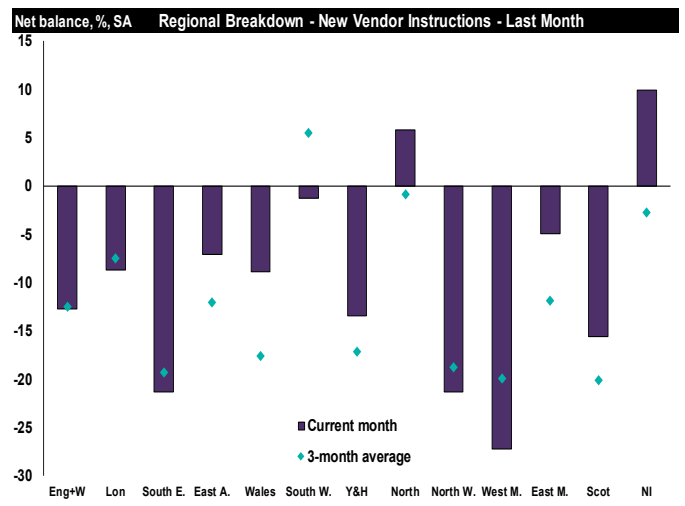
Regional Enquiries - Past month



National New Vendor Instructions - Past month

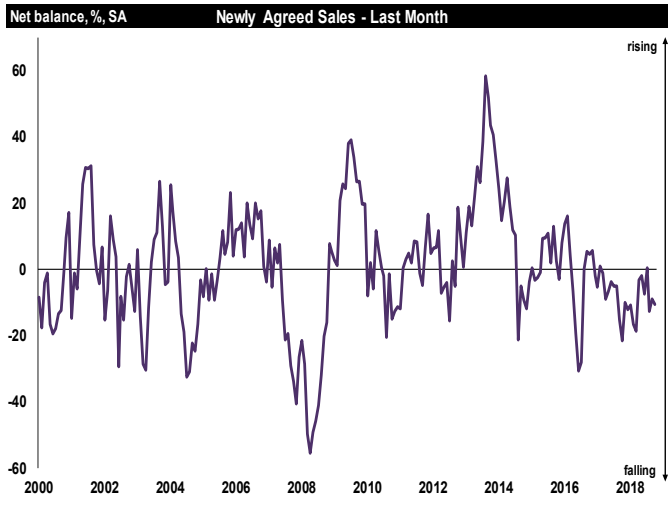


Regional New Vendor Instructions - Past month

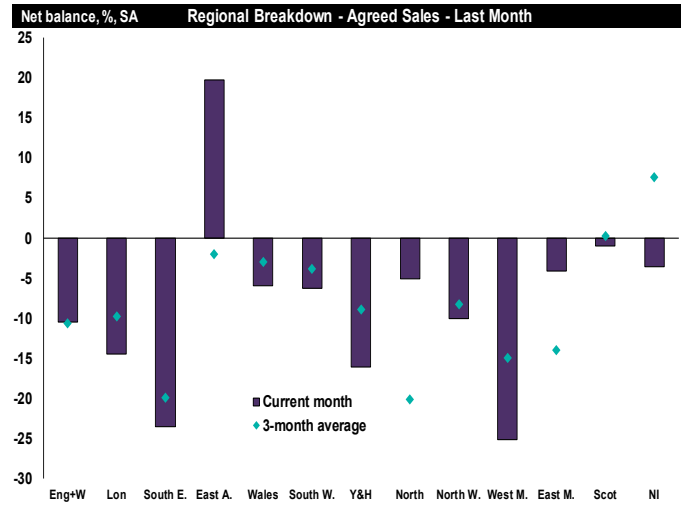


Sales market charts

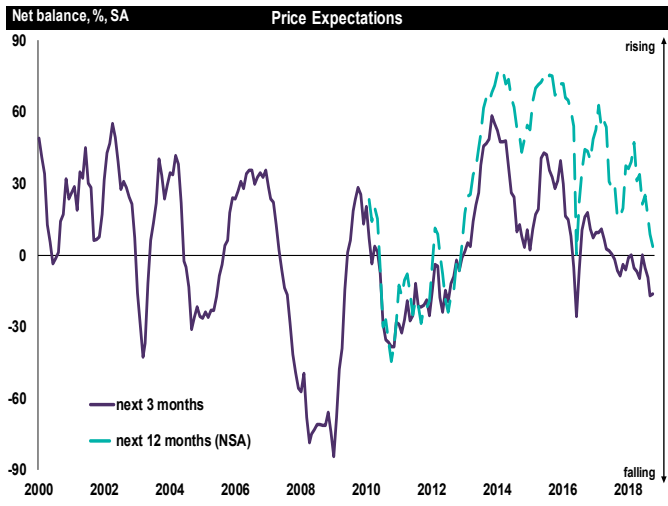
National Newly Agreed Sales - Past month



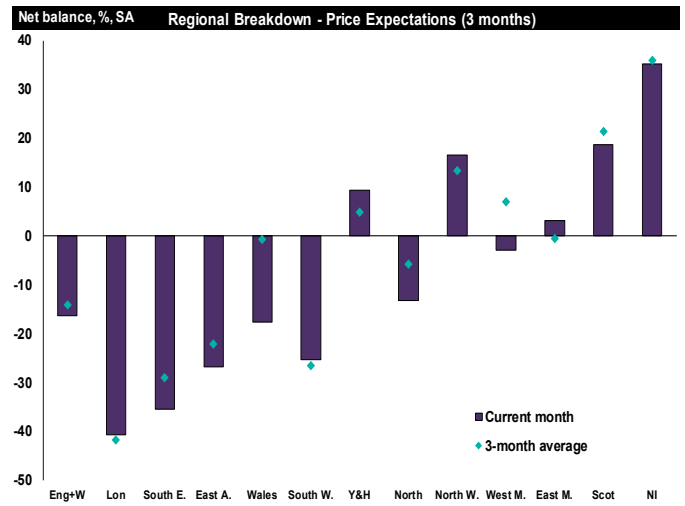
Regional Newly Agreed Sales - Past month



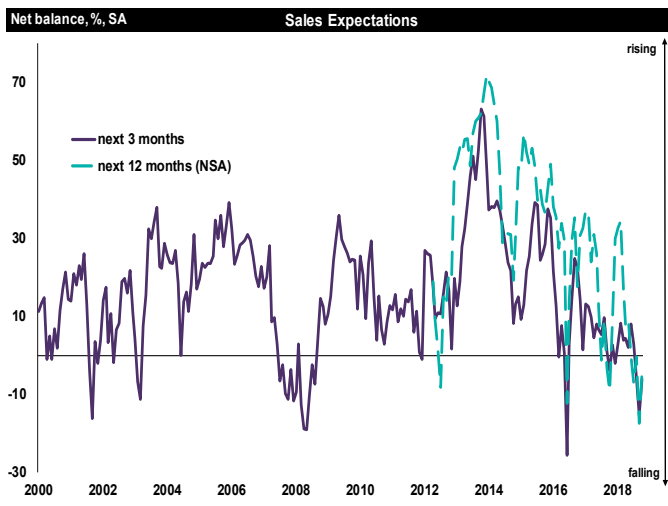
National Price Expectations - Three and twelve month expectations



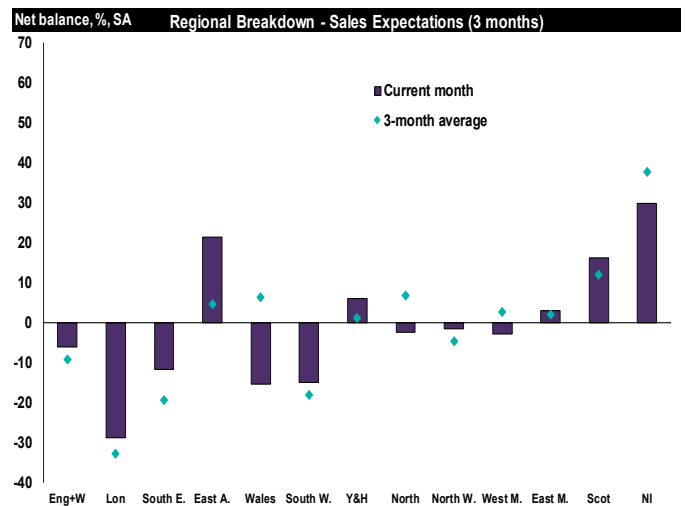
Regional Price Expectations - Next three months



National Sales Expectations - Three and twelve month expectations

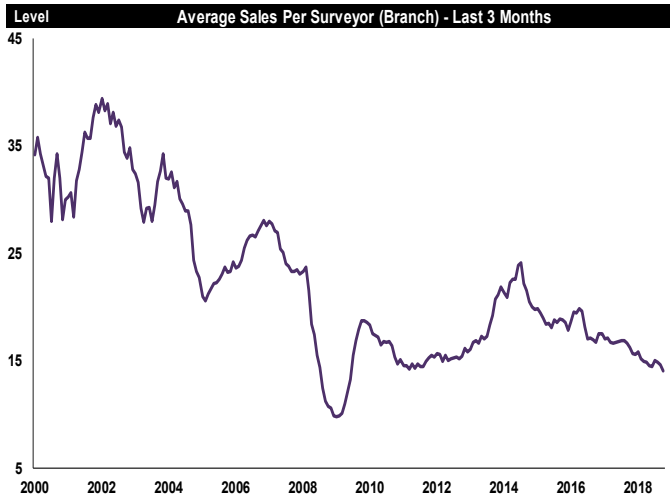


Regional Sales Expectations - Next three months

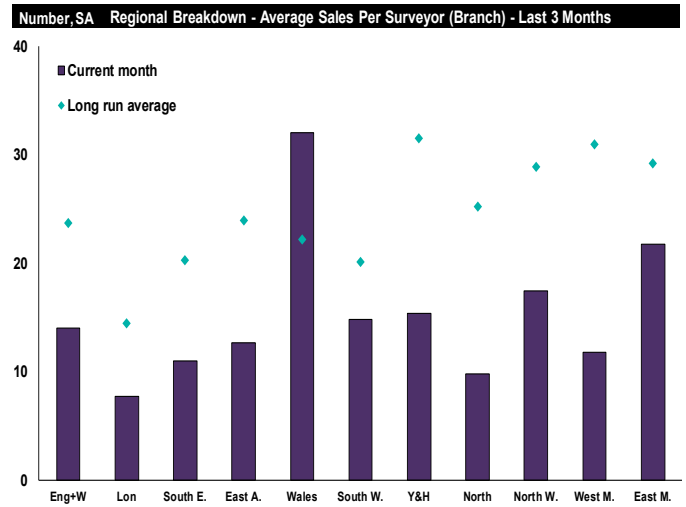


Sales market charts

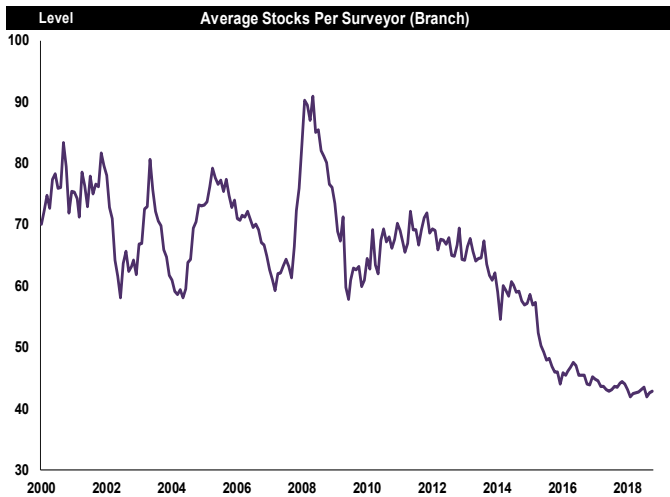
National Average Sales Per Surveyor - Past three months



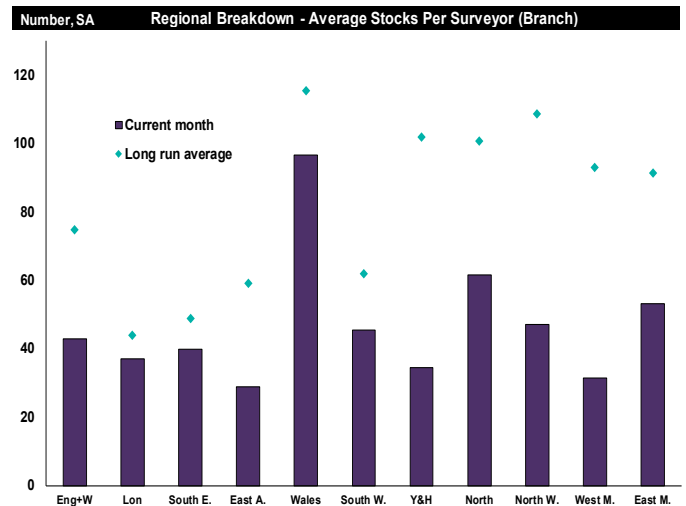
Regional Average Sales Per Surveyor - Past three months



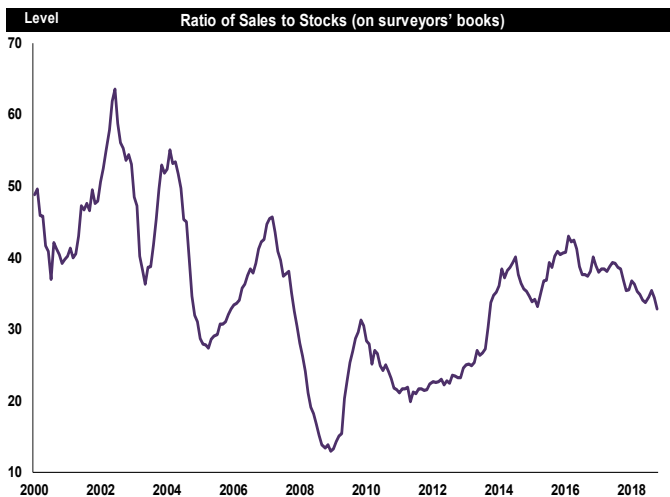
National Average Stocks Per Surveyor



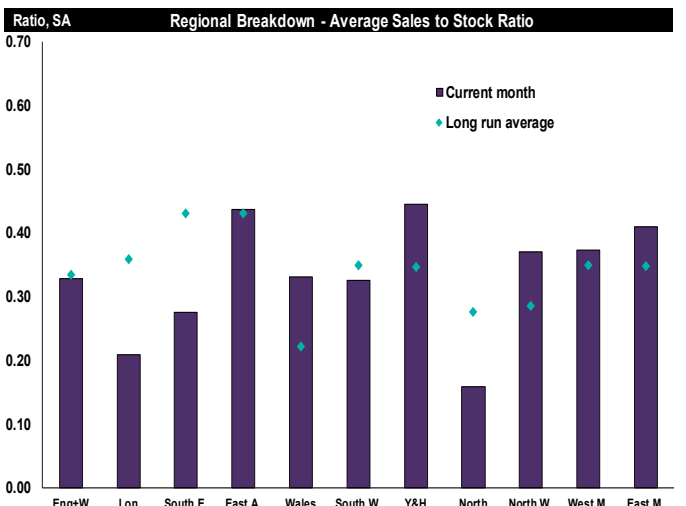
Regional Average Stock Per Surveyor



National Sales to Stock Ratio

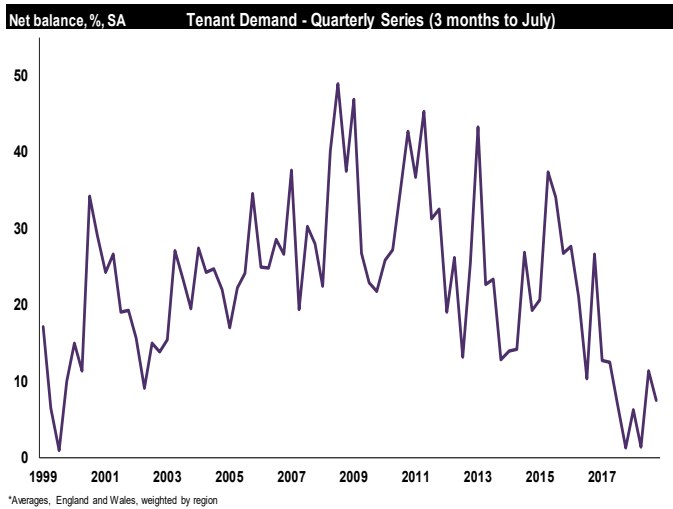


Regional Sales to Stock Ratio

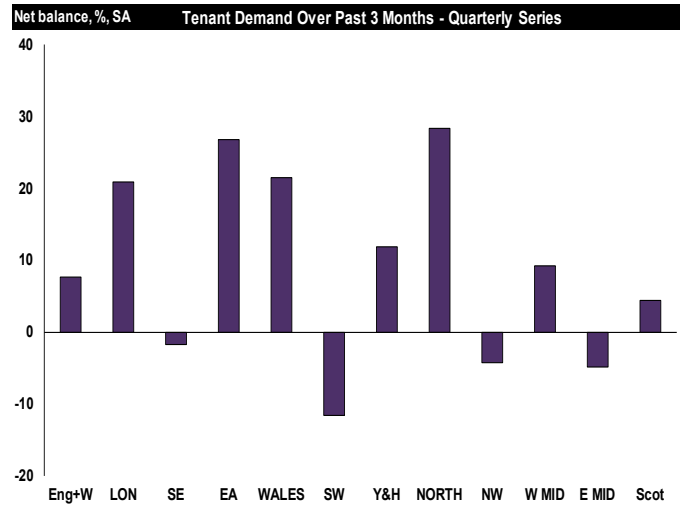


Lettings market charts

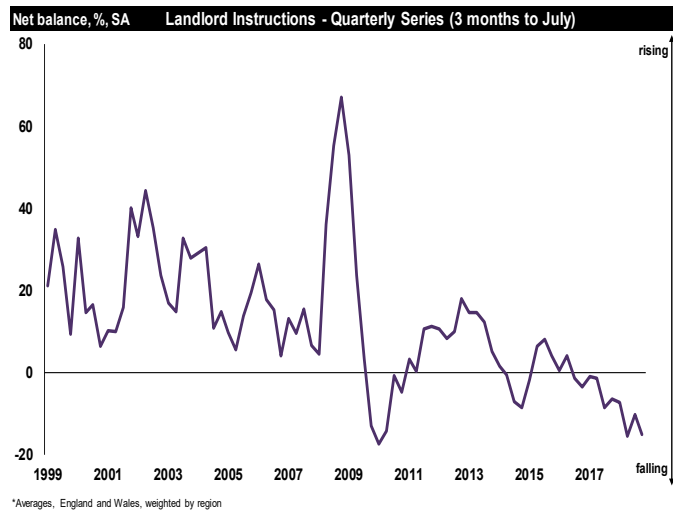
National Tenant Demand - Past three months



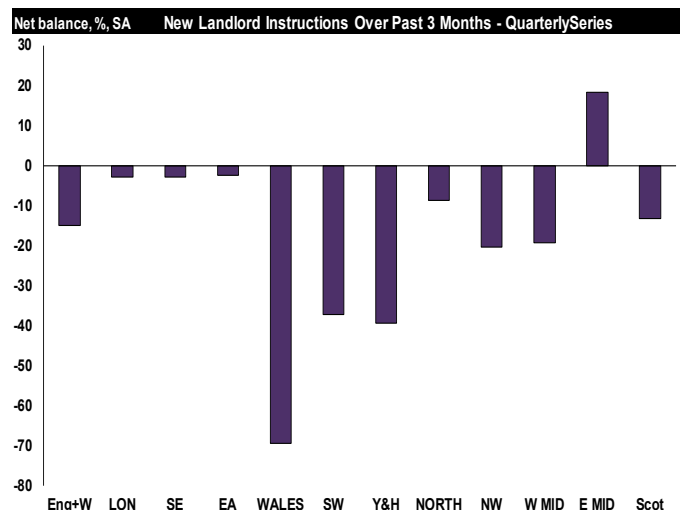
Regional Tenant Demand - Past three months



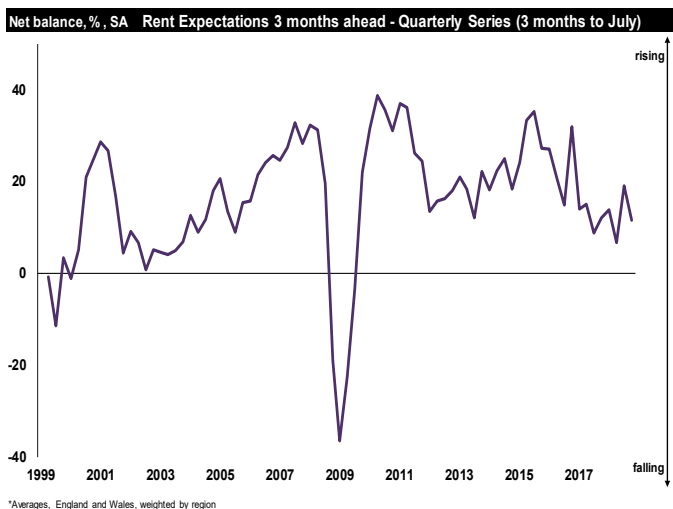
National New Landlord Instructions - Past three months



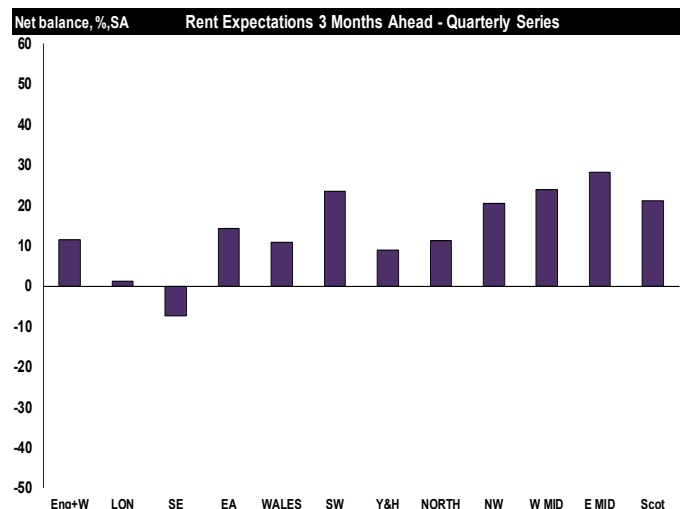
Regional New Landlord Instructions - Past three months



National Rent Expectations - Next three months

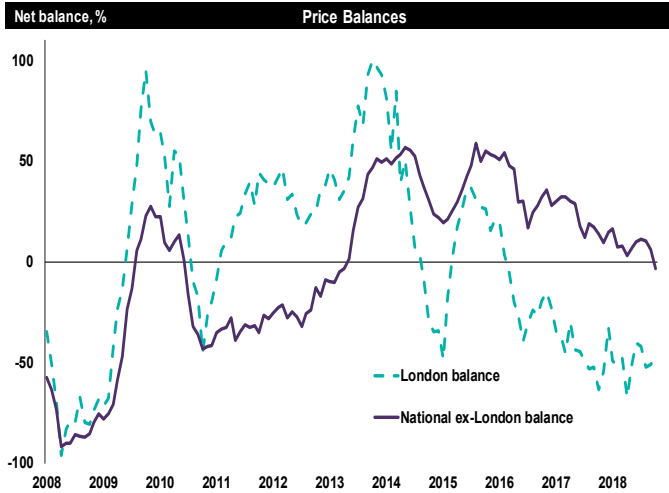


Regional Rent Expectations - Next three months

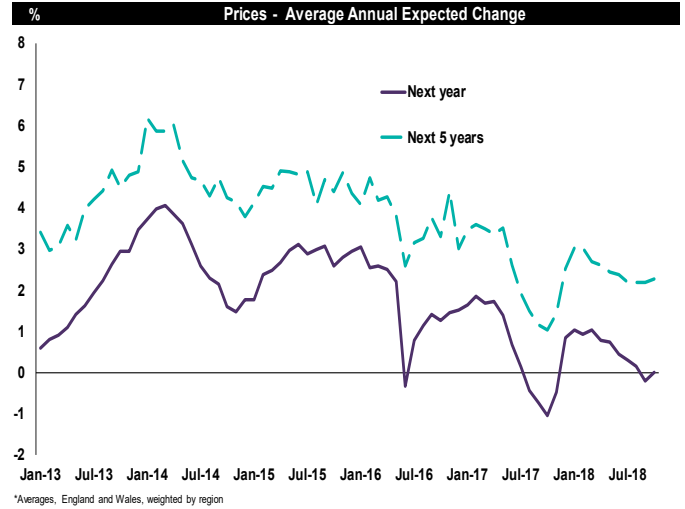


Expectations & other data

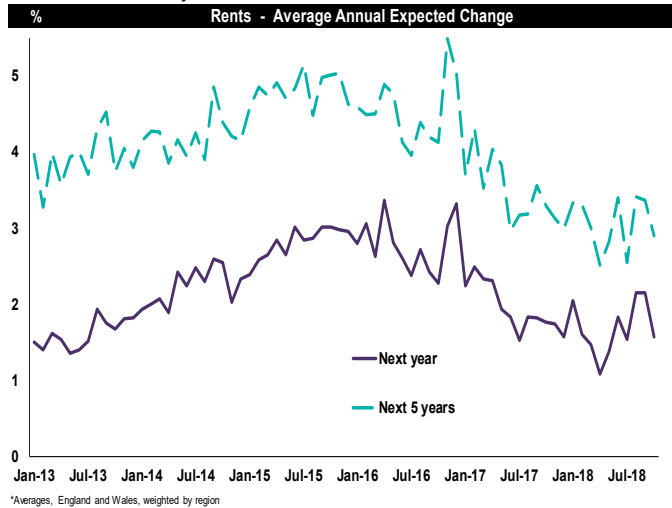
National Price Balance (excluding London) and London Price Balance - Past three months



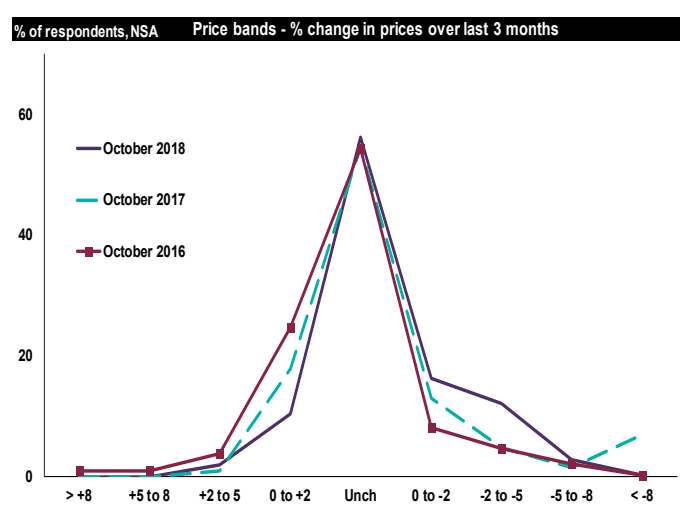
National Average Annual Expected Price Change (point estimate) - Next one and five years



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



Price Bands - Past three months



Surveyor comments - sales

North

Mr T H Brannen, FRICS, Coastal, Brannen & Partners, 0191 2517878, www.brannen-partners.co.uk, shaun.brannen@brannen-partners.co.uk - It has been quiet for instructions and offers.

Neil Foster, FRICS, Hexham, Foster Maddison Property Consultants, 01434 605441 - Sales have remained consistent throughout October with little or no impact from daily hysteria in the media over Brexit.

Paul McSkimmings, BSc(Hons) MRICS, Newcastle upon Tyne, Edward Watson Associates, 0191 2812444, www.edwardwatson-assoc.com, paul@edwardwatson-assoc.com - Not quite as busy as this time last year. It is likely that the upcoming Budget and continuing economic uncertainty around Brexit is making purchasers more cautious.

Simon Bainbridge, MRICS, Darlington, Savills, 01325 370500, savills.co.uk, sbainbridge@savills.com - Realistically priced property in the middle market moving well.

Yorkshire and Humberside

Alex McNeil, MRICS, Huddersfield, Bramleys, alex.mcneil@bramleys1.co.uk - Sales currently being agreed within relatively short marketing periods, often with multiple interest for the more desirable properties in better areas. Market held back by continued shortage of new properties.

Ben Hudson, MRICS, York, Hudson Moody, 01904 650650, www.hudson-moody.com, benhudson@hudson-moody.com - Busy Autumn market with lack of stock driving prices.

David J Martindale, MRICS, Wakefield, FSL, david.martindale@fslea.com - The market locally remains fairly busy regardless of Brexit and other uncertainties.

I Adams, MRICS, East Riding of Yorkshire and Kingston upon Hull, Metropolis Surveyors, ianadams31@yahoo.co.uk - Inner city sales are more likely to be at or below asking prices than those areas on the fringe and in the East Riding where demand is still outstripping supply.

James Brown, MRICS, Richmond, Norman F Brown, 01748822473, normanfbrown.co.uk, belindandjames@hotmail.co.uk - Seasonal market slow down now is with us and this coupled with Brexit uncertainty does not bode well for winter vendors

John E Haigh, BSc MRICS FAAV, Knaresborough, Lister Haigh (Yorkshire) Limited, 01423 860322, www.listerhaigh.co.uk, knaresborough@listerhaigh.co.uk - Definite signs of intent by potential buyers and sellers. As soon as there is more certainty on Brexit, we expect increased market activity.

Kenneth Bird, MRICS, Wetherby, Renton & Parr, 01937 582731, www.rentonandparr.co.uk, ken@rentonandparr.co.uk - Market steady with buyers proving to be more cautious with offers.

Kevin C Smethurst, FRICS, Doncaster/Selby, Kevin C Smethurst, 07815831966, kcsmethurst@gmail.com - Economic uncertainty has resulted in the public only moving if they have to. This has led to an under supply and steadily rising values.

M J Hunter, MRICS, Doncaster, Grice and Hunter, 01302 360141, www.gricehunter.co.uk, griceandhunter@btconnect.com - Mid September to the end of October did not see any seasonal upturn and the level of new instructions/requests for valuations is at an all-time low. Unfortunately, we will now be in limbo until at least mid-January.

Mike Darwin, MRICS, Northallerton, M W Darwin & Sons, 01609 773567, www.darwin-homes.co.uk, info@darwin-homes.co.uk - Fewer houses coming onto the market, but also, fewer people looking to buy, possibly fears over Brexit.

Pete Shield, FRICS, Shield Estates UK Limited, 0114 2571000, info@shieldgroup.uk.com - Steady demand but a definite levelling of prices achieved has been noted in recent weeks with Brexit worries a factor.

Peter Green, Halifax, Brearley-Greens, 01422 330088 - The exceptionally good seasonal weather has kept the market seasonally buoyant but still a lack of new instructions in the quality market.

Stuart North, AssocRICS, Huddersfield, Ryder & Dutton, 01484 500288, www.ryder-dutton.co.uk, snorth@ryder-dutton.co.uk - General feeling of uncertainty seems to be an effect which is possibly due to Brexit issues.

North West

David Kennerley, Congleton, Cheshire, Whittaker and Biggs, 01260 273241, whittakerandbiggs.co.uk, david.kennerley@whittakerandbiggs.co.uk - The sales market is currently slowing due to an excess on New Build homes being released within our area. Second Hand properties are slowing, and this is having an impact on the prices, lowering them due to the incentives offered to buy a new build.

Derek Coates, MRICS, Liverpool, Venmore, 0151 236 0301, www.venmores.co.uk, d.coates@venmores.co.uk - 19 weeks from offer to exchange is unacceptable, mainly caused by on-line agents who believe their work is done when an offer is accepted leaving traditional agents to do all the chasing.

John Halman, FRICS, Wilmslow Cheshire, Gascoigne Halman., 01625 460344, Gascoigne Halman, jhalman@gascoignehalman.co.uk - Most indicators are negative. It feels like the market is holding its breath.

John Williams, FRICS, MEWI, Wirral, Brennan Ayre O'Neill LLP, 01513439060, www.b-a-o.com, john@b-a-o.com - A strong month for sales with supply shortages still underpinning some price growth particularly in popular locations

Richard Powell, FRICS, Oldham, Ryder & Dutton, 01619253232, www.ryder-dutton.co.uk, rpowell@ryder-dutton.co.uk - People do not have the confidence to try and move due to the general economic conditions and uncertainty.

Stephen H Dodgson, BSc FRICS, Wirral, Rainfords Chartered Surveyors, 0800 6127 957, www.charteredurveyorcheshire.co.uk, steve.dodgson@live.co.uk - There has been a distinct slowdown in the market during October but no more than one would seasonally expect at this time of year. Ongoing uncertainty over Brexit continues to cool the market.

East Midlands

Chris Charlton, FRICS, Nottingham, Savills, 0115 9348020, www.savills.com, ccharlton@savills.com - A quiet autumn market so far. Thanks Mr Carney

Christopher Shallice, FRICS FAAV, Holbeach, Hix & Son, 01406 422 777 - Less activity. Prospective purchasers hesitant in the current economic climate.

David Hammond, BSc FRICS, Nottingham, David Hammond Chartered Surveyors, 01773 767776, residential@dvdhammond.co.uk, residential@dvdhammond.co.uk - Brexit still causing uncertainty. Good demand for well-priced cheaper properties.

Hames Peacock, MRICS, Grimsby, Lovelle Bacons LLP, j.peacock@lovelle-property.co.uk - Demand is high with lower available stock.

Surveyor comments - sales

Mark Newton, FRICS, Grantham, Newton Fallowell, 01476 591900, www.newtonfallowell.co.uk, mark.newton@newtonfallowell.co.uk - October was resilient with instructions up on 2017. Sales were marginally down and exchanges in the last lap will be interesting.

Martin Pendered, FRICS, Wellingborough, Martin Pendered & Co Ltd, 01933 228822, www.martinpendered.co.uk, mpendered@martinpendered.co.uk - There is clear evidence that the number of agreed sales has fallen back in this area. The ratio of available property to agreed sales has grown steadily over recent months and indicators are that sales will decline, at least until after Brexit.

Paul Perriam, BSc (Hons) MRICS, Nottingham, William H Brown/Bagshaws Residential, 01332 542299, www.sequencehome.co.uk, paul.perriam@sequencehome.co.uk - Lower levels of buyer and seller enquiries meant less instructions and sales than the previous month but quality properties in sought after areas attracting strong interest and premium prices.

Q A Jackson-Stops, FRICS, Northampton, Jackson-Stops, 01604 632991, www.jackson-stops.co.uk, quentin.jackson-stops@jackson-stops.co.uk - October proved another solid month for property exchanges although the Brexit impact has greatly reduced viewings over the last three weeks. 'Ordinary' properties are proving harder to shift, but the out of the ordinary can still go to the best and final offers.

Tim Yeomans, MRICS, Derby/Nottingham, SDL, 07795266361, tim.yeomans@sdlurveying.co.uk - Glut of new build four bed detached homes in some areas means deals are available. Prices of EX LA properties still rising rapidly in some areas.

West Midlands

Alex Smith, FRICS, Birmingham, Alex Smith & Co, 0121 784 6660, www.alex-smith.co.uk, alex@alex-smith.co.uk - Uncertainty in JLR and other associated motor trades.

Colin Townsend, MRICS, Malvern, John Goodwin, 01684 892809 (option 1), www.johngoodwin.co.uk, colin@johngoodwin.co.uk - After a surprisingly good year there is now clear evidence of a change. Activity has dropped away noticeably (even allowing for the time of the year). There is a sense that more challenging times lie ahead.

J J Dell, MRICS FAAV, Oswestry, J J Dell & CO, 01691 653437, www.jjdell.co.uk, property@jjdell.co.uk - Brisk market stimulated by lack of supply. Bank of England is behind the curve on interest rates.

Jeremy Jehan, MRICS, Hereford, Brightwells, 01432 261325, jeremy.jehan@brightwells.com - October was far better than August and September with more enquiries from buyers and sellers. Market still seeing a lot of price reductions, general sense is that more realistic prices needed to be asked.

John Andrews, FRICS IRRV, Bridgnorth, Doolittle & Dalley, 01562 821600 - October was not the busiest month. That was anticipated on property sales, although market was steady with genuine buyers evident.

John Andrews, FRICS IRRV, Kidderminster, Doolittle & Dalley, 01562 821600 - Autumn has so far seen an active property sales market, despite fewer properties coming for sale.

John Andrews, FRICS IRRV, Bewdley, Doolittle & Dalley, 01562 821600 - Still a low volume of new instructions. Realistically priced properties selling well.

John Andrews, FRICS IRRV, Stourport, Doolittle & Dalley, 01562 821600 - A steady sales market, despite fewer properties coming for sale this autumn.

M Cooper, FRICS, Coventry, Coopers, mc@coopers-cov.com - We get the feeling that our local market may cool down over the next 6 months with the generally uncertain outlook.

Mark Wiggin, MRICS, Ludlow, Strutt and Parker, [mark.wiggin@struttandparker.com](http://www.mark.wiggin@struttandparker.com) - Sales taking longer and longer to get across line, solicitors not being helpful.

Mike Arthan, FRICS, Shropshire, Barbers, m.arthan@barbers-online.co.uk - Lower than usual level of activity due to wider economic uncertainty.

Paul Stephens, MRICS, Church Stretton SY6, Paul E Stephens, paul@woodnall.co.uk - Most people wanting to move in 2018 have done so by now.

Richard Fanklin, BSc MRICS, Tenbury Wells, Franklin Gallimore, 01584 810436, [richard.franklingallimore.co.uk](http://www.richard.franklingallimore.co.uk) - Little stock fresh in September albeit seasonably late, October has picked-up. Lenders are being particularly pedantic on unique type houses.

Ryan Williams, FRICS, Hay-on-Wye, McCartneys, 01497 820 778, McCartneys LLP, ryan@mccartneys.co.uk - Brexit uncertainty has reduced the amount of property coming onto the market which has helped to sustain prices. Who knows where we will be in 6 months time.

East Anglia

Chris Philpot, FRICS, Stowmarket, Lacy Scott and Knight, www.lsk.co.uk, cphilpot@lsk.co.uk - Sales are still strong, but only if the asking price is sensible

David H Knights, MRICS, Ipswich, David Brown & Company, 01473 222266, www.davidbrown-ipswich.co.uk, mail@davidbrown-ipswich.co.uk - Due to continued uncertainty in the economy and Brexit, the market remains slow and difficult although properties priced at the right asking figure command interest, especially at the lower levels. New instructions are also difficult to come by.

Jeffrey Hazel, FRICS, Kings Lynn, Geoffrey Collings & Co, 01553 774135 - Christmas slowdown has come early this year. Limited numbers of properties coming to the market.

Kevin Burt-Gray, MRICS, Cambridge, Pocock & Shaw, kevin@pocock.co.uk - Busy October in terms of sales agreed but very price sensitive. We are now experiencing the seasonal slowdown coming into the festive season as well as market uncertainty due to Brexit.

Mark Wood, MRICS, Cambridge, Carter Jonas, 01223 403330, mark.wood@carterjonas.co.uk - Good month for new instructions and sales, although the last few days has seen a drop in enquiries and market appraisals.

Nicholas Rudge, FRICS FAAV, Beccles, Durrants, 01502 712122, nicholas.rudge@durrants.com - Difficult market place with results of Brexit still unknown and Christmas approaching.

Nigel Steele, FRICS, Norfolk, Jackson-Stops, 01603 612333, www.jackson-stops.co.uk, nigel.steele@jackson-stops.co.uk - A good number of new instructions and buyers, at last more sales are being agreed than previously. We hope this autumn market will continue.

Rob Swiney, MRICS, Bury St Edmunds, Lacy Scott and Knight, www.lsk.co.uk, rswiney@lsk.co.uk - The heat has come out of the market, altogether a combination of Brexit uncertainties and the time of the year has seen a significant decrease in overall activity.

South East

Chris Clark, FRICS, Eastleigh, Ely Langley Greig, 023 80274211, www.elgsurveyors.co.uk, chrisclark@elgsurveyors.co.uk - Market continues to be very tough with Brexit uppermost in people's minds. Continuing retail sector closures can also unsettle buyers even if they are not directly affected.

Surveyor comments - sales

Craig Pilgrim, MRICS, Hungerford, pilgrim bond, craig@pilgrimbond.co.uk - Confidence low due to Brexit, holiday seasonal low never recovered.

David Boyden, MRICS, Colchester Head Office, Boydens, 01206 762244, www.boydens.co.uk, david.boyden@boydens.co.uk - The right property in the right location at the right price continues to sell untroubled. Venture out of that model and it's a long tough journey for the vendors and agents.

David Nesbit, FRICS, Portsmouth, D.M.Nesbit & Company, 023 9286 4321, www.nesbits.co.uk, davidnesbit@nesbits.co.uk - Little change. No encouragement from the Budget. Greater interest in sale by auction. Brexit awaited.

E Rook, MRICS, Sevenoaks, Knight Frank, edward.rook@knightfrank.com - Stamp duty and uncertainty weighing heavily on the market

James Farrance, FARLA, MNAEA, Maidenhead, Braxton, 01628 674234, www.braxtons.co.uk, jfarrance@braxtons.co.uk - Sales transactions have been lower in terms of volumes year on year due to punitive measures by the current Government to put off private investor landlords such as reducing tax relief and extra stamp duty penalties.

John Frost, MRICS, Ashford, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - No special factors to comment on, other than continued worry over post-Brexit economy expressed by a number of buyers.

John Frost, MRICS, Gerrards Cross, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Very early Christmas slow down, at least 10 properties withdrawn with vendors 'giving up' for the year rather than take a further price reduction.

Mark Everett, FRICS, Epsom, Michael Everett & Company, markeverett@michael-everett.co.uk - Buyers scarce and vendors struggling to accept the reality of falling prices. We need urgent closure to Brexit negotiations and a serious reduction in SDLT.

Martin Allen, MRICS, Wingham, Canterbury, Elgars, 01227 720557, www.elgars.uk.com, m.allen@elgars.uk.com - Mid and upper market poor but plenty of activity at the lower end of the market but how much of this is ending in completed sales is hard to tell as chains seem very fragile.

Michael Booker, FRICS, Crowborough, Michael Brooker Estate Agents, 01892 663377, michael@michaelbrooker.co.uk - Dull. Lack of confidence. Brexit a factor. Market similar to 2008/2009 post northern rock etc.

Olu Akindeinde, MRICS, Esher, TY Properties, olu.akindeinde@tyd-fo.co.uk - Taxation is a big issue. Help to buy has taken FTB's out of the market. Brexit uncertainty.

Paul Harris, FRICS, Rickmansworth, Trend & Thomas, paul.harris@trendandthomas.com - Brexit an issue and a hiatus in the market following previous periods of growth.

Tim Green, MRICS, South Oxfordshire, Green & Co, 01235 763562, www.greenand.co.uk, tim.green@greenand.co.uk - Fresh economic concerns appear to be the cause for the lack of any autumn market. Moves of necessity rather than desire do persist, but for larger developments, private new home supply continues to outstrip demand.

Tony Jamieson, MRICS, Guildford, Clarke Gammon Welers, 01483 880900, www.clarkegammon.co.uk, tony.jamieson@clarkegammon.co.uk - There is an oversupply of brand new 2 bed apartments in Guildford town centre which has led to the prices having to come down to reflect the oversupply.

William Hartnell, FRICS, Ingatstone and Loughton Essex, Simon Matthew and Co Ltd, simon_matthew@btconnect.com - Brexit still having a depreciating effect on sales. Buyers taking a wait and see attitude.

South West

David Lewis, Bsc Hons, West Devon and East Cornwall, Stags, 01752 223933, www.stags.co.uk, d.lewis@stags.co.uk - Continued uncertainty has meant demand and supply remain subdued

David McKillop, FRICS, Salisbury, McKillop and Gregory, dm@mckillopandgregory.co.uk - Another difficult month. Sales better than September, instructions down. Serious lack of activity. Very few new buyers around. The press do not help!

David Robinson, AssocRICS, North Cornwall, Stags, d.robinson@stags.co.uk - Increase in viewing levels correlate with positive news regarding a Brexit deal. However, a buyers' market in essence at present but Spring may well prove better for Vendors.

G C Thorne, FRICS, East Dorset, Thornes, 01202-684004, www.thornes.org.uk, graham@thornes.org.uk - The market remains subdued due to the Brexit negotiations and we do not see any change before Brexit takes place.

James McKillop, MRICS, South West, Knight Frank LLP, 0207 861 1528, james.mckillop@knightfrank.com - A strange month where sales have been good but without any trends / structural factors supporting this.

James Wilson, MRICS, Shaftesbury, Jackson-Stops, 01747 850858, jackson-stops.co.uk, james.wilson@jackson-stops.co.uk - Both sales and new instructions have declined as Brexit uncertainty looms large.

Jeff Cole, MRICS, Wadebridge, Cole Rayment & White, 01208813595, www.crw.co.uk, jeff.cole@crw.co.uk - Another good month for us in terms of agreeing sales however activity levels have dropped off in the latter part of October.

Jeremy Priestley, FRICS, Poole, Berkeleys, 01202 708383, www.berkeleys.com, jeremy.priestley@yougroup.co.uk - Although there has been a number of high value / profile transactions recorded at Land Registry, the more "normal" market is largely dormant while certainty and direction of government and Brexit negotiations is awaited. The bottom end trundles on.

John Corben, FRICS FCABE, Swanage, Corbens, 01929 422284, corbens.co.uk, john@corbens.co.uk - The property market remains subdued. There is a lack of buyers in a position to proceed and also a shortage of properties coming onto the market. The Budget proposals will hopefully act as a stimulus.

Lloyd Smale, FRICS, RICS Registered Valuer, Exeter, Drew Pearce, lms@drewpearce.co.uk - Lack of supply remains the dominant factor in the market.

Mark A K Lewis, FRICS, Dorset, Symonds & Sampson, mlewis@symondsandssampson.co.uk - The time between agreeing a sale and exchanging contracts is lengthening due mainly to very poor, often part time, conveyancers. Few are able to work through minor challenges and even the more experienced are very tardy.

Matthew Harvey, MRICS, Bourton on the Water, Tayler & Fletcher, 01451820913, taylerandfletcher.co.uk, matthew.harvey@taylerandfletcher.co.uk - Keenly priced properties have been selling very well, however anything on the 'top side' is proving more challenging. Auction sales have been going well also.

Surveyor comments - sales

OF Miles, FRICS, Swanage, Oliver Miles, 01929 426655, www.olivermiles.co.uk, olivermiles@olivermiles.co.uk - A strong month for sales agreed but general activity slowed down in the latter half, despite including half term and above average seasonal weather.

Roger Punch, FRICS, South Devon, Marchand Petit, 01752 873311, www.marchandpetit.co.uk, roger.punch@marchandpetit.co.uk - October has seen the typically busy autumn, but the general mood is subdued, especially in relation to new instructions with many vendors holding back for the new year. Able buyers have been able to take advantage of the many price reductions.

Robert Cooney, FRICS, Taunton, Robert Cooney Chartered Surveyors & Estate Agents, 01823 230230, robertcooney.co.uk, robertcooney.co.uk - Much improved activity levels this month v September and still buyers want to purchase with several 'best and final' offers across the price spectrum.

Simon Cooper, FRICS, Exeter, Stags, 01392 255202, stags.co.uk, s.cooper@stags.co.uk - October has been much quieter than the equivalent month last year for sales but instructions are still going up providing a greater choice for buyers. The top end is very quiet.

Wales

Andrew Morgan, FRICS FAAV, Lampeter, Morgan & Davies, 01570423623, morgananddavies.co.uk, lampeter@morgananddavies.co.uk - A sense of nervousness has come about led by media speculation over Brexit fallout. Properties in West Wales still offering fair value and buyers continue to seek the way of life.

Anthony Filice, FRICS, Cardiff, Kelvin Francis, 02920766538, www.kelvinfrancis.com, tony@kelvinfrancis.com - Reduced numbers of valuations, listings and viewings. However, steady flow of offers and sales being agreed. Economic climate has brought nervousness in potential vendors, holding back sales. Viewers are still intent on buying, despite Brexit.

David James, RICS, Brecon, James Dean, 01874 624757, jamesdean.co.uk, david@jamesdean.co.uk - Turned out to be a good month although quieter towards the end.

Paul Lucas, FRICS, Haverfordwest, R.K.Lucas & Son, 01437762538, www.rklucas.co.uk, paul@rklucas.co.uk - As we approach the winter period, market activity remains relatively resilient although the shadow of Brexit looms over the property market.

London

Allan Fuller, FRICS, Putney, Allan Fuller Estate Agents, 02087888822, allanfuller.co.uk, allan@allanfuller.co.uk - The final quarter of the year traditionally sees a slowdown in sales, this year was more so due to Brexit uncertainty, some vendors switching to letting rather than take a drop on price.

B K Bhalla, MRICS, HI, CEA, Heathrow & West London, Acrewoods, 02085775733, www.acrewoods.com, enquiries@acrewoods.com - The local housing market is active. Buyers are looking for deals. However, there is a shortage of instructions. There are some signs of house prices going up (mainly 2 and 3 bed houses).

Ben Temple, MRICS, London Waterloo/Greater London, Regent Property, 02087439101, www.regent-property.com, ben@regent-property.com - The Sales market is tough and only cheap properties get buyers interested.

Christopher Ames, MRICS, Belgravia/London, Ames Belgravia, 0207730 1155, amesbelgravia.co.uk, ca@amesbelgravia.co.uk - There are still many owner-occupiers wishing to downsize/up-size before year's end. They have in most cases adjusted to reflect stamp duty rises but now Brexit uncertainty is delaying most well intended plans.

J.J.KING, FRICS, Wimbledon, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - Having reported more sales last month, the rate of fall throughs has risen. Purchasers appear spooked, any form of negativity slows down sales. Negotiators are working very hard to retain sales.

J.J.KING, FRICS, Merton LB, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - Viewing figures have improved this month along with the number of offers received. The gap between the asking price and offers received has widened even with recent price reductions.

James Gubbins, MRICS, Pimlico, Dauntons, 020 78348000, www.dauntons.co.uk, mail@dauntons.co.uk - The post summer buyer activity has cooled. More & more buyers are saying they will delay a purchase until they know what the Brexit strategy is to be.

James Perris, MRICS, London, De Villiers Chartered Surveyors, 02078876009, www.devilliers-surveyors.co.uk, james.perris@devilliers-surveyors.co.uk - The market remains difficult at almost all tiers with pricing needing to be very competitive. A secured Brexit deal will hopefully kick start the market.

Jeffrey Doble, MRICS, Teddington, Thamesview, 020 8614 1205, jeff.doble@dexters.co.uk - Surprisingly good sales activity given the headwinds.

Jeremy Leaf, FRICS, Finchley, Jeremy Leaf & Co, jeremy@jeremyleaf.co.uk - We didn't see an autumn bounce in September or October this year although listings did pick up – many at realistic prices. However, we're still finding it difficult to generate viewings or offers as buyers fail to recognise the opportunities so far.

Kevin Ryan, FRICS, Mayfair, Carter Jonas LLP, kevin.ryan@carterjonas.co.uk - No noticeable pick up in the market following the summer holiday period. Still very slow with even the most serious purchasers being very cautious.

Michael Henry, Islington, Cluttons, 0207 354 6666, www.cluttons.com, michael.henry@cluttons.com - Increase in activity over past the 1-2 months after a subdued Summer period. Buyers are still being cautious and negotiating hard against whatever asking price they are presented with.

Richard Going, MRICS, Chelsea, Farrar & Co, 0207 244 4444, <https://www.farrar.co.uk/>, richard.going@farrar.co.uk - Brexit, SDLT - potential extra 1% for international buyers, market confidence non-existent.

Richard Taylor, MRICS, London, London's Surveyors & Valuers, 0207 491 7178, www.londonssurveyors.co.uk, richard@lcsv.co.uk - As we enter quarter four, the market remains suppressed, which is likely to continue into 2019. A deal on Brexit is required to give some certainty, which will then encourage investors and purchasers

Robert Green, MRICS, Chelsea, John D Wood & Co, 02033691343, rgreen@johnwood.co.uk - Activity mainly from domestic buyers, competitive bidding more common as buyers seek reassurance of other bids before engaging. Political uncertainty and SDLT still major issues for most.

Surveyor comments - sales

Robert King, Teddington, Jackson-Stops & Staff, 020 8943 9777, robertking@jackson-stops.com - Brexit uncertainty - again.

Ronan McNamara, AssocRICS, Ealing, Dexters Group t/a Robertson Smith and Kempson, 02085662340, robertsonsmithandkempson.co.uk, ronan@robertsonsmithandkempson.co.uk - Brexit is the big issue. It has massively effected buyer confidence. Stamp duty rates needs to be reviewed.

Simon Aldous, MRICS, London, Savills, 02070163861, savills.co.uk, saldous@savills.com - The market still remains price sensitive. We continue to report annual falls in prices. In prime North West London we have seen the sharpest falls this year, Central London price falls are slowing and some of our offices have had strong quarters.

Tom, Dogger, London, B N Investment Ltd, 07976 610 001, www.bakkenepetune.co.uk, tdogger@bninvestment.co.uk - The market is starting to look cheap. We sense there is a large reservoir of investors whom might enter the arena, once Brexit is determined.

Scotland

Adrian Stott, FRICS, Lothians, J and E shepherd, 01316533456, shepherd.co.uk, a.stott@shepherd.co.uk - Lothians market continues to see unsated demand due to limited supply.

Alex Inglis, MRICS, Scottish Borders, Galbraith, 01573 224 244, galbraithgroup.com, alex.inglis@galbraithgroup.com - Quieter over the October school holidays but the market has picked up again and there is less evidence of a winter slowdown than we might have expected at this time of year. The market remains good for sellers.

Andrew Hitchen, BSc MRICS, Perth, Graham & Sibbald, 01738 445733, andrew.hitchen@g-s.co.uk - New vendor instructions dipped as expected through the duration of the October break. Good appetite from purchasers together with low stock levels has driven price increases through the lower and middle market.

Chris Hall, MRICS, Central Scotland, Rettie and Co, chris.hall@rettie.co.uk - Market conditions still very variable and linked to location and price band. Lower price bands in urban areas still seeing strongest demand.

David Cruickshank, MRICS, Elgin, D M Hall, 01343 848 501, david.cruickshank@dmhall.co.uk - There is an insufficient number of good quality houses, as well as smaller quality properties coming onto the market, the demand is mostly met by developers/new build.

Graeme Gilchrist, MRICS, Dundee, Graham + Sibbald, 01382 200064, www.g-s.co.uk, graeme.gilchrist@g-s.co.uk - The end of year slow-down appears to have taken place slightly earlier than anticipated, with a drop in new properties coming to the market compared to this point in previous years. Properties do however appear to still be selling well.

Graham Tonner, MRICS, Tayside, Graham and Sibbald, 01382200064, www.g-s.co.uk, gtonner@g-s.co.uk - October has been a slower month due to a number of factors. School holidays always have an effect and the seasonal slowdown is starting to take hold. Lack of stock coming to the market has been a constant issue in 2018

Grant Robertson, MRICS, Glasgow, Allied Surveyors, 0141 0330 9950, grant.robertson@alliedsurveyorsscotland.com - The market has been resilient in the face of much negative news regarding Brexit, London market and the Bank of England. However, the winter slowdown is now upon us with all aspects of the market starting to slow. Well-priced properties continue to sell.

Greg Davidson, MRICS, Perth, Graham + Sibbald, 01738 445733, www.g-s.co.uk, greg.davidson@g-s.co.uk - The Perthshire country market has had a positive year with more transactions. Prices remain stable although LBTT is still a point of negotiation on higher value properties.

Ian Fergusson, FRICS, Stirling, J&E Shepherd, ian.ferguson@shepherd.co.uk - Brexit jitters and school holidays impacted on the Autumn market, not enough stock being offered for sale.

John Brown, FRICS, Edinburgh, John Brown & Company, 07768583919, jb-uk.com, john.brown@jb-uk.com - Noticeably less viewers since start of October, slight correction from a busy summer. Pricing remaining stable, if market slows, modest reductions are expected. Threat of interest rates increase is the major factor with uncertainty over Brexit.

Kevin Hay, BSc MRICS, Ayr, Allied Surveyors, 01292 265381, kevin.hay@alliedsurveyorsscotland.com - Lack of stock coming to the market although there are still buyers.

Kevin MacDonald, MRICS, Inverness, Graham+ Sibbald, 01463 236977, www.g-s.co.uk, kevin.macdonald@g-s.co.uk - Despite October being the traditional start to the end of year slow-down when sellers resist coming forward, market activity in Inverness and surrounds remains strong and continues to outperform that from the same time last year.

Marion Currie, AssocRICS, RICS Registered Valuer, Dumfries & Galloway, Galbraith, 01556 505346, www.galbraithgroup.com, marion.currie@galbraithgroup.com - October holidays have slightly quietened viewings, but strong interest still exists from buyers in good positions for property priced at sensible levels.

Peter Drennan, BSc. MRICS, Edinburgh, Allied Surveyors Scotland, 0131 226 6518, peter.drennan@alliedsurveyorsscotland.com - Amidst the anxiety/ endless debate on Brexit the Edinburgh market continues. The regional population is forecast to grow. There are not enough houses and flats being built or offered for sale. Viewers down. Prices holding. Quieter to Xmas.

Richard A Clowes, MRICS, Scottish Borders, DM Hall LLP, 01896 752009, www.dmhall.co.uk, richard.clowes@dmhall.co.uk - The threat of a "no deal" Brexit and the associated negative press appears to be dampening seller confidence with a lack of new housing stock coming onto the open market. Existing stock appears to be selling well with no signs of values dropping.

Thomas Baird, MRICS, Glasgow, Select Surveyors Ltd, 0141 632 6589, www.selectsurveyors.co.uk, reception@selectsurveyors.co.uk - Increase on instructions compared to same time last year. Strong sales still evident with house prices routinely achieving over home report value in sought after areas. Preparing for the festive slow down.

Tony Perriam, MRICS, Scottish Borders, Rettie Borders LLP, 01896 824070, www.rettie.co.uk, tony@rettie.co.uk - Brexit uncertainty is casting a longer and deeper shadow over market activity, particularly from non-local buyers.

Northern Ireland

Daniel Mc Lernon, FRICS, Omagh, Co. Tyrone, Mc Lernon Estate Agents, 02882 242772, www.mclernonestateagents.com, info@mclernonestateagents.com - Market now getting traditionally slower. Still buoyant at lower levels.

Surveyor comments - sales

Eoin Lawless FRICS,
FRICS, Newry, Eoin Lawless
Estate Agents, info@
lawlessestateagent.co.uk - There
is still a strong demand for
quality Detached and Semi-
Detached properties and sale
price achieved will exceed Guide
Price due to lack of supply.

Gareth Gibson, FRICS, Belfast,
Douglas Huston, 02890683711,
www.douglashuston.com,
gareth@hustonestateagents.com
- Supply levels continue to drop
with sales being agreed. New
instructions are at record lows
and buyer enquiries feel lower
than in previous years. We hope
this changes post March 2019

Kirby O'Connnor, AssocRICS,
Belfast, Goc Estate agents,
02890662366, www.
gocestateagents.com, kirby@
gocestateagents.com - The
sale market has been strong
especially over the past month,
we have noticed a strong
appetite for investment.

Samuel Dickey, MRICS, Belfast,
Simon Brien Residential,
02890595555, www.simonbrien.
com, sdickey@simonbrien.com
- First time buyers still showing
strong interest and levels of
activity remain strong

Surveyor comments - lettings

North

Mr T H Brannen, FRICS, Coastal, Brannen & Partners, 0191 2517878, www.brannen-partners.co.uk, shaun.brannen@brannen-partners.co.uk - High demand and low supply.

Neil Foster, FRICS, Hexham, Foster Maddison Property Consultants, 01434 605441 - Stock remains incredibly tight with larger homes often letting 'off-market' due to exceptionally strong demand.

Richard Towler, MRICS, Penrith, Eden Lettings & Management, www.edenletting.co.uk, enquiries@edenletting.co.uk - Steady demand for decent property of all types but less availability. Still more landlords selling up.

Yorkshire and Humberside

Alex McNeil, MRICS, Huddersfield, Bramleys, alex.mcneil@bramleys1.co.uk - Market continues to be stable with low levels of rental growth. Shortage of 3 and 4 bed houses available to rent. Some reluctant landlords starting to consider whether now is the time to sell.

Ben Hudson, MRICS, York, Hudson Moody, 01904 650650, www.hudson-moody.com, benhudson@hudson-moody.com - Lack of rental stock as landlords sell due to tax and regulation changes.

David J Martindale, MRICS, Wakefield, FSL, david.martindale@fslea.com - The lettings market continues to be very busy.

I Adams, MRICS, East Riding of Yorkshire and Kingston upon Hull, Metropolis Surveyors, ianadams31@yahoo.co.uk - Still steady growth in the number of HMO's, single family units still letting reasonably well.

Pete Shield, FRICS, Shield Estates UK Limited, 0114 2571000, info@shieldgroup.uk.com - Continued steady demand for good quality properties at realistic asking rentals.

Peter Green, Halifax, Brearley-Greens, 01422 330088 - Rental values static but lettings enquiries/viewings quite active with many prompt lets. Still lower than normal new stock.

North West

David Kennerley, Congleton, Cheshire, Whittaker and Biggs, 01260 273241, whittakerandbiggs.co.uk, david.kennerley@whittakerandbiggs.co.uk - Few New Landlords are now around. Existing stock levels are dwindling due to Landlords selling to avoid the increase in taxes. This is creating a large demand for any rental properties.

Ed Goodwin, Northwich, Wright Marshall, 01606 41318, edgoodwin@wrightmarshall.co.uk - A shortage of new instructions as tenant demand remains stable

Richard Powell, FRICS, Oldham, Ryder & Dutton, 01619253232, www.ryder-dutton.co.uk, rpowell@ryder-dutton.co.uk - The Government is causing Landlords to sell in the poorer areas of the North. This isn't helping the supply of properties available to let.

East Midlands

Christopher Shallice, FRICS FAAV, Holbeach, Hix & Son, 01406 422 777 - Good demand but a high volume of poor quality applications.

David Hammond, BSc FRICS, Nottingham, David Hammond Chartered Surveyors, 01773 767776, residential@dvdhammond.co.uk, residential@dvdhammond.co.uk - Low demand from prospective tenants. Instructions quiet.

John Chappell, BSc (Hons), MRICS, Skegness, Chappell Co Surveyors Ltd, 01754 769673, www.skegnesssurveyors.co.uk, john@chappellandcosurveyors.co.uk - Still a slow market for one bed properties but strong demand for 2 bed and above. Landlords still wary of benefit assisted or dependent applicants due to problems with Universal Credit.

Martin Pendered, FRICS, Wellingborough, Martin Pendered & Co Ltd, 01933 228822, www.martinpendered.co.uk, mpendered@martinpendered.co.uk - Demand remains steady for good quality, sensibly priced property. Rents rose earlier in the year but have lost some of those gains recently. Landlords seem resilient and continue to invest.

Nicholas Richardson, FRICS, Beeston, Nottingham, Nicholas Richardsons, 01159677589, www.nicric.co.uk, www.nicric.co.uk - More Inner-City tenant demand, could be from fewer houses to let due to Selective Licensing! Lots of terraced houses for sale! A good Result!

Tim Yeomans, MRICS, Derby/Nottingham, SDL, 07795266361, tim.yeomans@sdlurveying.co.uk - Prices rising slightly only in most areas, flat for larger houses at present.

West Midlands

Colin Townsend, MRICS, Malvern, John Goodwin, 01684 892809 (option 1), www.johngoodwin.co.uk, colin@johngoodwin.co.uk - New instructions have noticeably fallen away but demand remains strong. There is still a supply issue in the rental market

Dean Taylor, MRICS, Harborne/Birmingham, JPTaylor, 0121 4284333, www.jptaylor.co.uk, dean@jptaylor.co.uk - Limited supply of properties to let, however there is still a large demand from prospective tenants.

J J Dell, MRICS FAAV, Oswestry, J J Dell & CO, 01691 653437, www.jjdell.co.uk, property@jjdell.co.uk - Supply picked up which hasn't affected demand.

John Andrews, FRICS IRRV, Bridgnorth, Doolittle & Dalley, 01562 821600 - A busy month for lettings with multiple applications for many properties.

John Andrews, FRICS IRRV, Kidderminster, Doolittle & Dalley, 01562 821600 - Steady, constant and busy lettings market despite fewer new instructions.

John Andrews, FRICS IRRV, Bewdley, Doolittle & Dalley, 01562 821600 - Property lettings are good, and more instructions needed.

John Andrews, FRICS IRRV, Stourport, Doolittle & Dalley, 01562 821600 - Market is good. More family properties needed to satisfy demand.

Mike Arthan, FRICS, Shropshire, Barbers, m.athan@barbers-online.co.uk - A good balanced lettings market place locally.

Nicholas Lamb, MRICS, Birmingham, Naismiths, 0121 2623450, www.naismiths.com, nicholas.lamb@naismiths.com - More quality properly managed stock required.

Paul Stephens, MRICS, Church Stretton SY6, Paul E Stephens, paul@woodnall.co.uk - Landlords selling and not replacing stock due to taxation, stamp duty etc.

Richard Fanklin, BSc MRICS, Tenbury Wells, Franklin Gallimore, 01584 810436, richard.franklingallimore.co.uk - Tenants changing lets has slowed for winter and presumably post-fee environment. Landlord making improvements to stock are being well rewarded.

Ryan Williams, FRICS, Hay-on-Wye, McCartneys, 01497 820 778, McCartneys LLP, ryan@mccartneys.co.uk - Steady as we go. Good demand but buy to let buyers hesitating because of Brexit uncertainty and tax changes.

East Anglia

Chris Philpot, FRICS, Stowmarket, Lacy Scott and Knight, www.lsk.co.uk, cphilpot@lsk.co.uk - The market remains very active.

Jeffrey Hazel, FRICS, Kings Lynn, Geoffrey Collings & Co, 01553 774135 - Steady demand and supply.

Kevin Burt-Gray, MRICS, Cambridge, Pocock & Shaw, kevin@pocock.co.uk - Enquiries reasonably consistent and demand seems fairly high.

Surveyor comments - lettings

Nigel Steele, FRICS, Norfolk, Jackson-Stops, 01603 612333, www.jackson-stops.co.uk, nigel.steele@jackson-stops.co.uk - Quality and good presentation wins every time as long as the rent is at the right level. The smaller properties let very quickly.

South East

David Boyden, MRICS, Colchester Head Office, Boydens, 01206 762244, www.boydens.co.uk, david.boyden@boydens.co.uk - We continue to see a demand for properties albeit stock levels are slowly reducing as we enter the quieter periods, with 8.7% fewer rental properties coming to market compared to this time last year.

Hannah Ward, Hove, King and Chasemore, Countrywide, 01273 719 625, hannah.ward@countrywide.co.uk - Brexit has seriously affected the market. The Governments tax for Buy to Let inventors means there are not as many Landlords around and many have had to sell.

James Farrance, FARLA, MNAEA, Maidenhead, Braxton, 01628 674234, www.braxtons.co.uk, jfarrance@braxtons.co.uk - Rents are holding steady however applicant numbers are reduced. People moving from the continent have slowed in numbers as employers seem to be hesitant to offer permanent employment contracts due to Brexit.

Martin Allen, MRICS, Wingham, Canterbury, Elgars, 01227 720557, www.elgars.uk.com, m.allen@elgars.uk.com - The lettings market continues to be more active than sales keeping the pressure on rents which are continuing to rise.

Michael Booker, FRICS, Crowborough, Michael Brooker Estate Agents, 01892 663377, michael@michaelbrooker.co.uk - Steady / rents have peaked. Busy month.

Paul Harris, FRICS, Rickmansworth, Trend & Thomas, paul.harris@trendandthomas.com - Minimal activity in the buy to let market. Landlords re-letting to current tenants where possible.

Stuart Gray, MRICS FAAV, St Albans, Strutt & Parker, 01727 738280, www.struttandparker.com, stuart.gray@struttandparker.com - Generally brisk autumn market.

Tony Jamieson, MRICS, Guildford, Clarke Gammon Welers, 01483 880900, www.clarkegammon.co.uk, tony.jamieson@clarkegammon.co.uk - There has been an increase in properties available for rent and no increase in tenant demand so rent values are falling and we expect this trend to continue.

William Hartnell, FRICS, Ingatestone and Loughton Essex, Simon Matthew and Co Ltd, simon_matthew@btconnect.com - Some prospective buyers are not rushing to buy, but activity is not rising.

South West

Mark A K Lewis, FRICS, Dorset, Symonds & Sampson, mlewis@symondsandsampson.co.uk - The suffocating SDLT and tax against landlords is reducing the number of properties available and pushing rents up.

Matthew Harvey, MRICS, Bourton on the Water, Tayler & Fletcher, 01451820913, taylerandfletcher.co.uk, matthew.harvey@taylerandfletcher.co.uk - Top end of the market has seen rents fall a little while the middle and lower markets continue to see strong demand for properties priced sensibly.

Simon Cooper, FRICS, Exeter, Stags, 01392 255202, s.cooper@stags.co.uk - Tenant demand is a little quieter, though with BTL landlords leaving the market this could well put upward pressure on rents.

Wales

Anthony Filice, FRICS, Cardiff, Kelvin Francis, 02920766538, www.kelvinfrancis.com, tony@kelvinfrancis.com - Still a continued shortage of properties to let and rapid lets are being agreed. Indications are that many Landlords are managing their own properties and using 'Tenant Find only' services.

Paul Lucas, FRICS, Haverfordwest, R.K.Lucas & Son, 01437762538, www.rklucas.co.uk, paul@rklucas.co.uk - Lettings are proceeding steadily under the Rentsmart (RS) Wales scheme. Rogue elements in the lettings market are now being rooted out by RS Wales legal action. This is a positive result which will help to stabilise the letting market.

London

Allan Fuller, FRICS, Putney, Allan Fuller Estate Agents, 02087888822, allanfuller.co.uk, allan@allanfuller.co.uk - Letting demand strong, increasing supply as vendors turn to letting rather than take a hit on selling price.

B K Bhalla, MRICS, HI, CEA, Heathrow & West London, Acrewoods, 02085775733, www.acrewoods.com, enquiries@acrewoods.com - There is good demand for residential lettings from both the public and private sectors. The Heathrow area has always been popular for work and commuters. The A4/M4 corridor has seen a rise in offices being converted for residential developments.

Ben Temple, MRICS, London Waterloo/Greater London, Regent Property, 02087439101, www.regent-property.com, ben@regent-property.com - The lettings market has been strong over the summer but is slowing as we would expect heading towards Christmas. We are positive about tenant demand going in to 2019.

J.J.KING, FRICS, Wimbledon, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - A steady stream of new applicant enquires has continued through the month resulting in a higher number of deals than envisaged.

J.J.KING, FRICS, Merton LB, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - Very good month for results all round. A positive market sentiment makes all the difference.

James Gubbins, MRICS, Pimlico, Dauntons, 020 78348000, www.dauntons.co.uk, mail@dauntons.co.uk - Starting to see a reduction in available properties due to increased tenant demand and the number of landlords deciding to sell.

Jeffrey Doble, MRICS, Teddington, Thamesview, 020 8614 1205, jeff.doble@dexters.co.uk - Very strong summer activity continues into the autumn.

Jeremy Leaf, FRICS, Finchley, Jeremy Leaf & Co, jeremy@jeremyleaf.co.uk - After a very busy September, lettings enquiries fell for us in October but a lack of suitable smaller flats and larger houses in particular at realistic rents meant meeting demand proved to be more difficult.

Jilly Bland, John Collard MRICS, Wimbledon, Robert Holmes & Co, 0208 879 9669, www.robertholmes.co.uk, jilly@robertholmes.co.uk - Half term, slow activity and reduced budgets continue to affect a sticky market.

Mark Wilson, MRICS, London, Globe Apartments, 020 79359512, www.globeapt.com, mark@globeapt.com - Market is still flat. Agents are keen to talk the market up which is part for the course. Having said that we need flats to let from motivated Landlords.

Robert King, Teddington, Jackson-Stops & Staff, 020 8943 9777, robertking@jackson-stops.com - Brexit uncertainty - again.

Surveyor comments - lettings

Ronan McNamara, AssocRICS, Ealing, Dexters Group t/a Robertson Smith and Kempson, 02085662340, robertsonsmithandkempson.co.uk, ronan@robertsonsmithandkempson.co.uk - In our part of West London, many prime tenants have left London. Due to tax changes, many landlords are selling.

Simon Aldous, MRICS, London, Savills, 02070163861, savills.co.uk, saldous@savills.com - Rents across prime London continue to fall slightly, high levels are still prevalent in certain sections of the market, in particular east of city.

Tom, Dogger, London, B N Investment Ltd, 07976 610 001, www.bakken Neptune.co.uk, tdogger@bninvestment.co.uk - The continued shortage of stock will continue to drive rental prices upwards.

Will Barnes Yallowley, AssocRICS, Kensington London, LHH Residential, 02073762286, www.lhhresidential.co.uk, will@lhhresidential.co.uk - A steady month with suitably priced property renting well.

Scotland

Carolyn Davies, MRICS, Dumfries, Savills, 01387263066, www.savills.co.uk, cmdavies@savills.com - Continued demand for well-presented properties.

Fraser Crichton, MRICS, Edinburgh, Dove Davies and Partners, 01312283999, www.dovedavies.com, fcrichton@dovedavies.com - There is a shortage of supply of good quality one and two bedroom flats within central Edinburgh.

Grant Robertson, MRICS, Glasgow, Allied Surveyors, 0141 0330 9950, grant.robertson@alliedsurveyorsscotland.com - Lettings market is more robust with low levels of mid-market properties available.

John Brown, FRICS, Edinburgh, John Brown & Company, 07768583919, jb-uk.com, john.brown@jb-uk.com - Reduction in stock continues, private sector rentals are reducing in numbers, Institutional involvement is now going fill the gaps.

John Gell, MRICS, Inveness, Simply Let, 01463 718888, www.simplylet.biz, john.gell@simplylet.biz - Considerable increase in new landlord instructions, generally as part of pension planning. Tenant demand sustained - mostly folks relocating to Inverness to take up professional posts.

Neil Woodhead, FRICS, Inverclyde, Castle Estates, 01475784781, www.castle-estates.co, neil@castle-estates.co - Market very slow with fewer viewers. Only exception is Glasgow.

Northern Ireland

Gareth Gibson, FRICS, Belfast, Douglas Huston, 02890683711, www.douglashuston.com, gareth@hustonestateagents.com - A very strong summer lettings period gives way to the traditionally quiet winter months. Supply and demand both at cyclical lows and this is not unexpected. The rental market continues to be robust.

Kirby O'Connnor, AssocRICS, Belfast, Goc Estate agents, 02890662366, www.gocestateagents.com, kirby@gocestateagents.com - Rental market is very strong at all levels especially 1 & 2 bedrooms.

Samuel Dickey, MRICS, Belfast, Simon Brien Residential, 02890595555, www.simonbrien.com, sdickey@simonbrien.com - Tenant demand remains high but we anticipate this to weaken as December approaches.

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