

Residential Market Survey December 2013

Lack of Supply Continuing to Drive Price Expectations

- New instructions show little change compared to November
- Stronger demand underpinned by easing in credit conditions
- Sales and price expectations remain very firm

The December RICS Residential Market Survey shows expectations for sales and prices remain firmly entrenched in positive territory at both the three and twelve month time horizons. Although the headline sales expectations net balance for the next three months actually slipped back to +58, this still represents one of the highest readings since the series began in 1998 and is consistent with further strong gains in transaction levels. Meanwhile, the twelve month number climbed to a new all-time high (albeit that the series has only been running since early 2012). For price expectations, both series moved higher in December with the three month reading reaching its best level since 1999. Significantly, the more upbeat outlook is visible in the expectations data for all parts of the country with even the numbers for Northern Ireland now displaying a much more positive tone.

Underpinning the firmer pricing environment continues to be a lack of new supply coming onto the market. The new instructions net balance edged upwards very slightly (from +2 to +4) in the final month of the year but fresh supply remains way below the number of new enquiries being received by estate agents. Although the reading for new enquiries actually slipped back in December compared with November, at +48 it remains relatively high both from an historic perspective and in comparison with the supply indicator. The current strength in demand is consistent with the easing in credit conditions signalled by the RICS Loan to Value (LTV) measures; the underlying trend in 'perceived' LTV's continues to rise not just for first-time buyers but also for existing owner-occupiers and buy-to-let purchasers.

The sales-to-stock ratio, which provides a guide to market tightness, is predictably continuing to recover from its nadir of 13%. However, the latest reading of 35.2% is still somewhat below the numbers recorded prior to the onset of the credit crunch. The rising trend in this indicator is being driven both by an increase in sales per surveyor and a generally declining inventory of property, although the latter has been broadly stable over the past few months. The tighter market conditions are being reflected in the headline price net balance series which, following the December reading, has now remained above +50 for four consecutive months for the first time since 2002.

The increased interest in the sales market appears to be resulting in a flatter trend in the lettings sector. The RICS tenant demand indicator showed little change (on a non-seasonally adjusted basis) compared with November with new instructions to let property showing a broadly similar picture. However, the London numbers seem increasingly at odds with the rest of the country with negative trends emerging in both tenant demand and rent expectations.

Notwithstanding the more cautious view on the outlook for rents in the near term, respondents to the survey believe that the shortfall in the supply of housing will continue to drive up the cost of shelter looking further out. Over the next five years, rents are projected to post average annual gains of around 4%. The imbalance between demand and supply is even more visible in the sales market, with prices projected to increase by on average 5% in each of the next five years.

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.

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.

To receive the PDF free of charge on the morning of the embargo date, email: joshuamiller@rics.org

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.

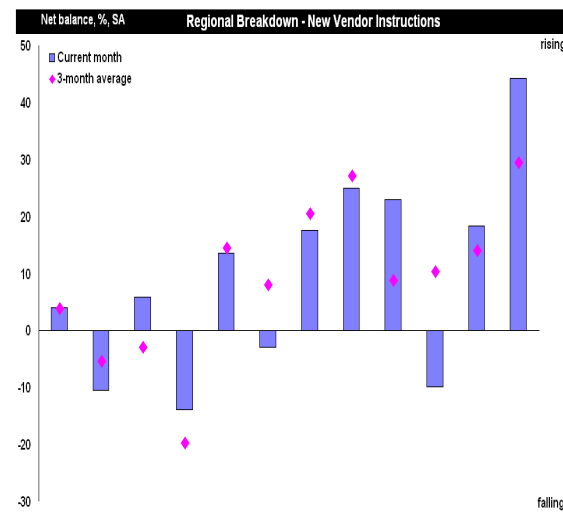
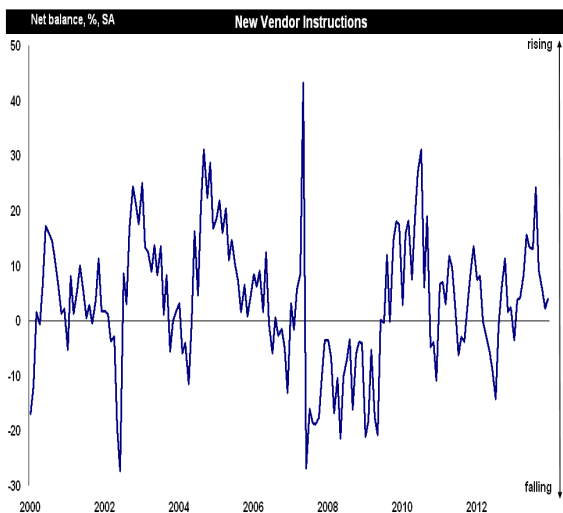
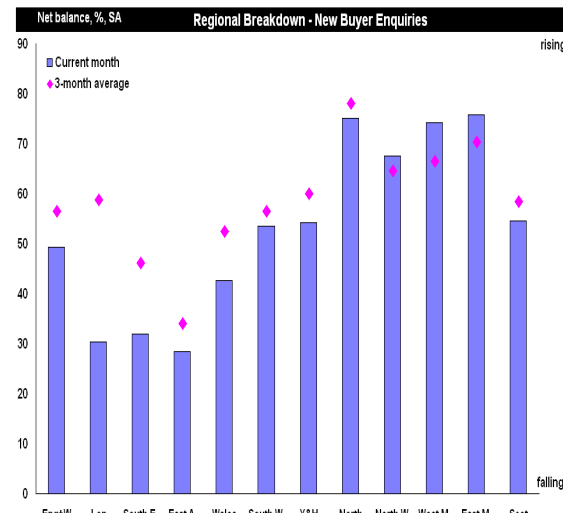
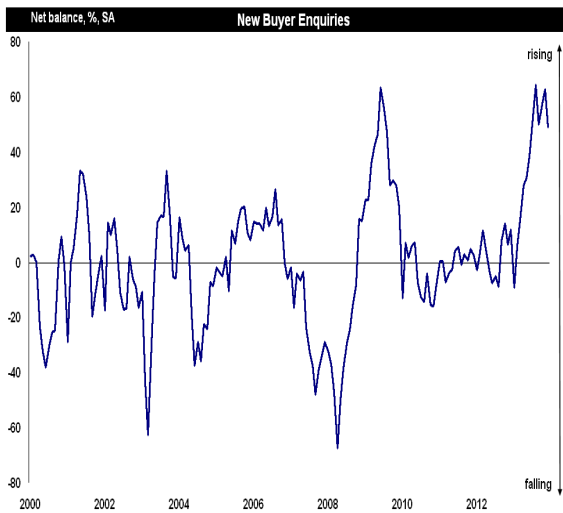
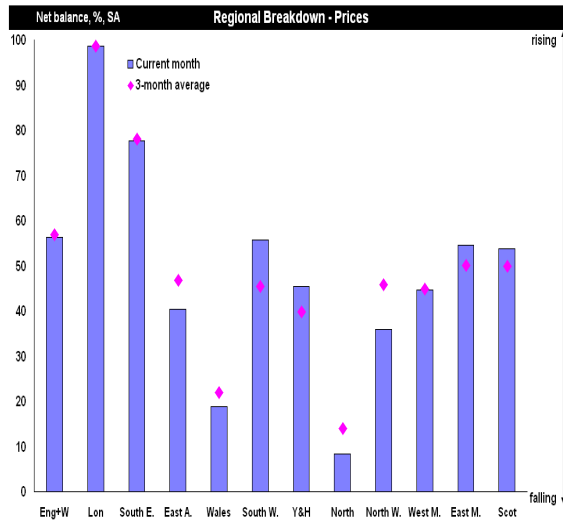
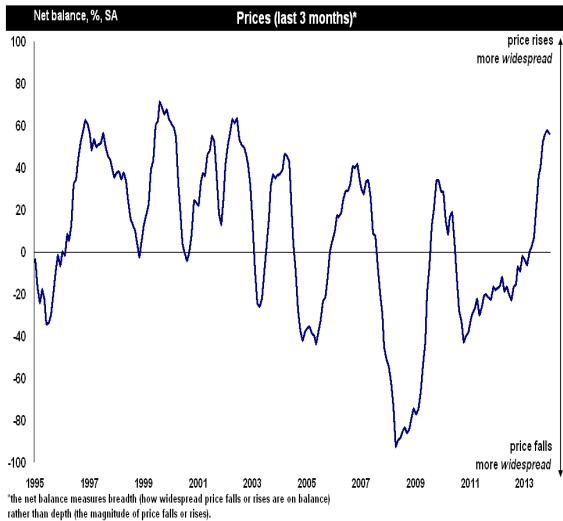
Number of contributors to this month's survey:

- 317 (corresponding to 486 branches)

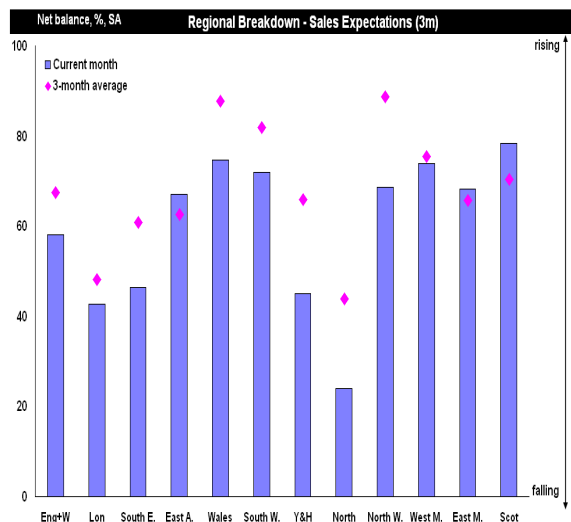
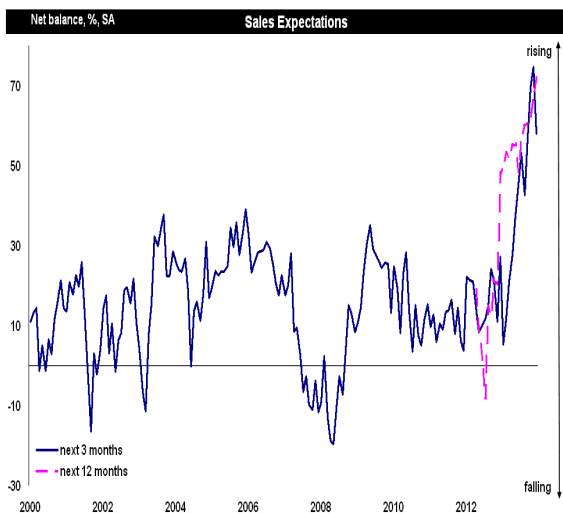
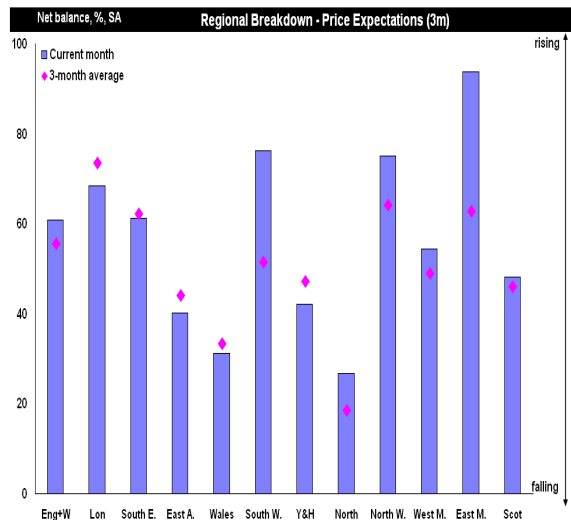
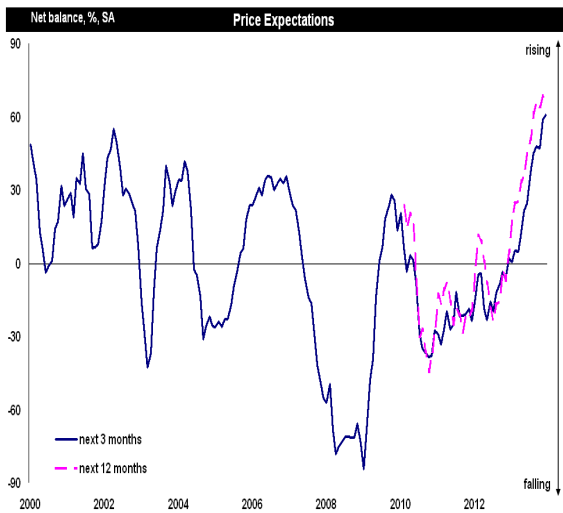
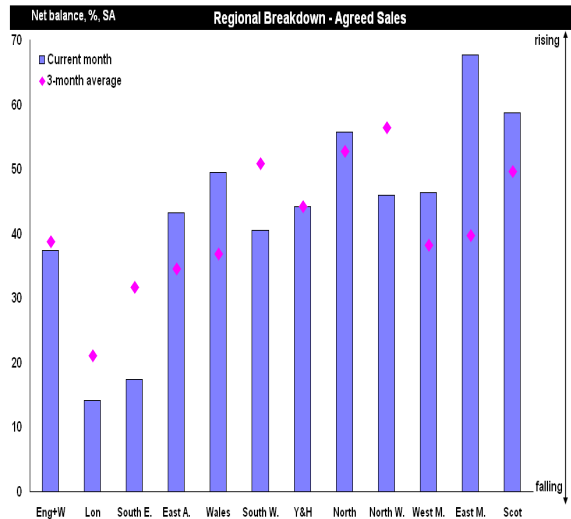
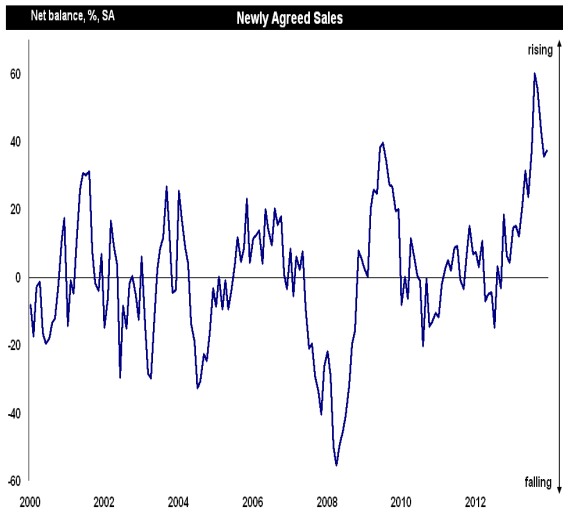
Next release date:

- 13th February 2014 (second Thursday)

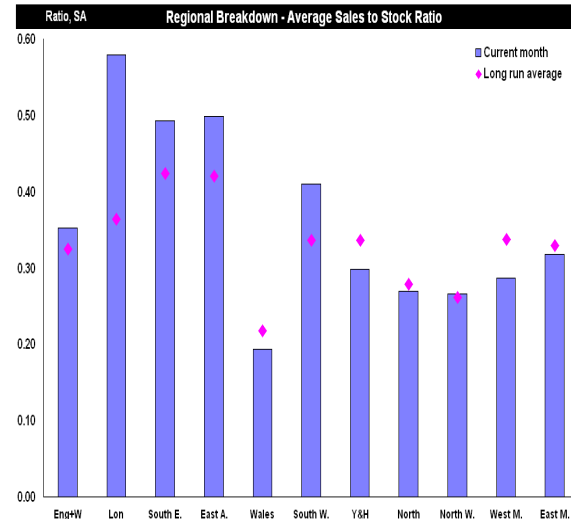
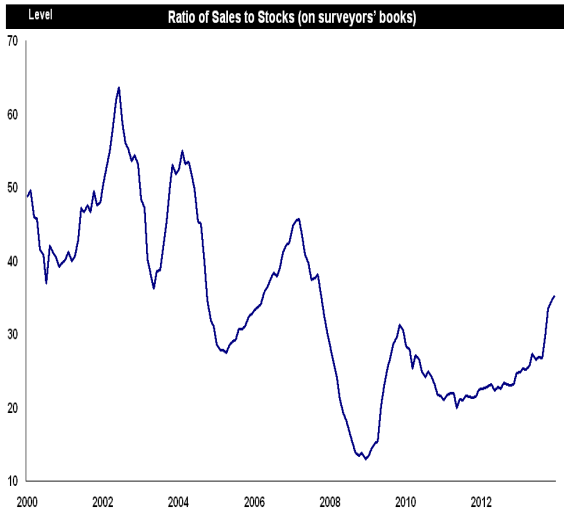
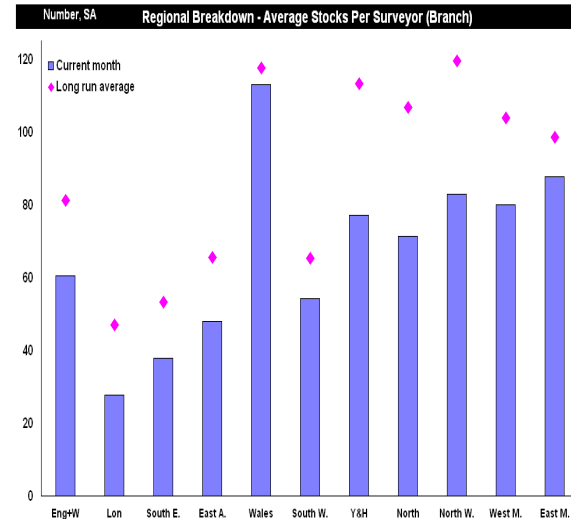
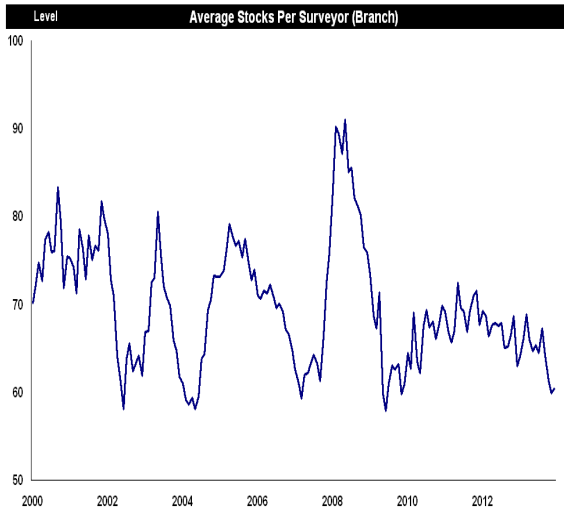
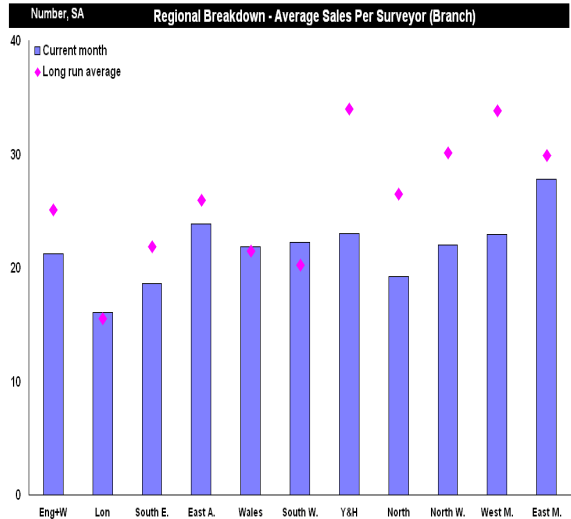
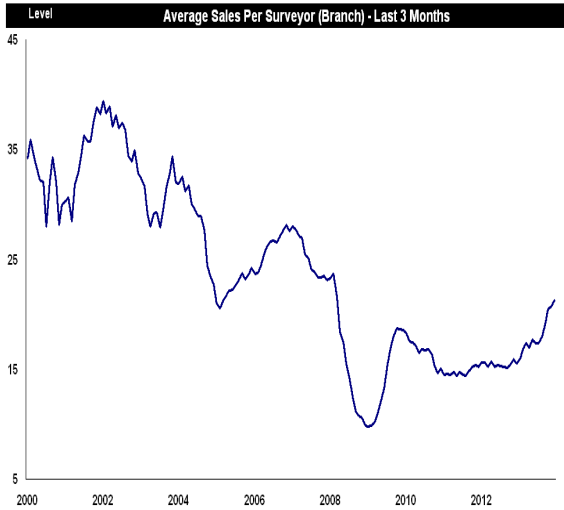
Sales market charts



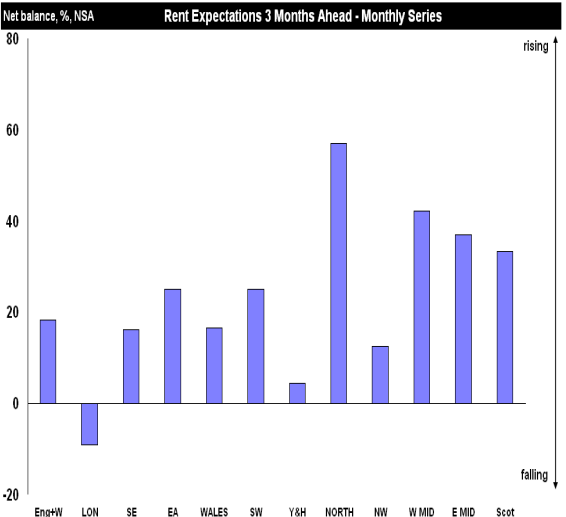
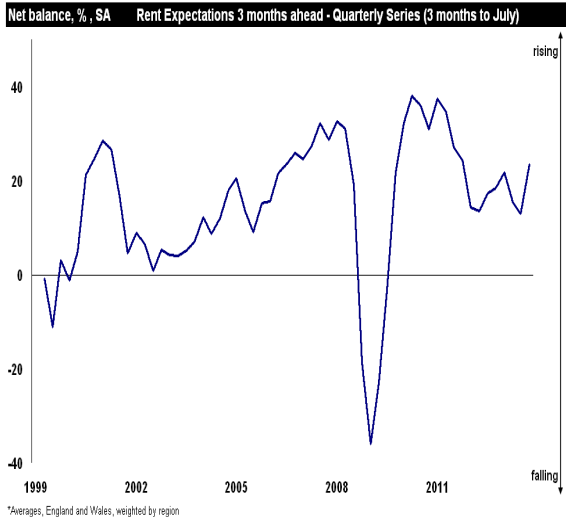
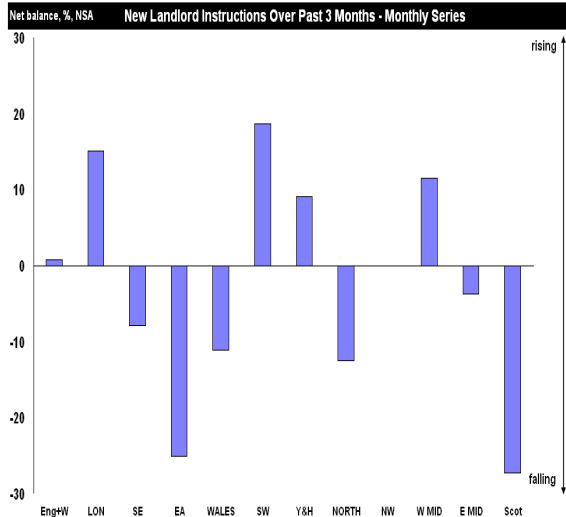
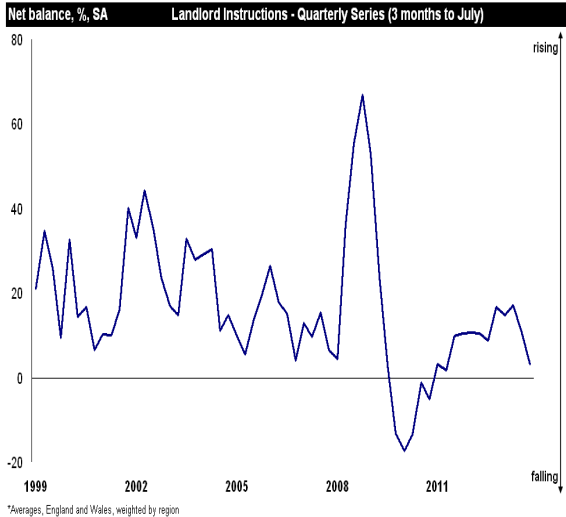
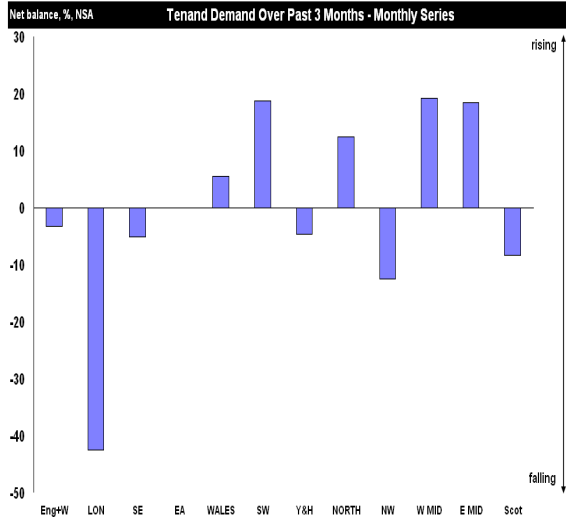
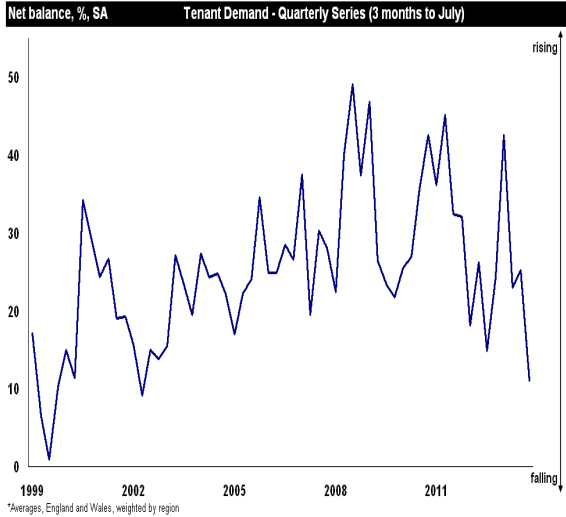
Sales market charts



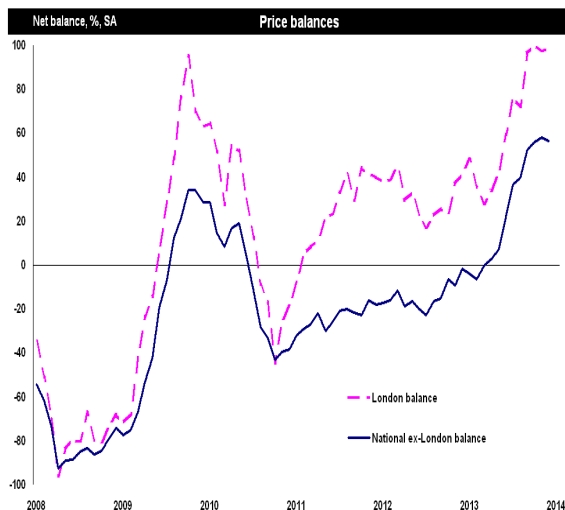
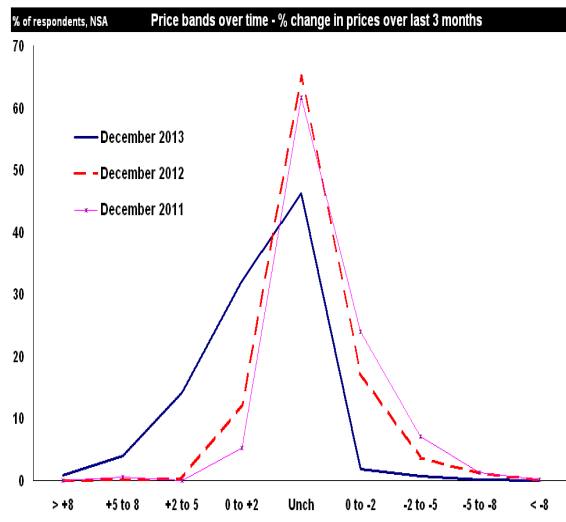
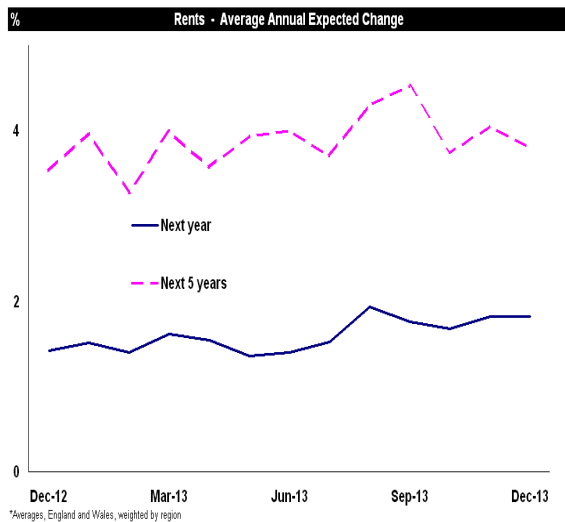
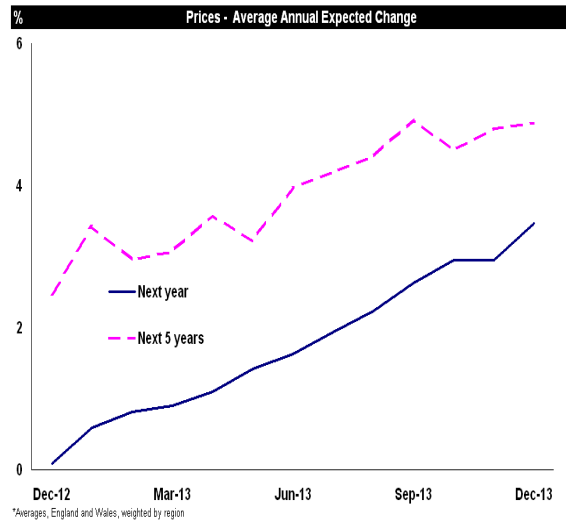
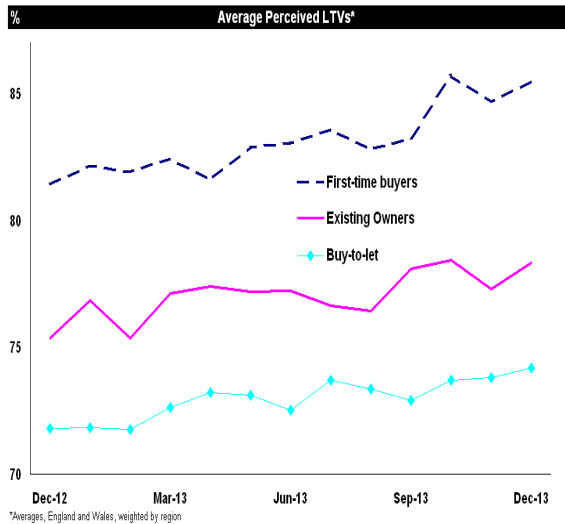
Sales market charts



Lettings market charts



LTVs, expectations & other data



Surveyor comments - Sales

North

Adrian Tod MNAEA, Hayward Tod Associates, Carlisle, 01228 810300, www.haywardtod.co.uk - The outlook for Carlisle is at last looking a little brighter. It is hoped that the positive trend in the national market will improve confidence among our local buyers. We are relying on vendors not to get carried away with asking prices.

Andrew Holmes Bsc (Hons) Dip Surv MRICS, Thomson Hayton Winkley Estate Agents, Kendal, 01539 815700 - General activity has tailed off in the last week as the Christmas shopping frenzy has kicked in. But early December has seen a continued improvement all round providing a solid foundation on which the market can build upon in 2014. A very bright outlook.

Ed Seymour, Edwin Thompson, Berwick upon Tweed, 01289 304432, EdwinThompson.co.uk - The market through December was busy - all the signs are of a continued increase in activity into the New Year. This is weather dependent though.

Mr T H Brannen FRICS, Brannen and Partners, Newcastle upon Tyne, 0191 257878, www.brannen-partners.co.uk - We remain optimistic for the sales market in 2014.

Neil Foster BSC(Hons) MRICS, Foster Maddison Property Consultants, Newcastle upon Tyne, 0191 222 1066, fostermaddison.co.uk - Pleasantly surprised by sustained activity up to Christmas with high expectations for New Year. Shortage of good stock is now a real issue and this may deter buyers if new property does not filter into the market soon.

Simon Bainbridge MRICS, Smiths Gore, Darlington, 01325 370500, smithsgore.co.uk - A positive last 6 months to the year relative to the first half and let us hope the trend continues in what is still a tentative market in this area, particularly for properties over £500,000.

Yorkshire and Humber

Alex McNeil MRICS, Bramleys, Huddersfield, 01484 530361, www.bramleys.com - Slow final month of the year, however we are optimistic that there will be increased activity and sales volumes during 2014.

Bill Dale MRICS, Dale Eddison Ltd, Ilkley, 01943 817642, www.daleeddison.co.uk - The encouraging end to 2013 with decent sales levels well into December suggests that the 2014 market will see an early return to high activity levels. A lack of new instructions may lead to further price rises.

Ian Briggs FRICS, Dacre, Son & Hartley, Ilkley, 01943 600655 - When the north south divide widens to this extent we usually expect a surge of buyers relocating north to enhance their lifestyles. This time, due to the very limited job/career opportunities in the region, this is simply not happening.

James Brown MRICS, Norman F Brown, Richmond, 01748 822473, normanfbrown.co.uk - Still some serious buyers around in the pre-Christmas period.

M J Hunter MRICS, Grice and Hunter, Doncaster, 01302 360141, www.gricehunter.co.uk - Sales have improved but, between 2008 and mid 2013, there was only a very limited market and therefore this increase in activity needs to be kept in perspective. In this area there is no question of a so called property 'bubble'.

Michael Darwin, M W Darwin and Sons, Northallerton, 01609 773567, www.darwin-homes.co.uk - Enquiries and demand increasing but expectations from the public are in some cases unreasonable. This is probably due to recent press reports showing increases in prices at the national level which are not being seen in our local markets.

Nicholas Atkin FRICS, Ulyotts, Drifffield, 01377 253456, www.ulyotts.co.uk - We have seen the usual Christmas slow down. However there are early signs that the market looks likely to pick up in New year.

Philip S Mills MRICS, Norman F Brown, Bedale, 01677422282, www.normanfbrown.co.uk - We expect an increase in sales in the New Year as clients appear more optimistic about the economy.

North West

Chris Cockwill MRICS, Cockwill & Co, Southport, 01704 827 075, www.cockwill.co.uk - The market quietened down at the start of December, however, the week before Christmas exceeded expectations with good levels of enquiries from both buyers and sellers.

Gary Yeardley AssocRICS, IRRV, FNAEA, MICBA, MARLA, Normie & Company, Manchester, 0161 7737715, www.normie.co.uk - There are still some very unrealistic vendors out there but for those properties priced appropriately, there seems to be no issue selling. Demand has certainly increased and overall there are signs of improvement in the market.

John Halman FRICS, Gascoigne Halman, Wilmslow, 01625 460344 - The market remains strong and we anticipate a very active spring market with rising prices.

John Williams FRICS MEWI, Brennan Ayre O'Neill, Wirral, 0151 343 9060, www.b-a-o.com - It's a long way from a "boom" or a "bubble" but a strong end to 2013 and improving economic data means we can look forward to the New Year with some confidence.

Richard Powell FRICS, Ryder & Dutton, Oldham, 0161 925 3232, www.ryder-dutton.co.uk - The market was busier than usual in the run up to Christmas. There appears to be some increased confidence due, in part at least, to the publicity around the Help to Buy scheme.

Stephen Farnsworth MRICS, Gtr Manchester - Stamp Duty rates urgently need regional assessment by the authorities to reflect the lower risk of adverse house price volatility in London and the SE compared to the rest of the UK.

East Midlands

A Rachel Gascoine FRICS, Gascoines, Southwell, 01636813245, www.gascoines.co - The market was much stronger in this Christmas period than ever before.

C Shallice FRICS, Hix & Son, Holbeach, 01406 422777 - The usual seasonal slowdown seems to be taking place.

Chris Charlton, Savills, Nottingham, 0115 934 8020 - Quiet end to a positive 2013. Set for a good start to 2014, but more sensibly priced housing stock is required for a burgeoning applicant register.

David Hawke FRICS, David Hawke & Co., Worksop, 01909 531450 - As expected, a seasonal slowdown in December.

Edward Wreglesworth FRICS, Escritt Barrell Golding, Sleaford, 01529 302271 - Markets have slowed until the New Year with enquiries and instructions at a low level.

Surveyor comments - Sales

Kirsty Keeton MRICS, Richard Watkinson & Partners, Newark, 01636 611811, www.richardwatkinson.co.uk - December remained quiet for new instructions, but sales were very buoyant, which was surprising. Concerns about stock dropping due to a lack of new instructions remain issues going into the new year.

Mark Newton FRICS, Newton Fallowell, Grantham, 01476 591900, www.newtonfallowell.co.uk - The usual Christmas slow down as expected but January is off to a good start.

Martin Pendered FRICS, Martin Pendered and Co Ltd, Wellingborough, 01933 228822, www.martinpendered.co.uk - The shortage of new instructions continues in all price ranges. This is bound to push prices up unless stocks improve quickly. All factors are in place for an improvement in the market in 2014.

Nicholas Richardson FRICS, Nicholas Richardsons, Nottingham, 01159 677589, www.nicric.co.uk - The market was slow over December, but has picked up now. Other local estate agents we have spoken to are experiencing similar trends.

Nigel Paterson FRICS, Estate Agents Lincolnshire, Spilsby, 01790756958, www.estateagentslincolnshire.co.uk - The market is improving.

Paul Perriam BSc (Hons) MRICS, William H Brown/ Bagshaws Residential, Nottingham, 01332 542299, www.sequencehome.co.uk - A great market with sales results in 2013 some 43% up on the previous year. The really positive market sentiment bodes well for an even better 2014.

Peter Mountain FRICS, Peter Mountain, Louth, Lincolnshire, 01507 603366, www.petermountain.co.uk - A typically quiet December with the holidays having an early effect. Let us hope the general feeling of confidence for the coming year is justified.

Stephen Gadsby, Gadsby Orridge, Derby, 01332 96396 - Seeing a seasonal downturn in enquiry levels, sales and new instructions but sales are still considerably higher than December 2012.

Stephen Jeffery FRICS, Jeffery Jones, Derby, 01332 200388, www.jefferyjones.co.uk - Quiet period over Christmas but expectation for the New Year are good.

West Midlands

A Champion FRICS, Halls, Worcester, 01905 611066 - Activity has reduced due to seasonal factors, with few new instructions and enquiries but 2014 looks promising.

Adam Baker, MRICS, Shepherd Surveyors, Market Drayton, 01159517520, www.shepherd.co.uk - Sales market likely to remain strong in 2014 with slight house price inflation.

Andrew Grant FRICS c/o David Stuart-Smith, Andrew Grant, Worcester, 01905 734735 - Still a buoyant sales market but with a continuing shortage of new instructions. There is noticeable upward pressure on prices.

Andrew Oulsnam MRICS, Robert Oulsnam & Co., Barnt Green, 0121 445 3311 - December was busier than November but still quiet, as expected. Buyer enquiries were steady but new vendors were few and far between.

Colin Townsend MRICS, John Goodwin, Malvern, 01684 892809, www.johngoodwin.co.uk - A really strong December for sales but new instructions dwindled to a trickle. This compounded the trend seen over the last quarter of 2013 (ie high sales levels unmatched by new instructions) and stocks are low so prices look set to rise in 2014.

Ian Bullock MRICS, Carpenter Surveyors Ltd, Birmingham, 0845 644 6691, www.carpenter-surveyors.com - The market remained buoyant over the winter period and looks to have good momentum. The government backed HomeBuy scheme has provided greater access to lending.

Jeremy Dell MRICS, J. J. Dell & Co., Owestry, 01691 653437 - Conditions are quiet coming up to Christmas.

John Andrews FRICS IRRV, Doolittle & Dalley, Kidderminster, 01562 821600 - Enquiry levels have reduced, as we had expected, around the Christmas period. Sales are still being arranged however and while vendor instructions are down, pre-sale approvals remain at a high level. 2014 looks a promising year.

John Andrews FRICS IRRV, Doolittle & Dalley, Stourport, 01562 821600 - Properties are still selling well, despite the usual seasonal slowdown. More vendor instructions are needed to satisfy enquiries. Sales prices are expected to increase again next year.

John Andrews FRICS IRRV, Doolittle & Dalley, Bridgnorth, 01562 821600 - The usual seasonal slowdown in house sales does not seem to have happened, with sales and viewings still being arranged. More vendor instructions are needed to satisfy demand.

John Andrews FRICS IRRV, Doolittle & Dalley, Bewdley, 01562 821600 - Altogether a steady year with signs of market stability resulting in sales being achieved closer to asking prices. Next year is likely to see small growth in sales prices.

John Ozwell FRICS, Hunters, Solihull, 01564 771000 - Help to Buy is good for first time buyers and apartment sales. Good activity in December; the market has not died away as it usually does.

Mike Arthan FRICS, Barbers, Shropshire, 01952221200, barbers-online.co.uk - Good levels of sales in the last quarter. New stock is needed in early January to replace recent sales and provide more balance to the local property market.

Peter G Rosier FRICS, Loveitts Ltd, Coventry, 02476228111, www.loveitts.co.uk - Continued steady increase in sales activity and a distinctly more confident market than six months ago. However there are fewer properties coming to the market in the last few weeks but this is probably a seasonal factor. An increase in instructions is expected in 2014

Richard Franklin MRICS, Edward Gallimore, Tenbury Wells, 01584 810436 - Purchaser demand remains strong with increased confidence in the market. Stock levels are becoming depleted.

Stephen Smith MRICS, Fraser Wood, Walsall, 01922 629000 - It has been unusually busy with sales agreed up to the middle of December and then there was the traditional quietening down of the market. We have noted limited new instructions over the last 6 weeks.

Thomas Wyn Jones FRICS, McCartneys, Shropshire, 01694 722288 - Still going good.

East Anglia

Alan Williams, Fenn Wright, Colchester, 01206 216551, www.fennwright.co.uk - A busy pre-Christmas market and every reason to expect this to continue. This is a time of year when the need for fresh stock is at its most acute as the spring market promises high transaction volumes.

Christopher Philpot BSc FRICS, Lacy Scott & Knight, Stowmarket, 01449 612384 - Market activity continued all the way through December. Some over priced property may have to adjust prices for the New Year.

Surveyor comments - Sales

David Knights MRICS, David Brown, Ipswich, 01473 222266 - The level of both sales and new instructions have been lower this month than for the same period last year. However, I sense there will be a surge early in the New Year.

Jan Hytch FRICS, Arnolds Keys, Norwich, 01603 620551, www.arnoldkeys.com - Improved valuations are already noticeable, as well as more offers coming in close to or at market price.

Jeffrey Hazel FRICS, Geoffrey Collings & Co., Kings Lynn, 01553 774135 - Strong demand continues with a limited number of new instructions.

John Pocock FRICS, Pocock and Shaw, Cambridge, 01223 322552, www.pocock.co.uk - We have experienced the usual dip in activity in the run up to Christmas but requests for property viewings gathered pace immediately after. We see no reason to believe that this excess demand will cease.

Mark Wood MRICS, Bradshaws, Cambridge, 01223 472011, www.bradshawsresidential.co.uk - Extremely low levels of property coming to the market has resulted in shortages in all price ranges. Unless new instructions increase rapidly in the New Year prices are likely to increase quickly.

Nigel Steele FRICS, Jackson-Stops & Staff, Norwich, 01603 612333, www.jackson-stops.co.uk - A busy end to the year bodes well for 2014. A shortage of quality stock coming to the market will be the biggest restriction on activity.

Richard Bannister FRICS, Bannister & Company, Felixstowe, 01394 282828 - Sales are still good but tend to slow somewhat in the Christmas period. New property stocks, however, are dwindling, particularly at the lower price spectrum.

South East

C Rutland FRICS, Rutland Chartered Surveyors, Southampton, 023 8066 3451, rutland-surveyors.co.uk - Buyer activity remains good and registers are thin. This will lead to continuing price rises. There are some examples of 10% price increases over the last 12 months but these are few, with most price rises in our area around 5%.

David Nesbit FRICS, D.M.Nesbit & Company, Portsmouth, 02392 864321, www.nesbits.co.uk - A very quiet month after a busy autumn. A serious lack of instructions will impact the market in the New Year. Local confidence has not fully returned but 2013 was a year of some recovery.

David Parish FRICS, Gates Parish & Co, Upminster, 01708 250033 - Prices for smaller properties have increased due to high demand levels. Conversely prices for larger, more expensive properties have remained stable. Availability is diminishing and more instructions are needed in the New Year.

Ian Denton MRICS FAAV, Jackson-Stops & Staff, Woburn, 01525 290641, www.jackson-stops.co.uk - With market sentiment improving it will hopefully encourage many vendors who have been considering a sale to move off the fence this year.

Ian Perry FRICS, Perry Bishop and Chambers, Faringdon Lechlade Highworth Shrivenham, 01285 655355, www.perrybishop.co.uk - As usual we have sold more house in October and November than any other time of year. The market is well set for 2014 and we are forecasting price rises of 5% to 10%.

John Frost MRICS, The Frost Partnership, Beaconsfield, 01494 680909, frostweb.co.uk - Those applicants still looking are serious and this has led to a high level of sales. New instructions, however, are limited but this might be expected at this time of year.

John Frost MRICS, The Frost Partnership, Burnham, 01494 680909, frostweb.co.uk - Low stock levels due to the high volume of sales agreed.

John Frost MRICS, The Frost Partnership, Gerrards Cross, 01494 680909, frostweb.co.uk - Economic conditions and interest rates are buoying demand currently - if supply remains restricted we will see multiple offers on the limited number of houses available for sale.

John Frost MRICS, The Frost Partnership, Langley, 01494 680909, frostweb.co.uk - Traditional December slowdown but all available instructions are still being viewed by buyers.

John Frost MRICS, The Frost Partnership, Staines, 01494 680909, frostweb.co.uk - A traditional December with limited instructions but there is still interest from good quality buyers.

John Frost MRICS, The Frost Partnership, Windsor, 01494 680909, frostweb.co.uk - Instructions have been limited and this has affected the level of potential enquiries.

K A Clinch BSc FRICS, H Wald & Co., Folkestone, 01303 212020 - A quiet month for new sales and instructions and fewer offers than during summer months when there was a noticeable jump in market activity. Vendor expectations are now exceeding buyers purchasing power.

Martin Seymour BSc FRICS, Crow Watkin, Reigate, 01737 245886 - December has been more about overseeing completion of sales than taking on new work, with few new sales instructions and low levels of applicants registering.

Peter Mockett FRICS, Hilbery Chaplin, Romford, 01708 732732 - The Help to Buy scheme has certainly injected some confidence in the market.

Philip Hiatt MRICS, Your Move Philip Hiatt, East Grinstead, 01342 321142, your-move.co.uk/eastgrinstead - Excellent sales in December but limited new instructions. Stock levels are low for the New Year but hopefully January will see an upturn in properties for sale. Prices are being pushed higher by the lack of stock.

Terence House MRICS, Hair & Son, Southend-on-Sea, 01702 432255, hairandson.co.uk - Genuine expectation of a continuing strong market through 2014.

W J Hartnell FRICS, Simon Matthew & Co., Ingatestone, 01277 355255 - Sales have been good for properties up to £400,000. Beyond that, houses between £450,000 and £800,000 can take up to 3 months to sell. Properties over £850,000 can take up to 2 years.

William Leschallas MRICS, Jackson-Stops & Staff, Burford, 01993 822661, jackson-stops.co.uk - Transactions will be the key market indicator during 2014. More emphasis needs to be given to transaction levels when considering and reporting on the market.

South West

David J Dark FRICS, Seldons Estate Agents, Bideford, 01237 477997, www.seldons.co.uk - The expected drop off in instructions leading up to Christmas, but strong demand remains and sales levels are well up compared to this time last year. 2014 is looking set to be a good year.

Graham Merrett, MRICS, Crisp Cowley, Bath, 01225 789333, www.crispcowley.co.uk - The market in Bath and the close vicinity is anticipated to remain strong with an imbalance between the number of buyers and sellers and a lack of quality stock.

Surveyor comments - Sales

Graham Thorne FRICS FCIQB, Thornes Chartered Surveyors, East Dorset, 01202 684004, www.thornes.org.uk - There is a strong demand for the limited number of properties coming on to the market and the shortage of instructions will lead to higher prices in the new year.

Ian Perry FRICS, Perry Bishop and Chambers, Cheltenham Cirencester Nailsworth Stroud Tetbury, 01285 655355, www.perrybishop.co.uk - As always, we have sold more houses in October and November than any other time of year. The market is well set for 2014 and we are predicting house price rises between 5 and 10%

J M Harvey MRICS, Tayler and Fletcher, Bourton on the Water, 01451 820913, www.taylerandfletcher.co.uk - A significant increase in the supply of new property coming to the market appears to be subduing the second hand property market.

James Wilson MRICS, Jackson -Stops and Staff, Shaftesbury, 01747 850858, www.jackson-stops.co.uk - The final quarter of 2013 has seen a significant increase in sales agreed.

Jeff Cole MRICS, Cole Rayment & White, Wadebridge, 01208813595, www.crw.co.uk - Lower agreed sales during December as we would expect, although a good number of completions in time for Christmas after strong numbers of agreed sales during October and November.

John Corben FRICS FCIARB, Corbens, Swanage, 01929 422284, corbens.co.uk - Considerable shortage of stock due to good sales in October and November. The New Year needs to see a significant increase of new instructions and family homes in particular.

Lloyd Smale FRICS, Drew Pearce, Exeter, 01392 201748, www.drewpearce.co.uk - Market still price sensitive. We see some encouraging signs that January will deliver a pick up in new instructions and this will stimulate fresh demand.

Mark Annett FRICS, Mark Annett & Company, Chipping Campden, 01386 841622 - We are slowing down for Christmas although it has been a busy last few weeks. This bodes well for 2014.

Michael Dukes MRICS, Greenslade Taylor Hunt, Taunton, 01823 277121, www.gth.net - 2013 has seen good sales growth in each of the last 6 months compared with 2012 and a pipeline some 40% up year on year. A strong performance in the sector up to £500,000 but a surprisingly weak market above that with a lack of new buyers.

Roger Punch FRICS, Stags, Plymouth, 01752 223933, www.stags.co.uk - We start the New Year with reduced stock levels - we hope that the combination of greater confidence in the economy and the normal seasonal upturn will fuel a vibrant market in the months ahead.

Stephen Morris Esq MRICS IRRV, Davis & Way, Keynsham, 01225 400400 - Buoyant market with prices exceeding expectations in some sectors. Noticing a severe shortage of new instructions and prices are likely to rise.

Wales

Andrew Morgan FRICS, Morgan & Davies, Lampeter, 01570 423623 - A better period for the market, however, cautious optimism remains and a sustained recovery will only come about if interest rates remain at current levels.

Dafydd Hardy MRICS FNAEA MARLA, Dafydd Hardy Estate Agents and Chartered Surveyors, North West Wales, 01248 371212 - We foresee a steady increase in house sales and prices over the next 12 months in the region of 2-3%. Demand is good but buyers are hard on price and sellers are willing to negotiate.

David E Baker FRICS, David Baker Co Ltd, Penarth, 02920 702622 - Best number of completed sales in any December for over 30 years because purchasers wanted to be in by Christmas and some sales have taken 3-4 months to reach completion.

David K Jones FRICS, Jones and Redfearn, Rhyl, 01745 351111, www.jonesandredfearn.com - 2013 saw a marked improvement that looks as though it maybe sustained in 2014. The only concern is a lack of new instructions but hopefully as life returns to normal so will seller instructions.

Iestyn Leyshon FRICS, Lloyd Herbert & Jones, Aberystwyth, 01970 612559 - We have found the last quarter to be exceptionally busy with good prices achieved over a wide price range. Still picking up an odd down valuation which effects the sale.

John Caines FRICS, Payton Jewell Caines, Bridgend, 01656 654328 - Sales continue to improve, however, we see it critical to the market going forward that the supply side is sufficient to meet increased demand otherwise we may see a housing bubble.

John Nicholas MRICS, J J Morris, Narberth, Pembrokeshire, 01834 860260, www.jjmorris.com - A busy December saw several sales complete and this has led to a little more confidence in the market although prices are unlikely to improve in the next few months.

Julian Dyer FRICS, Julian Dyer & Co, Abergavenny, 01873 855551, www.julian-dyer.co.uk - It tends to take some time for increased activity in the south east to travel west to Wales.

Kelvin Francis, Kelvin Francis Ltd., Cardiff, 02920766538, kelvin@kelvinfrancis.com - Seasonal slowing of new instructions is causing an imbalance with high demand, especially for 2 bed starter & 3 bed traditional homes. Ample mortgage products available, aided by Government assisted schemes will ensure continued confidence for 2014.

Mrs. June Owen. MNAEA., Newland Rennie., Chepstow, 01291 626775, www.newlandrennie.com - Activity levels in the months prior to Christmas were extremely high with a good number of sales agreed. Naturally, during the holiday period activity dropped substantially. However, appraisals, viewings and offers have increased again.

Nigel Jones FRICS, John Francis, Carmarthen, 01267 221554, www.johnfrancis.co.uk - December activity was the same as 2012 despite the weather. Managing expectations in Q1 & Q2 2014 will be key. The market is improving so it is a good time to buy and sell. However, agents and sellers still need to be realistic

Paul Lucas FRICS, R.K. Lucas, Haverfordwest, 01437 762538, rklucas.co.uk - Sales activity is currently greater than it has been in any Christmas period for a long time.

London

Benson Beard MRICS, Bective Leslie Marsh, Chelsea, 020 7589 6677 - I suspect 2014 will be much the same as 2013 with the sub £2m sector very strong and the top end slow as they come to terms with tax changes.

Brendon Thomas MRICS, Maitlands Acorn Professional Ltd, Tower Hamlets, Hackney, City, Newham, 08456344187, www.mapsurveyors.co.uk - Even after a year of (significant) uplift in places, east London still looks value for money with further room for growth.

Surveyor comments - Sales

Charles Puxley, Jackson-Stops & Staff, Chelsea, 020 7581 5881 - December has seen some good activity with buyers anxious to complete purchases before Christmas. However there are no signs of an increase in instructions early in 2014.

James Crawford BSc MRICS, Knight Frank, 02078611065, www.knightfrank.com - Positive start to 2014 with early activity at the top end of the market.

James Gubbins MRICS, Dauntons, Pimlico, 020 7834 8000, www.dauntons.co.uk - We are experiencing a drought of properties coming onto the market. This is being exacerbated by a relatively inactive Christmas period.

Jeffrey Doble MRICS, Thamesview (Incl. Dexters Estate Agents), Twickenham, 020 8614 1228 - Strong end to the year with all sectors selling well.

Jeremy Leaf FRICS, Jeremy Leaf & Co, North and East Finchley, 020 8446 4295, www.jeremyleaf.co.uk - Help to Buy is certainly helping to underpin demand. Prices are still rising due to a shortage of supply but we expect more balance in the market in early 2014, especially if the number of confirmed new instructions and valuations is anything to go by.

John King MRICS, Andrew Scott Robertson, Wimbledon, 020 8971 4990 - A good month with exchanges up on last year. Expecting a busy period during the first three months of 2014 based on what we have seen. Valuations and instructions are up.

John King MRICS, Andrew Scott Robertson, Merton, 020 8791 4990 - A very good month for exchanges, stock levels are low, but expect this to pick up in the New Year.

Robert Green MRICS, John D Wood & Co., South Kensington, 020 7352 1484 - Usual December slowdown. Quite a lot of activity in first week of December but slow since then. We are seeing quite a lot of valuations so there is hope for an increase in stocks in the New Year.

Robert Green MRICS, John D Wood & Co., North West London, 020 7352 1484 - HS2 is still problematic due to uncertainty of routes, timing and disruption.

Robert Green MRICS, John D Wood & Co., Belgravia, 020 7352 1484 - A strong market towards the end of the year, but it has now quietened down in advance of the Christmas holiday.

Robert Green MRICS, John D Wood & Co., Fulham, 020 7352 1484 - The Christmas holidays looming have reduced the number of new instructions further and buyers are now distracted by the holidays and wanting to wait for new stock in the New Year, which we expect to be busy.

Robert Green MRICS, John D Wood & Co., Wimbledon, 020 7352 1484 - A seasonal slowdown in the run up to Christmas. SDLT over £2m and the general high costs of moving at this level is reducing activity significantly.

Robert Green MRICS, John D Wood & Co., Chelsea, 020 7352 1484 - We have seen an unusually busy December with strong sales at record prices. Flats continue to be in strong demand and family houses are now selling well with competitive interest a regular feature of sales. We expect a strong start to 2014.

Simon Aldous MRICS, Savills, London, 02070163861, Savills.com - The core central London areas have seen reasonable price increases of just over 5% in 2013. The Marylebone market has been particularly strong. Prime south west London property saw the strongest growth due to the affluent domestic market.

Stephen L Whitley FRICS, R Whitley & Co, West Drayton, 01895 442711, www.rwhitley.co.uk - Demand for all types of property is generally very high, but in particular for 3 bed houses. Stocks levels are low, maybe partly due to seasonal factors but also partly due to the reluctance of vendors to place their home on the market as they lack the confidence in finding a new home.

Scotland

Adrian Stott MRICS, J and E Shepherd, Musselburgh, 01316533456, www.shepherd.co.uk - Increase in replacement Home Report requests suggests stock of over three months is selling. This ties into a perceived lack of supply of new properties coming to market.

Alex Inglis, CKD Galbraith, Kelso, 01573 224 244, www.ckdgalbraith.co.uk - December has been a quieter month, as expected, but has been significantly busier than December 2012.

Anthony Perriam MRICS, Rettie Borders LLP, Scottish Borders, 01896 824070, www.rettie.co.uk - The rough but mild Winter to date has made seasonality become less and less relevant, especially within the preferred towns and villages of the Borders.

Craig Henderson, Graham + Sibbald, Glasgow and West Scotland, 0141 332 1194, www.g-s.co.uk - Despite the forthcoming festive period, market activity has remained fairly strong, which augurs well for the spring months in 2014.

David Corrie MRICS, CKD Galbraith, Dumfries & Galloway, 01556 505 346, CKD Galbraith - December was more active than expected, with sales agreed in early January.

Donald Wooley MRICS, Allied Surveyors, Ayr, 01292 260509 - Activity down almost entirely due to seasonal factors. Stock levels are well below those of December 2012. Strong demand with many sellers delaying marketing until the New Year.

Gordon Macdonald FRICS, Allied Surveyors Scotland, Aberdeen/Aberdeenshire, 01224 571163, www.alliedsurveyorsscotland.com - In the run up to Christmas demand remained strong but supply has been restricted with sellers waiting until the New Year, to take account of the artificial restriction being applied to the mortgage valuation process by the banks.

Graham Tonner MRICS, Graham + Sibbald, Dundee, 01382200064, www.g-s.co.uk - December has been a busy month for sales but partly due to seasonal factors, the number of properties coming to the market has been slow resulting in a lack of stock. I expect the market to pick up earlier than usual in 2014 due to the greater confidence in the marketplace.

Grant Robertson MRICS, Allied Surveyors Scotland PLC, Glasgow, 01413371133, www.alliedscotland.com - As expected the market slowed in December due more to a lack of stock than any unwillingness of buyers. We expect a fast and sustained pickup in January.

Greg Davidson MRICS, Graham + Sibbald, Perth, 01738 445733, www.g-s.co.uk - 2013 has ended positively with improved transaction levels and some strong sales even into December. 2014 looks set to continue this trend.

Iain Swayne BSc FRICS, D M Hall, Dunfermline, Kinross and Environs, 01383 621262 - Property sales were still being completed well into December. Fewer properties coming to the market because of the festive break but indications that January may be busy with Home Reports.

Ian Morton, Bradburne & Co., St Andrews, 01334 479 479 - Market is static due to seasonal factors. Indications show that sellers are preparing to sell in the New Year.

Kevin J MacDonald MRICS, Graham + Sibbald, Inverness, 01463 236977, www.g-s.co.uk - 2013 ended on a promising note given the number of replacement Home Reports required in the lead up to Christmas. Early signs are that 2014 has begun in a similar vein with activity from buyers enticing sellers to bring new properties to the market.

Surveyor comments - Sales

Peter McEachran FRICS,
Graham + Sibbald, Paisley,
0141 889 3251, www.g-s.co.uk - There are signs that the market will continue to perform reasonably well. Agents report good interest and government schemes are assisting first time buyers. There is more confidence in the market.

Richard A Clowes MRICS,
DMHall LLP, Scottish
Borders, 01896 752009,
www.dmhall.co.uk - A busy December with signs of more activity in the marketplace. Media reports of "vast" house price rises and the threat of a "housing bubble" are certainly not relevant in the Scottish Borders as values remain static at present.

Robbie Buchanan MRICS,
Graham + Sibbald, Kirkcaldy,
01592266211, www.g-s.co.uk - Sales in December have been quieter as expected with most new sellers holding off until January for home reports. More mortgage valuations which is encouraging for the economic recovery.

Rory Ballantyne MRICS,
Ballantynes, Edinburgh, 0131
459 2222,
www.ballantynes.uk.com - The strong performance during the last quarter of 2013 showed further evidence of returning optimism amongst buyers regarding the general direction of the housing market. The early evidence suggests this trend is set to continue as we enter 2014.

Thomas Baird MRICS, RICS
Registered Valuer, Select
Surveyors Ltd, Glasgow,
Edinburgh, 0141-632-6589,
www.selectsurveyors.co.uk - After a quiet December period we have had a busy start to 2014 with Home Report instructions for January steadily increasing.

Northern Ireland

Ben McQuoid FRICS,
McQuoids, Belfast, 028 9064
0018 - Very few new instructions - the market seems clogged at 2nd time buyer level as people in negative equity can't sell.

Bronagh Boyd MRICS,
Digney Boyd, Newry, 028
30833233,
www.digneyboyd.co.uk - Financial institutions are optimistic with improved lending, however lending criteria are still strict.

Harry Clarke FRICS, Harry
Clarke & Co, Ballymena,
02825648829,
www.harryclarke.co.uk - The Christmas period had the usual slowing effect on the market.

Samuel Dickey MRICS,
Samuel Dickey Estate Agents,
Belfast, 02890652211,
www.samueldickey.com - There are more buyers coming to the market again in volumes not seen for a number of years. The lack of supply is fuelling more aggressive bidding and prices are rising again.

Tom McClelland FRICS,
McClelland Salter, Lisburn,
02892674121,
www.mcclellandsalter.co.uk - Seeing the usual mid-winter slowdown but still a busier market than usual.

Surveyor comments - Lettings

North

Adrian Tod MNAEA, Hayward Tod Associates, Carlisle, 01228 810300, www.haywardtod.co.uk - The lettings market remains steady. We have noticed that tenants are no longer prepared to put up with substandard accommodation. Their expectations are much higher and as such we advise our landlords accordingly.

Mr T H Brannen FRICS, Brannen and Partners, Newcastle upon Tyne, 0191 257878, www.brannen-partners.co.uk - The lettings market should remain very strong in 2014 and hopefully beyond.

Yorkshire and Humber

Alex McNeil MRICS, Bramleys, Huddersfield, 01484 530361, www.bramleys.com - Sustained demand levels in the private rented sector although we are noticing a shortage of better quality housing becoming available as some reluctant landlords elect to attempt to sell.

Michael Darwin, M W Darwin and Sons, Northallerton, 01609 773567, www.darwin-homes.co.uk - Sustained activity with demand for 3 and 4 bedroom properties increasing.

Nicholas Atkin FRICS, Ulyotts, Driffield, 01377 253456, www.ulyotts.co.uk - There was a seasonal lull around Christmas but there is now more impetus in the market.

North West

John Halman FRICS, Gascoigne Halman, Wilmslow, 01625 460344 - Still some noticeable activity despite the time of year and the impact of Help to Buy.

Richard Powell FRICS, Ryder & Dutton, Oldham, 0161 925 3232, www.ryder-dutton.co.uk - The level of demand from tenants seems to have slowed marginally since the announcement of the Help to Buy scheme but well presented properties in the right locations still let quickly.

East Midlands

C Shallice FRICS, Hix & Son, Holbeach, 01406 422777 - Steady demand continues but it is being met by a good number of properties available in some segments to satisfy this demand.

Edward Wreglesworth FRICS, Escritt Barrell Golding, Sleaford, 01529 302271 - Demand very slow for higher end rents but reasonable activity in the budget sector.

Mark Newton FRICS, Newton Fallowell, Grantham, 01476 591900, www.newtonfallowell.co.uk - A little quiet pre-Christmas and an interesting year ahead as some reluctant landlords intend to sell.

Nicholas Richardson FRICS, Nicholas Richardsons, Nottingham, 01159 677589, www.nicric.co.uk - Mild weather in the region has helped. Got two houses let where previously there was low interest.

Nigel Paterson FRICS, Estate Agents Lincolnshire, Spilsby, 01790756958, www.estateagentslincolnshire.co.uk - No change in the market.

West Midlands

A Champion FRICS, Halls, Worcester, 01905 611066 - Demand remained strong but there is a lack of new properties available.

Adam Baker, MRICS, Shepherd Surveyors, Market Drayton, 01159517520, www.shepherd.co.uk - Rental market looks likely to remain stable and buoyant.

Colin Townsend MRICS, John Goodwin, Malvern, 01684 892809, www.johngoodwin.co.uk - Very strong demand and rents are rising.

Jeremy Dell MRICS, J. J. Dell & Co., Owestry, 01691 653437 - Demand is good for well presented properties.

John Andrews FRICS IRRV, Doolittle & Dalley, Kidderminster, 01562 821600 - Still tremendous demand for all types of rented accommodation. There is more property available to let but it is still failing to meet demand. Rental values likely to increase slightly next year.

John Andrews FRICS IRRV, Doolittle & Dalley, Stourport, 01562 821600 - This year has seen an increased number of lettings in this region. 2014 may see little rental growth, particularly due to housing benefit caps.

John Andrews FRICS IRRV, Doolittle & Dalley, Bridgnorth, 01562 821600 - A very active market with new lettings still being arranged right up to Christmas. Demand still exceeds supply, which has resulted in rental growth this year. 2014 looks likely to continue the same trend.

John Andrews FRICS IRRV, Doolittle & Dalley, Bewdley, 01562 821600 - Demand continues to outstrip supply and although slight rental growth has been achieved, rental levels need to be set at affordable levels to achieve successful lettings.

John Ozwell FRICS, Hunters, Solihull, 01564 771000 - Apartment rents have levelled out but there is still good demand for three bedroom homes.

Mike Arthan FRICS, Barbers, Shropshire, 01952221200, barbers-online.co.uk - Continued strong tenant demand and also more investor activity.

Peter G Rosier FRICS, Loveitts Ltd, Coventry, 02476228111, www.loveitts.co.uk - The lettings market remains active with good demand for quality property in decent locations. 2013 will have been our best year ever for new short hold lettings.

Richard Franklin MRICS, Edward Gallimore, Tenbury Wells, 01584 810436 - The market has cooled in the last month. There is evidence of tenants seeking to purchase either with family help or the Help to Buy scheme.

Stephen Smith MRICS, Fraser Wood, Walsall, 01922 629000 - The market has remained relatively buoyant with rental demand sustained up to the middle of December.

Thomas Wyn Jones FRICS, McCartneys, Shropshire, 01694 722288 - Slow but steady activity.

East Anglia

Christopher Philpot BSc FRICS, Lacy Scott & Knight, Stowmarket, 01449 612384 - Good demand for modern houses.

Jan Hytch FRICS, Arnolds Keys, Norwich, 01603 620551, www.arnoldskkeys.com - The improving sales market will have the inevitable effect on rental supply and demand, especially as 'reluctant landlords' explore the potential of selling again.

Nigel Steele FRICS, Jackson-Stops & Staff, Norwich, 01603 612333, www.jackson-stops.co.uk - A buoyant market which should continue through the year.

South East

David Parish FRICS, Gates Parish & Co, Upminster, 01708 250033 - High levels of interest for all properties, particularly those close to the town centre.

Ian Denton MRICS FAAV, Jackson-Stops & Staff, Woburn, 01525 290641, www.jackson-stops.co.uk - Increasing activity but with many tenants taking up the government's Help to Buy scheme, more supply is coming available.

John Frost MRICS, The Frost Partnership, Burnham, 01494 680909, frostweb.co.uk - Tenant demand wavered approaching Christmas.

John Frost MRICS, The Frost Partnership, Gerrards Cross, 01494 680909, frostweb.co.uk - Noticing a slowdown in tenant demand with the improvement in the sales market.

Surveyor comments - Lettings

K A Clinch BSc FRICS, H Wald & Co., Folkestone, 01303 212020 - A good few months for new lettings with the supply of new stock in balance.

Peter Mockett FRICS, Hilbery Chaplin, Romford, 01708 732732 - Still an acute shortage of accommodation and this is likely to worsen as more landlords take advantage of a better sales market and decide to sell.

Terence House MRICS, Hair & Son, Southend-on-Sea, 01702 432255, hairandson.co.uk - Much of the same in this area.

W J Hartnell FRICS, Simon Matthew & Co., Ingatestone, 01277 355255 - Lettings have been slow this autumn. This might be because tenants are buying and not leasing.

William Leschallas MRICS, Jackson-Stops & Staff, Burford, 01993 822661, jacskon-stops.co.uk - Houses offered at the right level of rent will let quickly. If they are over priced, then they are sticking.

South West

John Corben FRICS FCI Arb, Corbens, Swanage, 01929 422284, corbens.co.uk - Reduced new landlord instructions, demand continues to outpace supply.

Mark Annett FRICS, Mark Annett & Company, Chipping Campden, 01386 841622 - A slowing down of enquiries. People think the media might be right and prices will rise so they do not want to rent.

Wales

Andrew Morgan FRICS, Morgan & Davies, Lampeter, 01570 423623 - Rents are having to be more competitive to achieve successful results.

Dafydd Hardy MRICS FNAEA MARLA, Dafydd Hardy Estate Agents and Chartered Surveyors, North West Wales, 01248 371212 - Steady demand with a number of HMO's coming onto the student accommodation market. Tenant demand for better facilities and accommodation will, in our opinion, force landlords to sell poorer properties to sell.

Iestyn Leyshon FRICS, Lloyd Herbert & Jones, Aberystwyth, 01970 612559 - Everyone tucked in over winter. Rural lettings have been slow.

John Caines FRICS, Payton Jewell Caines, Bridgend, 01656 654328 - The market remains strong and appears to be improving in line with the sales market.

John Nicholas MRICS, J J Morris, Narberth, Pembrokeshire, 01834 860260, www.jjmorris.com - A very cautious market with quality tenants hard to find.

Julian Dyer FRICS, Julian Dyer & Co, Abergavenny, 01873 855551, www.julian-dyer.co.uk - Lettings are steady, but the usual post Christmas flood of activity does not seem to have taken place this year.

Kelvin Francis, Kelvin Francis Ltd., Cardiff, 02920766538, kelvin@kelvinfrancis.com - Demand is strong for two bedroom properties, which let very quickly. Also noticing increased demand for higher rent properties as vendors who are selling take their time buying again.

London

Benson Beard MRICS, Bective Leslie Marsh, Chelsea, 020 7589 6677 - There is an abundance of correctly priced, good quality properties ready to be let in 2014. Lets hope it will be a good year for the rental market.

James Gubbins MRICS, Dauntons, Pimlico, 020 7834 8000, www.dauntons.co.uk - Noticing a slow down in enquiries with those currently looking intending to move early next year. We are expecting a strong start to 2014.

Jeffrey Doble MRICS, Thamesview (Incl. Dexters Estate Agents), Twickenham, 020 8614 1228 - Busy market with good demand for all price ranges.

Jeremy Leaf FRICS, Jeremy Leaf & Co, North and East Finchley, 020 8446 4295, www.jeremyleaf.co.uk - Christmas came early to the lettings market which was very quiet over the month with even lower rents failing to attract much interest. We noticed a fair number of aspiring first-time buyers returning to the lettings market deterred by banks onerous lending conditions.

John King MRICS, Andrew Scott Robertson, Wimbledon, 020 8971 4990 - Poor end to the year with fewer enquiries on more expensive homes.

John King MRICS, Andrew Scott Robertson, Merton, 020 8791 4990 - It has been a slow market with landlords taking their profit on selling given current prices.

Robert Green MRICS, John D Wood & Co., North West London, 020 7352 1484 - Prices tend to come down in the run up to Christmas. We would expect to see them rise slightly in the New Year.

Robert Green MRICS, John D Wood & Co., Belgravia, 020 7352 1484 - The lettings market continues to be challenging, with strong supply across the price ranges, and lower demand than in recent years. This continues to have a downward influence on rents, especially for larger houses.

Robert Green MRICS, John D Wood & Co., Wimbledon, 020 7352 1484 - Prices remaining stable as good stock availability balances with demand. Landlords are looking to raise rents in line with RPI over the next 36 months.

Simon Aldous MRICS, Savills, London, 02070163861, Savills.com - Subdued growth over 2013, with extra supply of stock meeting the demand.

Stephen L Whitley FRICS, R Whitley & Co, West Drayton, 01895 442711, www.rwhitley.co.uk - The month of December is always slower given that few tenants wish to move in the holiday period. We expect both demand and supply to pick up in the middle of January.

Scotland

David Corrie MRICS, CKD Galbraith, Dumfries & Galloway, 01556 505 346, CKD Galbraith - A shortage of good quality houses is still evident. Tenants are more aware of energy costs.

Gordon Macdonald FRICS, Allied Surveyors Scotland, Aberdeen/Aberdeenshire, 01224 571163, www.alliedsurveyorsscotland.com - Intense activity continued with shortages of all types of property except more distant rural houses.

Grant Robertson MRICS, Allied Surveyors Scotland PLC, Glasgow, 01413371133, www.alliedscotland.com - Many renters were forced into renting due to job insecurity, lack of a deposit or loss of confidence in the housing market. There are aspirational home owners now trying to exit the rental sector and this is helping the sales market.

Ian Morton, Bradburne & Co., St Andrews, 01334 479 479 - Steady supply of tenants and new rental properties. We expect the rental market to remain strong into 2014.

Northern Ireland

Ben McQuoid FRICS, McQuoids, Belfast, 028 9064 0018 - The seasonal over supply is lowering rents but we expect them to rise again.

Bronagh Boyd MRICS, Digney Boyd, Newry, 028 30833233, www.digneyboyd.co.uk - More landlords are intending to let themselves to reduce costs and improve yields.

Harry Clarke FRICS, Harry Clarke & Co, Ballymena, 02825648829, www.harryclarke.co.uk - The Christmas period had the usual impact.

Samuel Dickey MRICS, Samuel Dickey Estate Agents, Belfast, 02890652211, www.samueldickey.com - Rental demand is still strong in all areas with several applicants for each property. This is set to continue.

Surveyor comments - Lettings

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More new landlords are
entering the market. This
growth in supply is exceeding
demand and poorer quality
units are difficult to let.

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