

Residential Market Survey February 2014

Market Continues to Tighten as Demand Strengthens Further

- Sales-to-stock ratio hits a post-crisis high
- Price momentum remains strong across all UK regions
- Expectations for price and sales growth at the 12 month horizon remain at or near series peaks

The February 2014 RICS Residential Market Survey shows a broad continuation at the national level of the trends that we have witnessed since the middle of last year. The headline price net balance remains firmly in positive territory with prices reported to be rising across all of the UK's regions.

The momentum behind this price growth is the sustained increase in demand alongside a lack of new instructions. This lack of new stock coming to the market seems to be particularly apparent across the regions in the south of the country, but the problem is becoming increasingly visible elsewhere. Although anecdotal reports suggest that some members have noticed marginal increases in supply in some areas, the number of new instructions still remains unusually subdued relative to cyclical patterns observed in the past. This is reflected in the negative net balance reading.

The continued strengthening of demand has pushed sales higher again in February. Although activity increased at a more moderate pace than in recent months, this may have been due to the combination of the adverse weather conditions experienced in some parts of the country and the lack of property coming to market. Agreed sales are reported to have either increased or remained broadly stable across all of the UK's regions in February. The sales-to-stock ratio, measuring the tightness of the market, increased again last month to 38% as respondents' stock levels reached record lows. This represents the highest level since mid-2007, before the onset of the financial crisis.

This positive trend in demand, evident across all regions, has kept both price and sales expectations relatively high. Sales expectations net balances of 34 and 69 at the 3 and 12 months horizons indicate that confidence in the outlook for activity is relatively strong. Easier credit conditions are supporting this strengthening in activity with mortgage approvals in January reaching their highest level since late 2007. RICS respondents are noticing higher LTV ratios are on offer across all broad buyer groups (based on the 3 month moving averages of respondents' perceived LTV ratios).

The RICS price expectations series also reflect the strengthening of demand. While the 3 month price expectations net balance remained broadly stable at 48, confidence in price appreciation at the 12 month horizon strengthened to a series high value of 78 (this series has been running since 2010). Over the coming 5 years, respondents now expect prices to grow by an average of 5.9% per year, amounting to compound growth of over 30% over the period. Price expectations are substantially higher in London and the South East than in other regions, with expectations for average growth of 8.8% and 8% per year respectively over this period.

In the lettings market, rent expectations increased only marginally over the month as tenant demand grew at a slightly greater pace (on a non-seasonally adjusted basis) than in January, while new landlord instructions were broadly unchanged again. Over the coming year, rents are expected to increase by around 2%.

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.

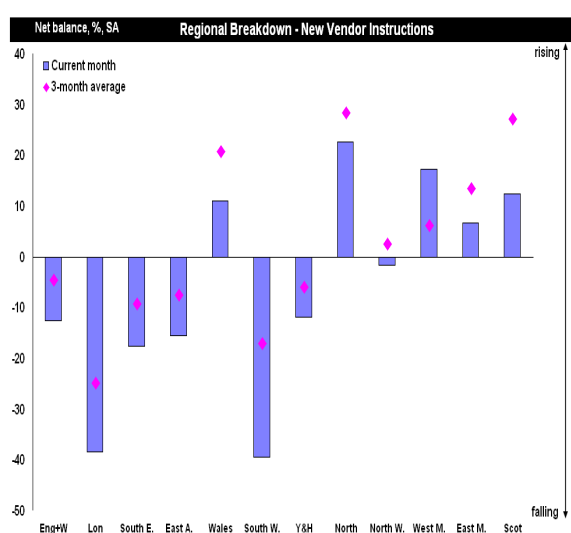
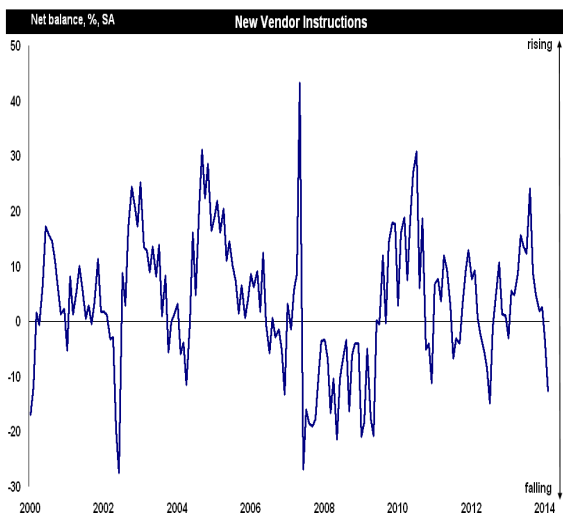
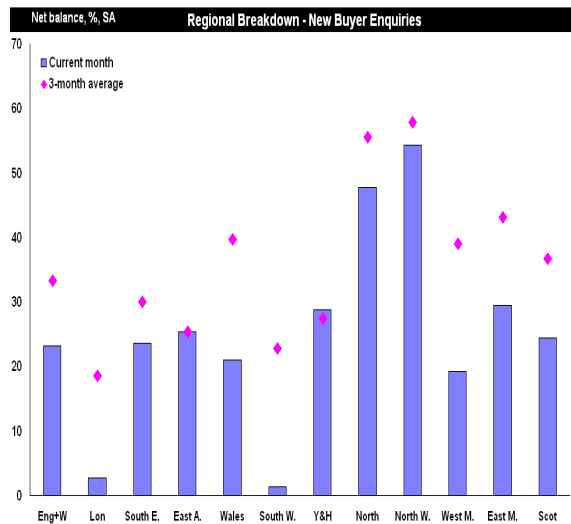
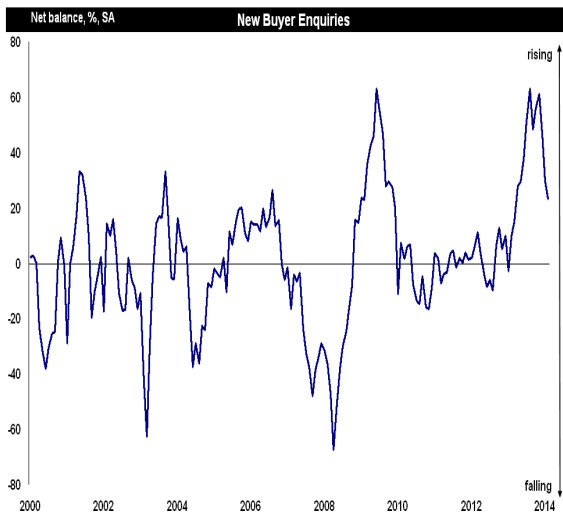
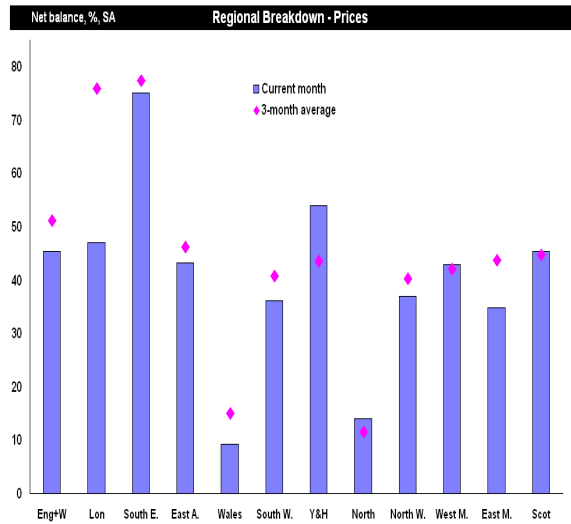
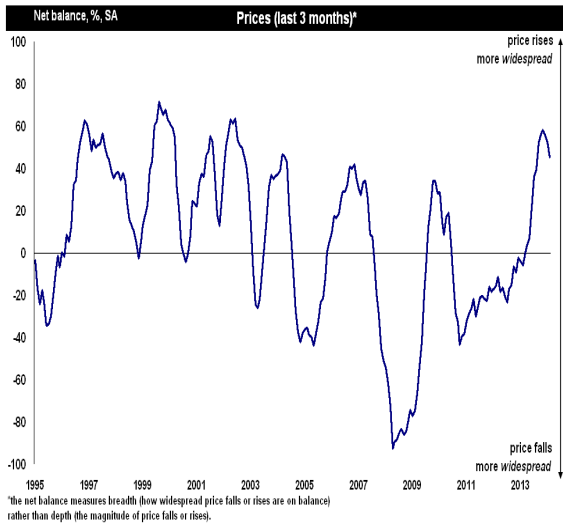
Number of contributors to this month's survey:

- 340 (corresponding to 468 branches)

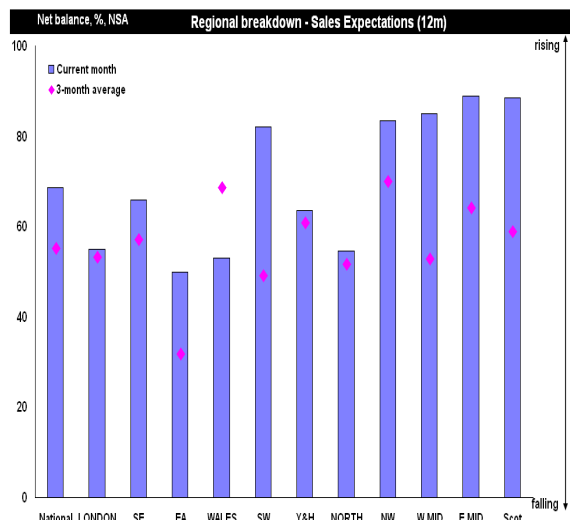
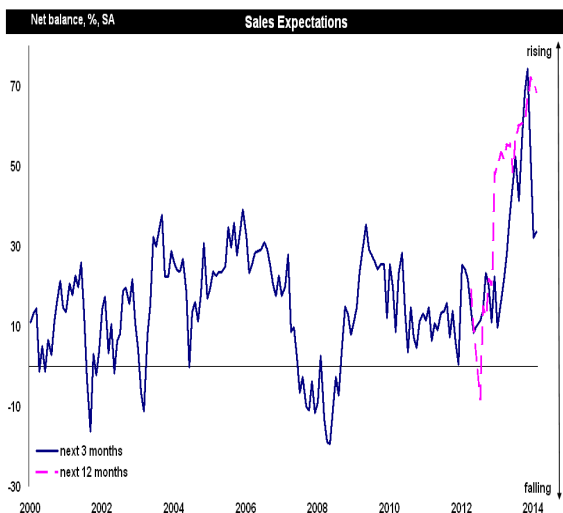
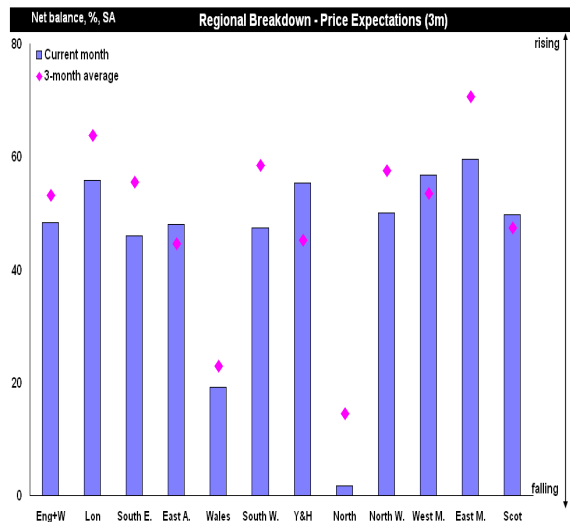
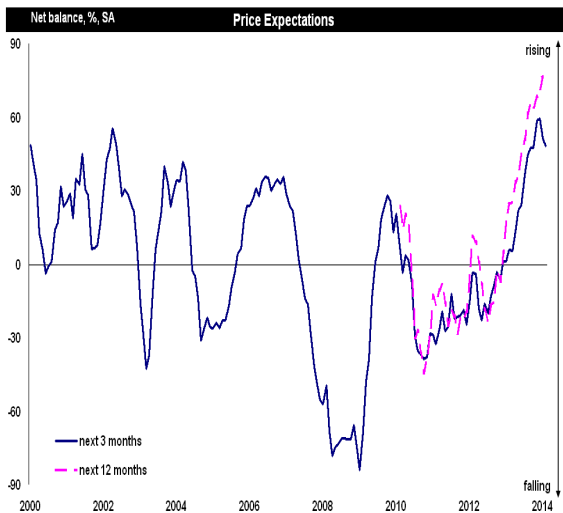
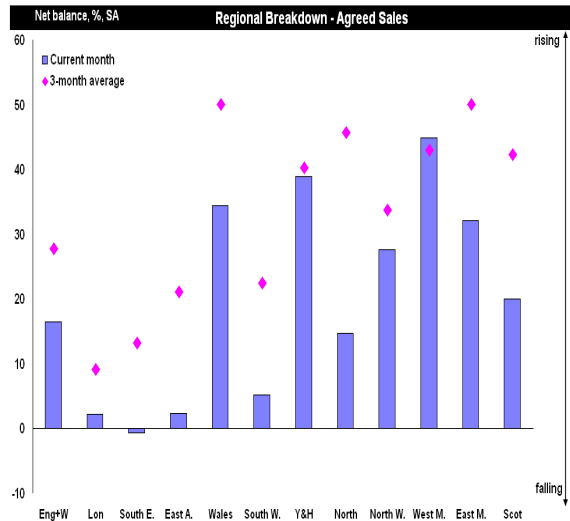
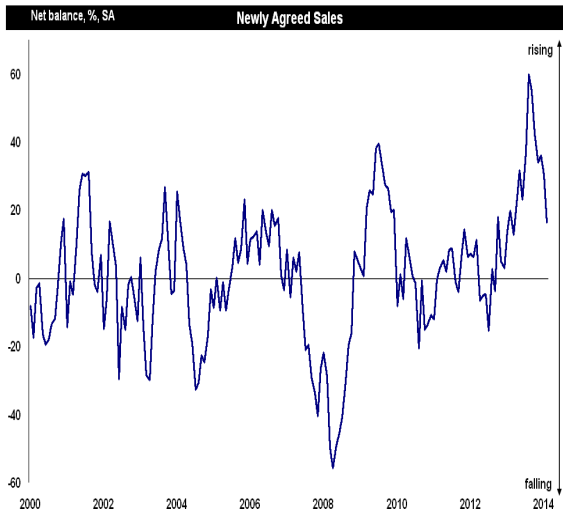
Next release date:

- 10th April 2014 (second Thursday)

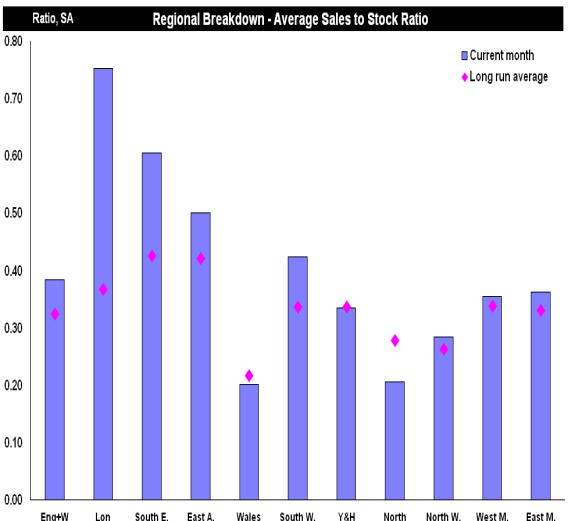
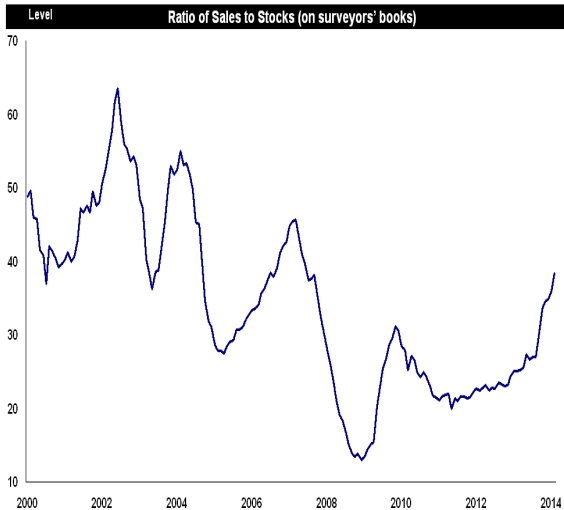
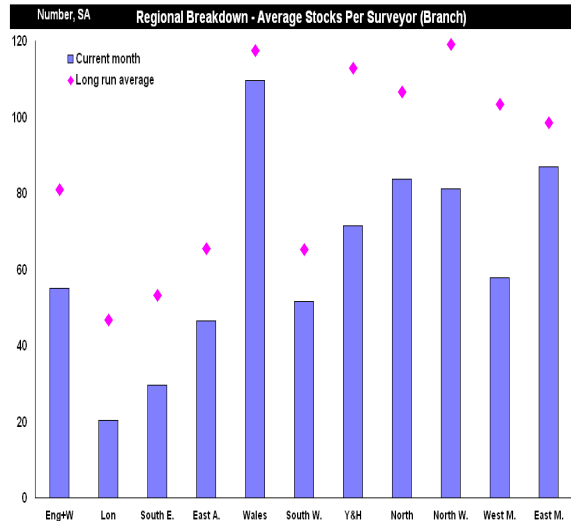
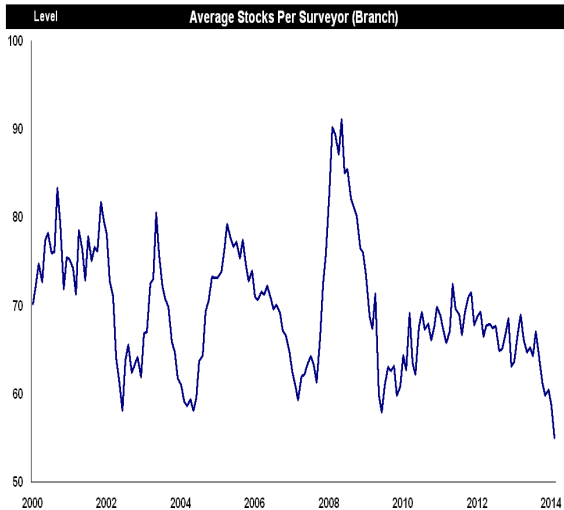
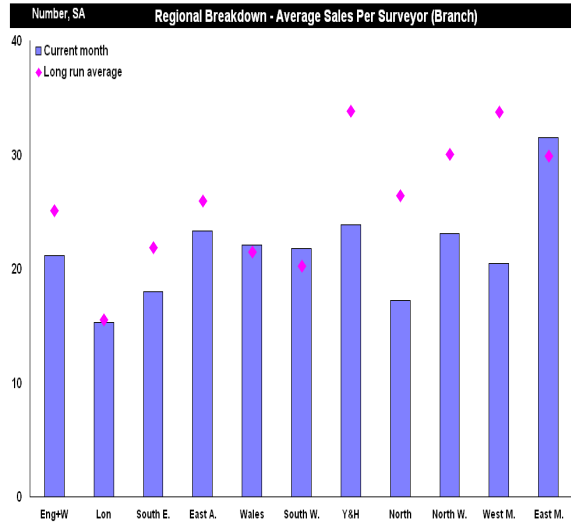
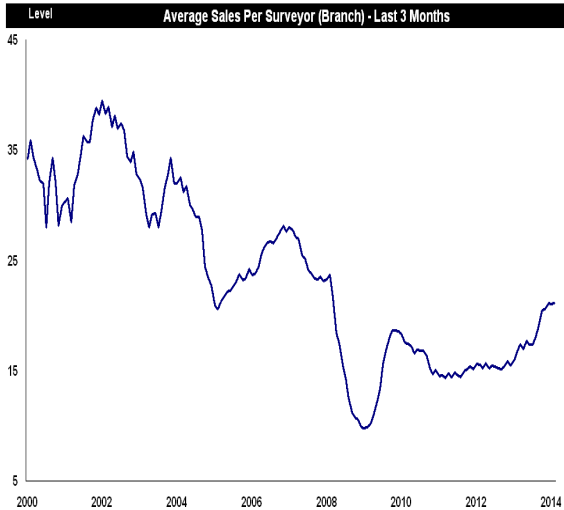
Sales market charts



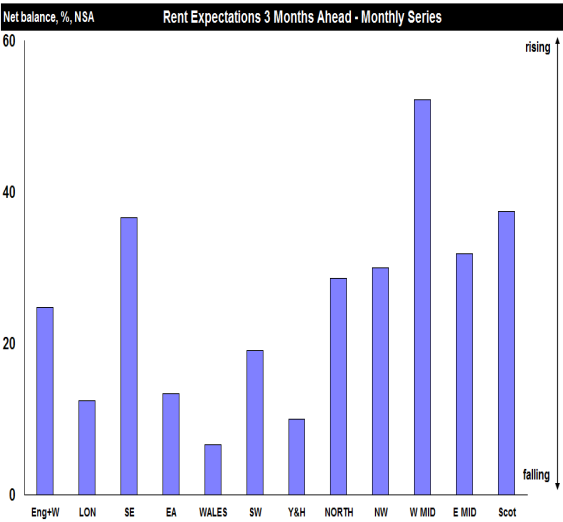
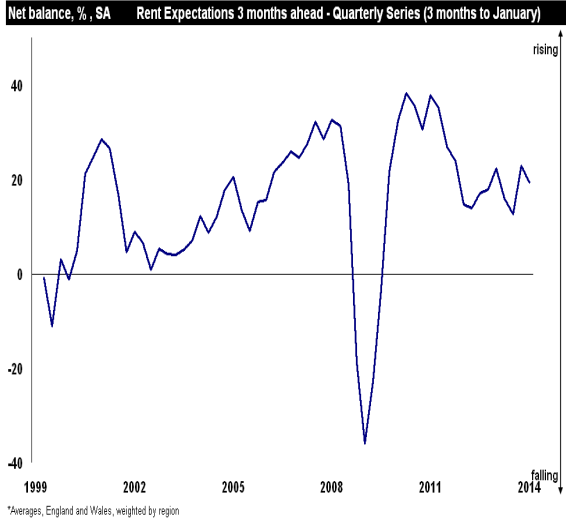
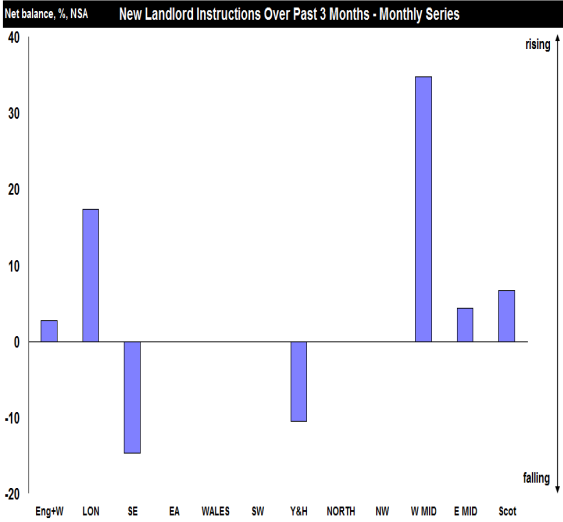
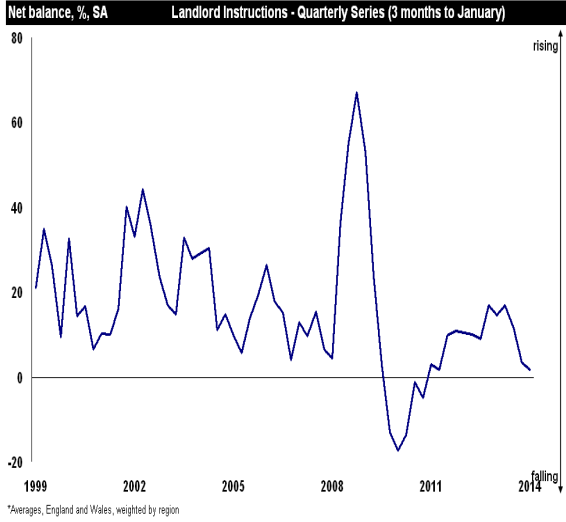
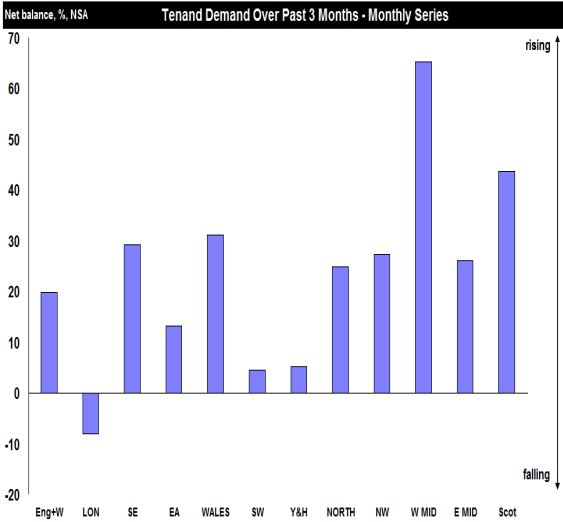
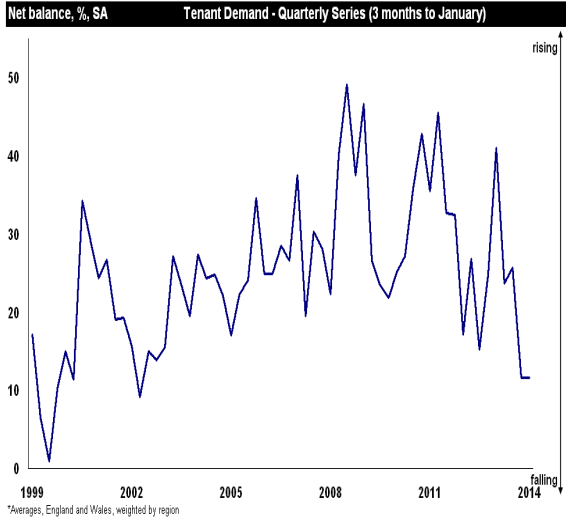
Sales market charts



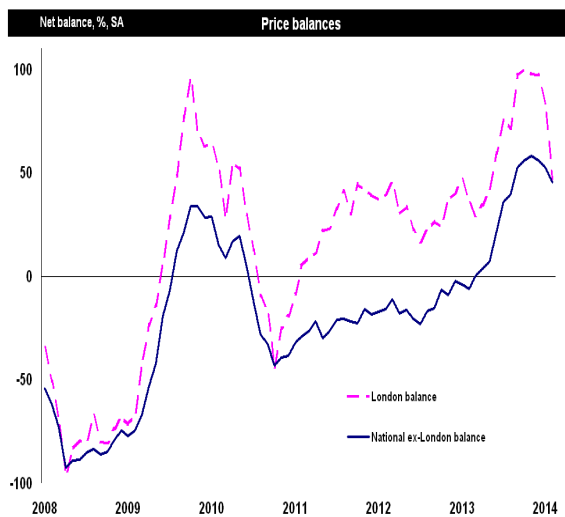
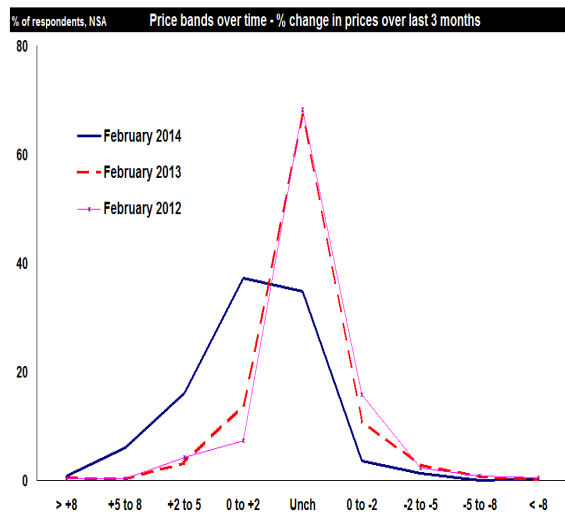
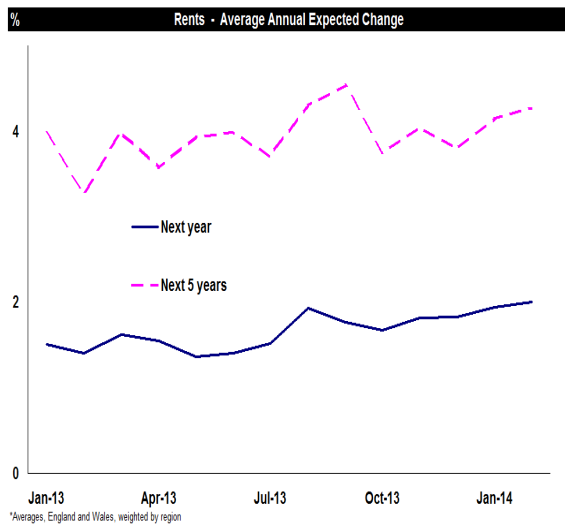
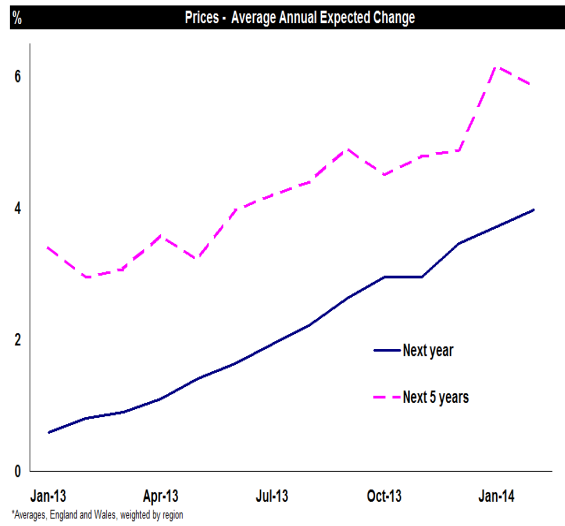
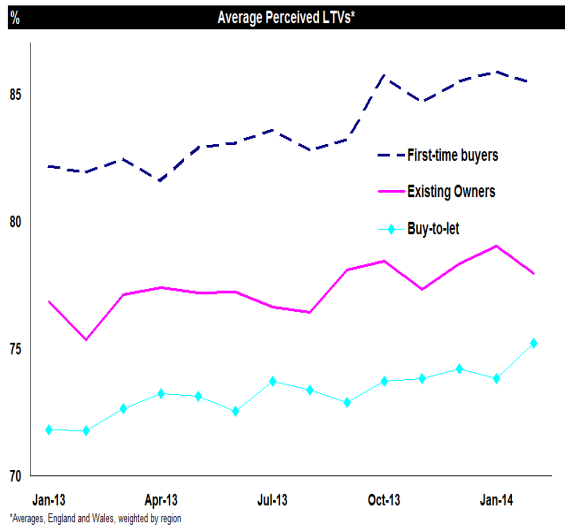
Sales market charts



Lettings market charts



LTVs, expectations & other data



Surveyor comments - Sales

North

Adrian Tod MNAEA, Carlisle, Hayward Tod Associates, 01228 810300 - Confidence continues to grow and there is an improving number of new buyers registering. There is an increase in offers, but these are finding some resistance from vendors to accept as they sense the improving market and the approaching spring selling season.

Andrew Holmes BSc (Hons) Surv MRICS, Kendal, Thomson Hayton Winkley Estate Agents, 01539 815700 - An excellent start to the year with two similar months providing an exceptional level of sales and new instructions. Motivated buyers and sellers are fuelling activity aided by a healthy buy to let market.

Edward Seymour, Berwick upon Tweed, Edwin Thompson, 01289 304 432 - Much improved market conditions. Purchasers are still cautious and lots of low offers are being made. New stock is becoming scarce and this may result in some inflation.

Mr T H Brannen FRICS, Whitley Bay & Coastal resorts, Brannen and Partners, 0191 2517878 - An exceedingly good start to the year for sales agreed. Instruction levels are very positive, though more family homes are required to satisfy demand at the coast.

Neil S Foster BSC HONS MRICS, Newcastle Upon Tyne, Foster Maddison Property Consultants, 0191 222 1066 - Buyers increasingly willing and able. Vendors who hold back now may end up with a bloodied nose come the end of the year when the supply side burst coincides with a base rate rise.

Paul McSkimmings BSc MRICS, Newcastle upon Tyne, Edward Watson Associates, 0191 281 2444 - Good start to the year, better than anticipated activity in the first two months. Help to Buy is providing much needed stimulus to the market.

Simon Bainbridge, Darlington, Smiths Gore, 01325 370500 - There continues to be steadily improving market activity whilst transaction levels have dipped slightly. New instructions remain thin on the ground.

Stephen Holland FRICS, Cumbria, Carter Jonas, 01539 722592 - Still a stagnant bulge in stock levels in the mid price band, southern buyers moving north have gone quiet over the last few weeks.

Yorkshire and Humber

Alex McNeil, RICS Registered Valuer, Huddersfield, Bramleys, 01484 530361 - Overall, increased market activity and values are rising in most desirable areas but static in inferior locations. Also, there is uneven demand across dwelling types with an oversupply of flats.

Ben Hudson MRICS, York, Hudson Moody, 01904 650650 - An increase in sales in the early part of 2014 is leading to pressure on prices and the resulting lack of stock for buyers.

David J Martindale MRICS, Wakefield, FSL estate agents, 01924365250 - The market has continued to improve month on month in recent times.

Ian Adams MRICS, Kingston upon Hull, Metropolis Surveyors - Unemployment is still key factor in the Hull area.

James Brown MRICS, Richmond, Norman F Brown, 01748 822473 - Correctly priced properties in some cases are selling within days and buyers are having to compete reminiscent of the market pre-recession.

John E Haigh BSc MRICS FAAV, Knarborough, Lister Haigh, 01423 860322 - There is still no significant new house building to increase the supply.

Ken Bird MRICS, Wetherby, Renton & Parr, 01937 582731 - Active market with new instructions selling well. High demand for properties up to £500,000.

Kevin Crossfield FRICS FAAV, Sheffield, Barnsley, Huddersfield, Lancasters Property Services and Management, 01226 370520 - Help to Buy scheme causing window depletion leading to shortage of property.

Mark J Hunter, MRICS, Doncaster, Grice and Hunter, 01302 360141 - In the last few months, some increase in meaningful activity has finally taken place. However, in this area we still very rarely achieve the full asking price and as yet have not had one case of a sale above the initial price.

Michael Darwin MRICS, Northallerton, M W Darwin and Sons, 01609 773567 - Time taken between instruction and completion still very slow generally.

Paul Cartwright MRICS, Hull, Colleys, 07831 303511 - Help to Buy seems to have had a big impact in this area on new build sites.

Toby Milbank MLE MRICS, Harrogate, Strutt & Parker, - Lower end and Harrogate town market both performing very strongly, middle and, in particular, the top end still struggling.

North West

Andrew Duncan MNAEA, St Helens, J B & B Leach, 01744 22816 - Still very much an upward trend in all areas.

Chris Cockwill, Southport, Cockwill & Co, 01704 827075 - New vendors are very scarce. New stock is selling quickly as it is being brought to the market with realistic expectations.

Derek Coates MRICS, Liverpool, Venmores, 0151 236 0301 - The market continues to be buoyant with good demand in all sectors. Enquiries and viewings remain strong together with realistic offers. The only "fly in the ointment" is the length of time between acceptance of offer and legal completion.

James F Carter FRICS, Preston, Applethwaite Ltd, - The market is still very challenging in the north west region.

John Halman FRICS, Wilmslow, Gascoigne Halman, 01625 460344 - Strong sales in all sectors of the market but new seller instructions remain low for the time of year. The reduced available stock will inevitably increase prices.

John Williams FRICS, MEWI, Wirral, Brennan Ayre O'Neill, 0151 343 9060 - Improving confidence has resulted in a continued improvement in market conditions. Stock shortages are putting upward pressure on prices in the more popular locations.

Jonathan Clayton FRICS BSc, Blackpool, Bentley Higgs & Co., 01253 302928 - The Fylde Coast has not yet seen any significant increases in values over the last 9 months. Values are currently fairly static. However buyer enquiries have increased over the last 2 weeks.

Stephen Farnsworth, MRICS, Gtr Manchester - Good UK housing market management vs macroprudence? Meanwhile there is still no proper and effective UK regional housing market management for e.g. asset blocking/hoarding, empty property renovation, prioritised housing development for the elderly?

East Midlands

C Shallice FRICS, Holbeach, Hix & Son, 01406 422777 - Generally more optimism and confidence although not necessarily translated into increased sales volumes.

Chris Charlton, Nottingham, Savills, 0115 934 8020 - Continued lack of good new stock. Great viewings on existing instructions and deliverable offers.

David Hawke FRICS, Worksop, David Hawke & Co., 01909 531450 - A very similar month to January without any appreciable change in sales, instructions or general activity.

Edward Wreglesworth FRICS, Sleaford, Escritt Barrell Golding, 01529 302271 - Steady strengthening of demand continues but activity levels are stifled by limited availability and a shortage of new instructions.

Surveyor comments - Sales

Kirsty Keeton MRICS, Newark, Nottinghamshire, Richard Watkinson & Partners, 01636 611811 - We have seen an increased level of new instructions for February, compared to the last couple of months. Sales have been good, but frustrated by lack of stock. In order for sales levels to continue, the instructions are going to be key this year.

Mark Newton FRICS, Grantham, Newton Fallowell, 01476 591900 - February was up on last year on instructions by almost 100% however sales were only level, with last February being a very good month. Across our group, instructions and sales both up by 17%.

Martin Pendered FRICS, Wellingborough, Martin Pendered and Co Ltd, 01933 228822 - At last an improvement in new instructions to meet the improved demand. The market has been more buoyant in the last few months than at any time since 2007. All the signs are that this will continue for the next few months.

Neil Hunt FRICS, Chesterfield, Wilkins Vardy Residential, 01246270123 - The market is moving ahead significantly with a noticeable increase in first time buyers.

Nicholas Richardson FRICS, Beeston, Nottingham, Nicholas Richardson, 01159677589 - Improved offers being made. More activity. Fewer houses to sell. Some agents over-valuing to reflect house shortage.

Paul Perriam BSc (Hons) MRICS, Nottingham, William H Brown/Bagshaws Residential, 01332 542299 - Another strong month for sales with good levels of buyer confidence. Demand for certain types of property in certain areas is outstripping supply and resulting in price increases.

Peter Buckingham, Market Harborough, Andrew Granger & Co, 01858 431315 - Demand is still outstripping supply in all price brackets, although we are seeing an increase in new instructions, which will hopefully balance things out. Asking prices have certainly increased this year, and prime properties are selling quickly.

Peter Mountain FRICS, Louth, Peter Mountain, 01507 603 366 - Patchy month, busy week followed by a quiet week. There are two markets, the south east and the rest. Unfortunately we are in the rest.

Robert Bell, Horncastle, Robert Bell & Co., 01507522222 - Both vendor instructions and buyer enquiries have increased significantly.

Steve Gadsby BSc FRICS, Derby, Gadsby Orridge, 01332 296396 - Slightly quieter month compared to January in terms of sales but increase in new instructions is welcome and from our experiences has resulted in price stabilisation. Consumer confidence is still growing.

West Midlands

Andrew Grant FRICS, Worcester, Andrew Grant LLP, 07976982742 - A shortage of supply essentially created by a buoyant sales market. Stock levels are continuing to fall to historic low levels. Prices are therefore starting to rise.

Andrew Oulsnam MRICS, Barnt Green, Robert Oulsnam & Company - Very busy buyer demand, not many seller enquiries.

Colin Townsend MRICS, Malvern, John Goodwin, 01684 892809 - House sales are running at very high levels. Supply remains the main challenge. Prices look set to rise this year.

Ian Bullock, Bsc(Hons) MRICS, Birmingham, Carpenter Surveyors Ltd - Reasonably busy January but marked slowdown into February. Notable increase in buyer enquiries but slowdown in stock coming onto market.

Jeremy Dell MRICS, Oswestry, J J Dell & Co., 01691 653437 - Generally the market is better but there is a shortage of property which is underpinning prices.

John Andrews FRICS IRRV, Bridgnorth, Doolittle & Dalley, 01562 821600 - As more properties come for sale, these are generating higher levels of enquiry. Where there are realistic asking prices, sales are being arranged. Promising start to the year.

John Andrews FRICS IRRV, Kidderminster, Doolittle & Dalley, 01562 821600 - More properties coming up for sale and new instructions attracting interest. Buyers are more competent to purchase as improved economic situation and jobs security strengthening

John Andrews FRICS IRRV, Stourport, Doolittle & Dalley, 01562 821600 - New instructions are generating more enquiry and indications that the first time buyers market is also improving.

John Andrews FRICS IRRV, Bewdley, Doolittle & Dalley, 01562 821600 - Indications that volume of property coming onto market and new enquiries are on the increase as anticipated for spring. Signs are for a busy spring.

John Ozwell FRICS, Solihull, Hunters, 01564 771000 - Less instructions coming to the market. More agents over-valuing and cutting fees. Increases in prices across UK much less than in London.

Richard Franklin MRICS, Tenbury Wells, Edward Gallimore, 01584 810436 - Supply and new instructions lower than average. Strong interest in higher value properties illustrate improving confidence. Localised flooding acted as deterrent to purchasers.

Stephen Smith MRICS, Walsall, Fraser Wood, 01922 629000 - The lower end of the market is very active with numerous buyers for individual properties from the first time buyer and investor market. The higher price level is slightly sluggish compared to the lower end.

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

East Anglia

Alan Williams, Colchester, Fenn Wright, 01206216551 - The weather has not dampened the markets spirits in our region and our offices are reporting increasing levels of activity as we brace ourselves for a very busy spring market.

Andrew Wagstaff MRICS, Burnham Market, North Norfolk, Bedfords, 01328 730500 - We have experienced the best first two months of the year, in terms of sales agreed, for some considerable time. Shortage of stock is now the main concern.

Christopher Philpot BSc FRICS, Stowmarket, Lacy Scott & Knight, 01449 612384 - Strong demand is pushing up prices for 2 and 3 bedroom houses.

David Knights MRICS, Ipswich, David Brown, 01473 222266 - The increased confidence in the market has lead to more sales but new instructions are still more difficult to come by.

Jeffrey Hazel FRICS, Kings Lynn, Geoffrey Collins & Co., 01563 774135 - Demand remains strong but the number of instructions is very limited. Potential vendors seem reluctant to market.

Mark Wood MRICS, Cambridge, Bradshaws, 01223 472011 - Exceptional demand, very limited supply, many offers for each property with guide prices exceeded in most cases. Prices are increasing at a rate not seen for some considerable time.

Nigel Steele FRICS, Norwich, Jackson-Stops & Staff, 01603 612333 - Spring has come early and there are good buyers about but the shortage of new instructions continues.

Surveyor comments - Sales

Ollie Peacock MRICS, Bury St Edmunds, Jackson-Stops & Staff, 01284 700535 - We are seeing increased buyer activity, but so far supply of property appears to be quite restricted. Hopefully that will only be a seasonal issue and there will be more vendor activity in the spring.

Richard Bannister MRICS, Felixstowe, Bannisters, 01394 282828 - A month of two halves as someone said before. First half saw good sales, increased enquiries and to a lesser extent vendor instructions. Second half of the month saw a general fall across the board.

W J Hartnell FRICS, Brentwood, Simon Matthew & Co., 01277 355255 - The market has been slow since October 2013. We think sales will accelerate towards the spring.

South East

A Thompson, Wye, Ashford, Kent, Foxwood Maclean, 01233 812606 - Following two months of atrocious weather there now appears to be more traditional spring activity with more valuations, viewings and sales.

Anthony Jamieson MRICS, Guildford, Clarke Gammon Wellers, 01483 880905 - Still a shortage of stock which will hopefully improve in the spring and when the rain stops.

Anthony Webb FRICS, Cobham, Surrey, Trenchard Arlidge, 01932 864242 - Improved mortgage facilities have created greater level of transactions with buyers wishing to secure a new mortgage at low rates on a fixed term. Increasing activity is driving up prices.

C Rutland FRICS, Southampton, Rutland Chartered Surveyors, 0033389 - There remains a dearth of instructions. Best offer situations are not uncommon. There is evidence that mortgage valuations are lagging behind the market. All the portents of a 'tight' market about to blossom.

David Nesbit FRICS, Portsmouth, D.M.Nesbit & Company, 023 9286 4321 - Considerable interest in auction lots. There remains some hesitancy among prospective sellers.

David Parish FRICS, Upminster, Gates Parish & Co., 01708 250033 - New instructions are selling quickly at asking prices, although few in number. The market is inhibited by the lack of sufficient new instructions.

Hugh Tucknott, Brighton & Hove, Parsons Son & Basley, 01273 326171 - Difficulty with stock levels.

James Crawford BSc MRICS, London, Knight Frank LLP, 0207 861 1065 - Struggling to apply reality to vendor's market aspirations at the top end of the market.

John Frost MRICS, Amersham, The Frost Partnership, 01494 680909 - Selling more property than new instructions.

John Frost MRICS, Ashford, The Frost Partnership, 01494 680909 - There is a distinct shortage of second hand property coming onto the market. As a result, asking prices are rising steeply and being accepted by buyers.

John Frost MRICS, Beaconsfield, The Frost Partnership, 01494 680909 - The market remains very active as there are a high volume of buyers and a shortage of good properties. The buyers therefore are having to outbid to achieve a successful conclusion.

John Frost MRICS, Burnham, The Frost Partnership, 01494 680909 - Not enough stock for demand, high prices being achieved.

John Frost MRICS, Gerrards Cross, The Frost Partnership, 01494 680909 - Strong market up to £1 million. Reasonable market £1-£2 million. It is a difficult market over £2 million. Concerns over mansion tax plus 7% stamp duty.

John Frost MRICS, Langley, The Frost Partnership, 01494 680909 - Good level of sales achieved but signs that vendors are becoming greedy.

John Frost MRICS, Staines, The Frost Partnership, 01494 680909 - Flooding has caused some people to reconsider selling/buying in certain parts of Staines.

John Frost MRICS, Windsor, The Frost Partnership, 01494 680909 - Good steady level of sales.

John Woolley, Salisbury, Woolley & Wallis, 01722 424524 - Quiet

John Woolley, Fordingbridge, Woolley & Wallis, 01722 424524 - Quiet, maybe due to floods.

John Woolley, Lymington, Woolley & Wallis, 01722 424524 - Fair, and not so affected by the weather as elsewhere.

John Woolley, Ringwood, Woolley & Wallis, 01722 424512 - Quiet.

Martin Allen MRICS, Wingham, Canterbury, Elgars, 01227 720557 - Swift results for the right house in the right place when they become available, often at or near the guides. Other properties very price sensitive.

Martin Seymour BSc FRICS, Reigate, Crow Watkin, 01737 245886 - Demand continues to exceed supply across the board. Agents in this area seem generally short of instructions to sell.

Michael Fiddes MRICS, London, Strutt & Parker, 02076297282 - More confidence, but in many areas in the south east the weather has had a big effect over the last month.

Mike Hewson FRICS, Lingfield, Howard Cundey, 01342 833333 - I expect everyone will say the weather has been holding back activity. Despite that there have been a better flow of new instructions and lots of viewings. Not really feeding into that many more sales just yet.

Nicholas Wells MRICS, Bedford & Buckingham, Robinson & Hall LLP, 01234 351 000 - Instructions picking up, with spring market looking promising. Buyers still keen to drive the deals but indications thus far are that the table may well be turning.

Peter Mockett FRICS, Romford, Hilbery Chaplin, 01708 732732 - As confidence returns and prices beginning to rise the market for selling is the best it has been since 2007.

Philip Hiatt MRICS, East Grinstead, Your Move Philip Hiatt, 01342 321142 - A severe shortage of new stock is holding the market back. There are plenty of buyers but few sellers. The weather has also had an impact and whilst we haven't suffered the floods seen elsewhere the awful weather has suppressed activity.

Roderick Baker FRICS, Folkestone, Fell Reynolds, 01303 228688 - Plenty of buyers but housing stock levels are much lower than required to meet demand, causing upward pricing pressure.

South West

David J Dark FRICS, Bideford, Seldons Estate Agents, 01237477997 - Market very busy. Viewing rates are double compared to 3 months ago. First time buyers and investor sector of the market very active as buyers perceive that prices could rise during the next few months.

David McKillop FRICS, Salisbury, McKillop and Gregory, 01722 414747 - A quieter month due mainly to the weather I believe. Valuation numbers are good, but most people are waiting for Spring. Not many first time buyers around.

Graham Merrett, MRICS, Bath, Crisp Cowley, 01225 789333 - The number of instructions is still lower than expectations, probably due to the unusually wet weather in Somerset. This has particularly impacted the village and rural markets.

Surveyor comments - Sales

Graham Thorne FRICS FCIQB, East Dorset, Thornes Chartered Surveyors, 01202 684004 - January has been affected by the weather but instruction levels have improved.

James Wilson MRICS, Shaftesbury, Jackson -Stops and Staff (Shaftesbury), 01747 850858 - February has been appreciably slower both in terms of viewings and sales agreed.

John Corben FRICS FCIARB, Swanage, Corbens, 01929424388 - We have seen the busiest start to the year since 2007. Market confidence has returned with increasing demand continuing to outpace supply.

Julian Bunkall FRICS, Dorchester, Jackson-Stops & Staff, 01305 262 123 - The unseasonable weather has definitely had a knock on effect on the market after a promising start in January. February has been quiet but we expect it to pick up in March and April.

Lloyd Smale FRICS, Exeter, Drew Pearce, 01392 201748 - Number of appraisals significantly up on same period last year and therefore some prospect of the supply side picking up. Buyers are active.

Mark Annett FRICS, Chipping Campden, Mark Annett & Company, 01386 841622 - Buyer enquiries are up and we are busy. Prices remain stable and we must wait and see what happens as we move into the spring and early summer.

Matthew Harvey MRICS, Bourton on the Water, Tayler and Fletcher, 01451820913 - Significant growth in sales volume and prices in urban areas largely fuelled by new homes. Rural areas positive but behind urban.

Nigel Miles FRICS, Plymouth, Espalier Developments, - Cornwall has struggled with viewings due to flooding and extreme weather.

Peter Olivey MRICS, Padstow, Cole Rayment and White, 01841 533386 - Still a lack of new instructions due largely to continued rainfall, the weather is not spring like. Enquiries from new buyers is up which is encouraging.

Piers Whiting MRICS, Totnes, Luscombe Maye, 01803 869920 - Although over the last month we've had fewer buyers registering, we have seen increased sales of property, with a depleted property list affected by a reluctance of sellers to sell early in the year. The extreme wet weather certainly hasn't helped.

Robert Cooney FRICS, Taunton, Robert Cooney, 01823 230230 - Despite appalling weather conditions, we have experienced highest activity and sales levels in 4 years with double the number of viewings, incoming calls and sales in February compared to the same month in 2013.

Robert Williams MRICS, Exeter, Robert Williams, 01392 204800 - Plenty of demand from serious buyers, but lacking valuations and instructions.

Roger Punch FRICS, Plymouth, Stags, 01752 223933 - Poor weather conditions at the start of the month have dampened the market, but activity levels are generally increasing which improves overall confidence. Fresh properties are starting to emerge, but it is too early to predict whether supply will match demand.

Simon Cooper FRICS, Exeter, Stags, 01392 255202 - The last month has been extremely busy for new sales, particularly properties in, or close to, Exeter. Rural properties are not in as much demand. Help to Buy is definitely fuelling inflation.

Wales

Andrew Morgan FRICS, Lampeter, Morgan & Davies, 01570 423623 - The weather has impeded activity but with spring approaching there appears a more positive trend occurring.

D O Evans FRICS, Rhayader, Clare Evans & Co, 01597 810457 - Local market conditions may tighten with local government job losses but interest from outside the area remains strong.

David Baker FRICS, Penarth, David Baker & Co. Ltd., 02920 702622 - We have had more completions in the last 3 months than any other 3 consecutive months in the last 30 years.

Julian Dyer FRICS, Abergavenny, Julian Dyer & Co, 01873 855551 - After quite a buoyant period at the end of 2013, things seem to have ground to a halt.

Kelvin Francis FRICS, Cardiff, Kelvin Francis Ltd., 02920766538 - Continuing shortage of first time buyers properties, gazumping happening, last seen in 2007. There is a record numbers of viewings and offers, but supply is not meeting demand. This is forcing prices up.

Melfyn N Williams BSc Hons MRICS PPNAEA, Llangefni Anglesey, Williams & Goodwin, - Looking forward to the spring market. New instruction interest starting to pick up ready for spring, buyer confidence returning, just need better weather now.

Nigel Jones FRICS, Carmarthen, John Francis, 01267 221554 - A busy start to the year with activity on listings and sales up on last year. Market still price sensitive though and over pricing leads to stagnation and potential to 'undersell'.

Paul Lucas FRICS, Haverfordwest, R.K.Lucas & Son, 01437 762538 - Sales activity in Pembrokeshire continues to expand. Buyers from outside the area are beginning to return to the market.

Roger Davies MRICS, Cardigan, Ceredigion, JJ Morris, - Confidence is returning and more footfall is evident. Both indicators of increasing activity and accurately priced property is attracting interest and achieving realistic offers.

London

Benson Beard MRICS, Chelsea, Bective Leslie Marsh, 020 7589 6677 - Stock on the market still in short supply. Vendors are a little optimistic as a result.

Charles Puxley, Chelsea, Jackson-Stops & Staff, 020 7581 5881 - The continued slowdown of instructions for sale is continuing with no sign of a pick up in activity just when it should be.

Ian J Fergusson BSc FRICS, London, Shepherd Chartered Surveyors, - Help to Buy and higher LTV's is pushing the market on and prices up.

James Gubbins MRICS, Pimlico, Dauntons, 020 7834 8000 - Property coming to the market remains in very short supply.

James Perris MRICS, London, De Villiers Chartered Surveyors, 020 7887 6009 - Local agents continue to report demand outstripping supply. The strong demand witnessed in Central London over the last few years has rippled throughout Greater London areas with agents reporting the same issues of reduced stock available.

James Scott-Lee FRICS, West London, Home Counties, Herefordshire and Powi, The Chancellors Group of Estate Agents Ltd - Despite dreadful weather, instructions and sales agreed ahead of same period last year.

James Wilson DipSurv MRICS FCIARB, Knightsbridge & Belgravia, W A Ellis, 020 7581 7654 - Winter has been a little slower but the spring market bodes well across all sectors.

Jeffrey Doble MRICS, Twickenham, Thamesview (Incl. Dexters Estate Agents), 020 8614 1228 - Very strong demand is driving up prices as there is limited supply.

Surveyor comments - Sales

Jeremy Leaf FRICS, North and East Finchley, Jeremy leaf & Co, 02084464295 - Most noticeable change is increase in number of instructions and new buyers. Unfortunately, more new listings are at higher prices whereas more of our buyers are looking at lower price levels. Shortages still prompting offers over asking prices in some cases.

John King FRICS, Merton, Andrew Scott Robertson, 020 8971 4990 - Having started the year with a sprint, half term has slowed it down. Valuation levels have been high but not conversion rates. Vendors are undecided.

John King FRICS, Wimbledon, Andrew Scott Robertson, 020 8971 4990 - Enquiry levels are up. Valuations are up. Instructions are unpredictable. In the main, vendors are finding it difficult to purchase, hence the slowdown in selling.

Keith Barnfield FRICS, Enfield, Barnfields, 020 8363 3394 - Very strong buyer demand. Open house viewings often attract more than twenty potential purchasers at a time. Given such competition it is hardly surprising that prices are rising.

Kevin Ryan FRICS, Mayfair, Carter Jonas LLP, - Strong demand in lower and middle price ranges. Lack of stock is driving prices up. Still good demand at top end despite the spectre of additional taxes.

Paul Whitley, West Drayton, R Whitley & Co., 01895 442711 - Anticipation of Crossrail is encouraging investor buyers to purchase in the area.

Peter Rollings FRICS, London, Marsh & Parsons, - A very busy month with asking prices in all areas rising with only the best properties achieving the result.

Simon Aldous MRICS, London, Savills, 02070163861 - The central London market is presently hard to understand, vendors are reluctant to sell, applicant levels are up, but exchanges are down from 2013. Prime south west London remains very strong.

Scotland

Adrian Stott MRICS, East Lothian, J and E Shepherd, 01316533456 - Volume of transactions increasing, prices fairly stable though with lack of new supply still being an issue.

Alexander Inglis, MRICS, Kelso/ Scottish Borders, CKD Galbraith, 01573 224 244 - The sales market remains optimistic although more vendors are now starting to speak about the referendum. Activity is up but prices remain pretty static.

Andrew Hitchen, BSc MRICS, Stirling, J & E Shepherd, - New business continues to indicate increased market confidence. Sale periods have shortened with encouraging signs of buyer demand.

Chris Hall MRICS, Edinburgh, Rettie and Co, 0131 220 4160 - Market is continuing where it left off at end of 2013. Hot spots do exist in preferred districts of Edinburgh and Glasgow. As you move further afield demand dwindles.

General sentiment improving and as yet the referendum not impacting.

David Corrie MRICS, Dumfries & Galloway, CKD Galbraith, 01556 505 346 - Marked increase in viewing numbers although caution still being exercised by buyers.

Gavin Miller MRICS, Stirling, Graham + Sibbald Chartered Surveyors, 01786 463111 - February has continued on the promising start to the year that we experienced so far in 2014. A steady flow of Home Reports and replacement Home Report instructions shows signs of an improving market.

Gordon Macdonald FRICS, Aberdeen/Aberdeenshire, Allied Surveyors Scotland, 01224 571163 - Aberdeen market has started steadily with prices and competitive closing dates becoming the norm. Prices increasing and activity spreading to the more distant areas.

Graeme J Lusk BSc MRICS, Ayrshire and Arran, Dumfries & Galloway, Graham + Sibbald, 01563 528000 - February has been another good month for Home Report instructions, there is certainly some positivity in the marketplace. There have been a couple of closing dates and many vendors are selling at or around Home Report value.

Graham Tonner MRICS, Dundee, Graham + Sibbald, 01382200064 - Within the last few months, sales have picked up and Home Report value appears to be being achieved. Closing dates are becoming more common, something that hasn't really been seen over the last five or six years.

Greg Davidson MRICS, Perth, Graham + Sibbald, 01738 445733 - The market has shown good activity early in 2014 and seems to be following the anticipated trend of increased activity levels moving into the stronger spring market.

Iain M Swayne FRICS, Dunfermline and environs, DM Hall LLP - Properties are still selling in a reasonable time frame if properly priced. Some closing dates since the New Year and houses selling at or close to Home Report value. A number have sold over HR value in the last month.

Iain M Swayne FRICS, Kinross and environs, DM Hall - Houses are now starting to sell within a reasonable time period since the New Year. Sales prices are at or around Home Report value.

Ian Morton BSc (Hons) MLE MRICS, St Andrews, Bradburne & Co., 01334 479 479 - The mild winter has meant an early start to sellers' instructions and viewings. This increase has been steady in February and looks likely to continue.

Kevin MacDonald MRICS, Inverness, Graham + Sibbald, 01463 236977 - February has seen a continuation of strengthening activity ahead of the traditional spring period. Many existing homeowners are also looking to re-mortgage by signing into fixed rate deals ahead of possible rate increases in the foreseeable future.

Malcolm Taylor FRICS, Forfar, Bell Ingram Ltd., 01307 462516 - Very slow: Things might be moving in London and Edinburgh but not in Angus.

Martin Douglas MRICS, Hamilton, Graham + Sibbald, 01698422500 - The month of February has seen a dramatic increase in the number of surveys being taken both Home Reports and valuation reports for lending purposes. The market has shown signs of an increased level of activity over the last few months.

Peter McEachran FRICS, Renfrewshire, Graham + Sibbald, 0141 889 3251 - A number of larger properties have sold in the early part of the year. There is a much improved demand from this time last year. There are concerns of the impact of the forthcoming referendum.

Richard A Clowes MRICS, Scottish Borders, DM Hall LLP, 01896 752009 - Agents very busy and encouraging signs that buyer confidence is picking up with more property selling. Values are still static at present.

Robbie Buchanan MRICS, Kirkcaldy, Graham + Sibbald, 01592266211 - Confidence returning and increased demand for low to mid price range houses with more closing dates and some exceeding Home Report value.

Thomas Baird MRICS, RICS Registered Valuer, Glasgow and Edinburgh, Select Surveyors Ltd., 0141-632-6589 - Steady level of Home report instructions for the month of February. We also note that sale figures are achieving much closer to the initial Home Report valuations, showing signs of progress within the residential market in Scotland.

Surveyor comments - Sales

Northern Ireland

Aidan Conway MRICS,
Londonderry, Andrews
Chartered Surveyors,
02871263635 - Higher level of
demand and increasing
number of house sales as
confidence and stability
appear to have grown over
the past 6 month period.

Julie Gibson AssocRICS
5045985, Lisburn, McClelland
Salter - The market in January
was very strong, enquiries
took a dip in February
resulting in fewer sales and
listings.

Samuel Dickey MRICS,
Belfast, Samuel Dickey Estate
Agents, 02890652211 -
Despite the bad weather,
there is optimism and the
beginnings of a sustainable
recovery.

Surveyor comments - Lettings

North

Adrian Tod MNAEA, Carlisle, Hayward Tod Associates, 01228 810300 - Lettings are stable however there is a shortage of good available property across all types.

Mr T H Brannen FRICS, Whitley Bay & Coastal resorts, Brannen and Partners, 0191 2517878 - The Lettings market has continued from where it left off in 2013 with instructions and lets agreed at a constantly high level. The demand for rental properties is still superseding the supply.

Neil S Foster BSC HONS MRICS, Newcastle Upon Tyne, Foster Maddison Property Consultants, 0191 222 1066 - Expect to see significant increase in rental demand by early 2015.

Paul McSkimmings BSC MRICS, Newcastle upon Tyne, Edward Watson Associates, 0191 281 2444 - Rental demand is still strong. Although mortgages are easier to obtain than in previous years, many buyers are renting as they do not have a suitable deposit.

Yorkshire and Humber

Alex McNeil, RICS Registered Valuer, Huddersfield, Bramleys, 01484 530361 - Growth in this sector has slowed although market remains stable at the current time. Average tenant occupation period now extended with less short term tenancies.

Christopher Evans FRICS, Hull, Haller Evans, 01482 323033 - The last 3 months have been poor for new lettings due to the preamble to Christmas and the post Christmas lull, however, February has been a better month.

David J Martindale MRICS, Wakefield, FSL estate agents, 01924365250 - The lettings market continues to be very strong.

Ian Adams MRICS, Kingston upon Hull, Metropolis Surveyors - Oversupply in some areas, would be a disaster if it were not for Eastern Europeans.

John E Haigh BSC MRICS FAAV, Knaresborough, Lister Haigh, 01423 860322 - The lack of new houses available to first time buyers in the sales market is still forcing these potential purchasers to rent.

Kevin Crossfield FRICS FAAV, Sheffield, Barnsley, Huddersfield, Lancasters Property Services and Management, 01226 370520 - Demand easing due to high volume of Buy to Lets on market.

Paul Cartwright MRICS, Hull, Colleys, 07831 303511 - Recent upturn in mortgage applicants for Buy to Let.

Richard J Graves FRICS, Bridlington, D. Dunk, Lewis & Graves, 01262 672576 - The start to the year has been very positive and long may it continue, but beware what lies over the hill. It is a shame the media have to keep headlining prices are rising when this is confined to London and the south.

North West

Andrew Duncan MNAEA, St Helens, J B & B Leach, 01744 22816 - Activity levels are a little higher although there is some upward pressure on yields.

Caroline Thompson FRICS, Keswick, Edwin Thompson LLP - Being based in an area of low income, but high capital value of property, there is very high demand for rented accommodation, but rental prices are kept down due to the poorly paid employment.

John Halman FRICS, Wilmslow, Gascoigne Halman, 01625 460344 - Lack of stock is still a major concern.

East Midlands

C Shallice FRICS, Holbeach, Hix & Son, 01406 422777 - A generally fair balance between supply and demand. Moving along satisfactorily.

Charlotte Crosby, Melton Mowbray, Shoulers & Son, 01664 410166 - Whilst demand is still strong, supply remains low with few requests for valuations. There seems to be a lot more touting than usual going on so I suspect that all agents are low on stock.

J A Elkington MARLA, Lincoln, H E Lettings, 01522 698899 - Tenant demand remains strong from good calibre tenants who are ever more choosy with regard to the standard of property. I think that the lettings lifestyle is here to stay.

John Chappell, BSc.(Hons), MRICS, Skegness, Chappell & Co Surveyors Ltd, 01754 769673 - Still healthy demand for rented property but this in line with seasonable trends at the moment.

Nicholas Richardson FRICS, Beeston, Nottingham, Nicholas Richardsons, 01159677589 - Increased letting activity and all round interest. Better quality tenants viewing in lower priced areas.

Peter Buckingham, Market Harborough, Andrew Granger & Co, 01858 431315 - Supply is meeting demand, The market is buoyant in Market Harborough.

West Midlands

Andrew Grant FRICS, Worcester, Andrew Grant LLP, 07976-982742 - A steady market.

Andrew Oulsnam MRICS, Barnt Green, Robert Oulsnam & Company - High tenant demand.

Colin Townsend MRICS, Malvern, John Goodwin, 01684 892809 - Tenant demand is very strong. Still a shortage of supply.

Dean Taylor MRICS, Harborne/Birmingham, Fishers, 0121 4281000 - Certainly busier than January and towards the end of the month we did see further tenant demand.

Jeremy Dell MRICS, Oswestry, J J Dell & Co., 01691 653437 - There are still enough good quality applicants for well maintained properties. Little movement in rental values.

John Andrews FRICS IRRV, Bridgnorth, Doolittle & Dalley, 01562 821600 - Very active market. Demand still exceeding supply, likely to lead to further growth in rental values.

John Andrews FRICS IRRV, Kidderminster, Doolittle & Dalley, 01562 821600 - More properties available, partly due to some tenants purchasing. Still great demand for all types of properties.

John Andrews FRICS IRRV, Stourport, Doolittle & Dalley, 01562 821600 - No change from previous months in that more property needed to let to satisfy increasing demand.

John Andrews FRICS IRRV, Bewdley, Doolittle & Dalley, 01562 821600 - Despite an active sales market, strong lettings market with applicants exceeding properties available.

John Ozwell FRICS, Solihull, Hunters, 01564 771000 - Solid, strong market continues.

Linda Daniels, Nuneaton, Cartwright Homes, 024 7635 0700 - Lettings continue to do well and hopefully the buy to let market will improve bringing more properties to the lettings market.

Richard Franklin MRICS, Tenbury Wells, Edward Gallimore, 01584 810436 - Very slow start to the New Year, one bedroom units proving difficult to let. Turnover increasing suggesting certain properties over rented.

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

Thomas Wyn Jones FRICS, Church Stretton, McCartneys, 01694 722288 - Slow and not much stock.

Surveyor comments - Lettings

East Anglia

Alan Williams, Colchester, Fenn Wright, 01206216551 - Accidental landlords are continuing to seriously consider opting to sell rather than re-let.

Andrew Tucker MARLA, Cambridge, Bidwells, 01223 841842 - Buoyant market, albeit various units for selection and more expected as continued Buy to Let trend and capital value market continues in a very much positive direction.

Christopher Philpot BSc FRICS, Stowmarket, Lacy Scott & Knight, 01449 612384 - Good, clean, tidy town properties will let easily.

Jeffrey Hazel FRICS, Kings Lynn, Geoffrey Collins & Co., 01563 774135 - Demand remains steady.

Nick Harcourt-Powell FRICS, Sudbury, Suffolk, Harcourt-Powell Chartered Surveyors, 01787-881177 - Very busy last quarter for lettings, but demand has slowed within the last month.

Nigel Steele FRICS, Norwich, Jackson-Stops & Staff, 01603 612333 - There is a steady market for good properties.

W J Hartnell FRICS, Brentwood, Simon Matthew & Co., 01277 355255 - Lettings have been slow since October 2013. Some lettings have just gone through, but the market is still slow.

South East

Aidan McMullan, Epsom, Gascoigne Pees Lettings, - Whilst the weather hasn't helped, applicant demand has fallen, and one factor to be considered is the Help to Buy Scheme.

Anthony Jamieson MRICS, Guildford, Clarke Gammon Wellers, 01483 880905 - Still a shortage of stock which will hopefully improve in the spring and when the rain stops.

Bernadette Oliver, Harpenden, Savills, - Lack of quality stock and quality tenants.

David Parish FRICS, Upminster, Gates Parish & Co., 01708 250033 - Good demand but shortage of new instructions.

John Frost MRICS, Amersham, The Frost Partnership, 01494 680909 - Almost opposite to sales, good level of instructions and limited number of tenants.

John Frost MRICS, Burnham, The Frost Partnership, 01494 680909 - Buoyant lettings market, more instructions needed.

John Frost MRICS, Gerrards Cross, The Frost Partnership, 01494 680909 - With sales market improving, dip in quality of tenants. More stock available so price is sensitive.

John Woolley, Salisbury, Woolley & Wallis, 01722 424524 - Not enough supply.

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

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

John Woolley, Ringwood, Woolley & Wallis, 01722 424512 - Quiet.

Martin Allen MRICS, Wingham, Canterbury, Elgars, 01227 720557 - After tailing off last year when renters were looking to become buyers, demand is now at levels we have not seen for some time, probably because they have not been able to find or afford a property to purchase.

Miss Nikki Coll M.A.R.L.A., Southend Essex, Bairstoweves, 01702434334 - Public holidays affect the market activity.

Nicholas Wells MRICS, Bedford & Buckingham, Robinson & Hall LLP, 01234 351 000 - Demand continues to be strong for 3+ bedroom houses. With house prices beginning to rise, yields are softening a little but no sign yet of a slow down in lettings.

Peter Dack FRICS, Southsea, Dack Property Management Company Limited, 023 92 896996 - Quieter time of the year but as spring arrives it tends to get busier.

Peter Mockett FRICS, Romford, Hilbery Chaplin, 01708 732732 - Our Lettings business is steady but an acute shortage of instructions is making it impossible to satisfy demand.

Roderick Baker FRICS, Folkestone, Fell Reynolds, 01303 228688 - Encouraging upturn in instruction and lettings.

S B B Askaroff BSc(Hons) MRICS, Eastbourne, Estatewise, 01323 412010 - Market remains fragile and good thorough credit checking of applicants is essential.

Stuart Gray MRICS FAAV, St Albans, Strutt & Parker LLP, 01727 840285 - The easing of the weather has resulted in a spike of tenant demand with properties being snapped up.

Tom White MRICS, Saffron Walden, Audley End Estate, 001799 541354 - Tenant enquiries have fallen a little but well presented property still in demand.

Yvonne Cox MARLA, Heathfield, Countrywide Residential Lettings (Freeman Forman), 01435 862766 - Lettings continue to be extremely busy with strong demand for properties, which are then let quickly, with tenants wanting longer term lets at present.

South West

Adam Burgess, Portsmouth, Mann Countrywide - Instruction have picked up but we have seen an increase in landlord selling also.

Graham Merrett, MRICS, Bath, Crisp Cowley, 01225 789333 - Similar to residential sales. There is a lack of stock and quality instructions let readily to professional tenants. City market noticeably stronger than beyond.

James McKillop MRICS, London, Knight Frank, - Awful weather in the South West has caused a delay in the supply of new houses to the market but applicant numbers and activity are higher than usual.

John Corben FRICS FCI Arb, Swanage, Corbens, 01929424388 - The list of waiting tenants continues to grow in the Isle of Purbeck. New landlord instructions needed to meet demand.

Karen Bell, Warminster, Cooper & Tanner, 01985 219188 - Activity is higher than expected at this time of year.

Mark Annett FRICS, Chipping Campden, Mark Annett & Company, 01386 841622 - Demand down. Rents may fall back a little later.

Martin Taylor MRICS, Gloucestershire, Gooch & Burley Ltd., 01531 822777 - Very quiet month which is very unusual in lettings. I believe this is because the sales market has picked up.

Paul Oughton MARLA, Cirencester and Cotswolds, Moore Allen & Innocent LLP, 01285 651831 - Applicant numbers continue at good levels, but stock is reducing, which may reset the balance.

Robert Williams MRICS, Exeter, Robert Williams, 01392 204800 - Definitely slower, possibly due to improvement in sales market.

Rupert Hambly MRICS, Barnstaple, Elm Property, 01271326900 - Continued good demand from tenants.

Ryan Holmes, Sherborne, Chesterton Humberts - Lettings demand remains relatively strong, although rent growth is very limited after a difficult 2013.

Simon Cooper FRICS, Exeter, Stags, 01392 255202 - City market under £1000 is very buoyant. More rural properties and more expensive and properties are slower.

Wales

Andrew Morgan FRICS, Lampeter, Morgan & Davies, 01570 423623 - Fragile market. Tenants only want quality for which they will pay reasonable rent levels.

D O Evans FRICS, Rhayader, Clare Evans & Co, 01597 810457 - Lettings continues to stay buoyant with a good level of quality tenants.

Surveyor comments - Lettings

Julian Dyer FRICS, Abergavenny, Julian Dyer & Co, 01873 855551 - The rental market always seems to be either feast or famine, but famine seems to be the word at present.

Kelvin Francis FRICS, Cardiff, Kelvin Francis Ltd., 02920766538 - Demand for 2 bedroom properties slowing, possibly because more renters buying.

Melfyn N Williams BSc Hons MRICS PPNAEA, Llangefni Anglesey, Williams & Goodwin - Lettings market remains good, with demand strong for quality property.

Nigel Jones FRICS, Carmarthen, John Francis, 01267 221554 - A busy start to the year with listings and lets agreed up on last year.

Paul Lucas FRICS, Haverfordwest, R.K.Lucas & Son, 01437 762538 - Lettings continue on a steady field.

London

Ian J Fergusson BSc FRICS, London, Shepherd Chartered Surveyors - Same old story of shortage in supply, excess of demand causing higher rents.

James Gubbins MRICS, Pimlico, Dauntons, 020 7834 8000 - Tube strikes, half term and poor weather have all contributed to make this a very quiet month.

James Scott-Lee FRICS, West London, Home Counties, Herefordshire and Powi, The Chancellors Group of Estate Agents Ltd, - Despite dreadful weather and better sales market instructions and lets ahead of same period last year.

Jeremy Leaf FRICS, North and East Finchley, Jeremy leaf & Co, 02084464295 - On lettings, the reverse is true. Supply continues to increase - especially from accidental landlords and buy-to-let investors at the bottom of market. This activity hasn't been matched for us by a rise in demand so rents softening for certain properties.

John Collard MRICS, Wimbledon, Robert Holmes & Co., 0208 879 9669 - Obviously the storms have put off passing trade, the cold/wet weather is not ideal for moving.

John King FRICS, Merton, Andrew Scott Robertson, 020 8971 4990 - The market has offered potential tenants with a greater choice, although rents are not moving downwards due to capital values rising.

John King FRICS, Wimbledon, Andrew Scott Robertson, 020 8971 4990 - A number of landlords are cashing in when tenants vacate. Its early days but we expect the letting market to pick up in April-May.

Neil Moore, Wapping, London, Cluttons, 02074884858 - I think we will start to see more Landlords looking to take advantage of the rising prices in the sales market. This will then leave the rental market with less stock which in turn will inflate the rental prices.

Paul Whitley, West Drayton, R Whitley & Co., 01895 442711 - Good healthy demand. No special factors impacting the market.

Peter Rollings FRICS, London, Marsh & Parsons, - A busy market with slightly less stock leading to a firming of prices and growth in some areas.

Simon Aldous MRICS, London, Savills, 02070163861 - Little rental growth, increasing levels of stock in central London, in particular the new build.

Scotland

David Corrie MRICS, Dumfries & Galloway, CKD Galbraith, 01556 505 346 - All properties we had available in January have let, with a continual demand for good quality property.

Donald Wooley MRICS, South Ayrshire, Allied Surveyors Scotland PLC, 01292 260509 - Generally strong demand throughout February. Following an early surge in properties coming to market this has since reduced, limiting supply.

Fraser Crichton, MRICS, Edinburgh, Dove Davies & Partners, 01312283999 - There continues to be a limited supply of properties available in the Edinburgh area.

Gordon Macdonald FRICS, Aberdeen/Aberdeenshire, Allied Surveyors Scotland, 01224 571163 - Still a big excess of demand over supply and this leads to rents rising to barely affordable levels.

Ian Morton BSc (Hons) MLE MRICS, St Andrews, Bradburne & Co., 01334 479 479 - The demand from tenants has been steady with the usual rush for University accommodation in February for September lets.

John Gell MRICS, Inverness, Simply Let, 01463 718888 - Market continues to be active. Significant increase in requests for advice on Buy to Let, and a number of new Buy to Let clients signing up.

Malcolm Taylor FRICS, Forfar, Bell Ingram Ltd., 01307 462516 - Good demand: Few good quality houses to let. Many first time buyer class tenants renting rather than trying to obtain a mortgage.

Martin Douglas MRICS, Hamilton, Graham + Sibbald, 01698422500 - The rental market continued to grow with a high demand for good quality stock in the Lanarkshire area.

Northern Ireland

Julie Gibson AssocRICS, 5045985, Lisburn, McClelland Salter, - The rental market continues to be steady with good quality properties letting quickly while poor quality properties remain difficult to let.

Samuel Dickey MRICS, Belfast, Samuel Dickey Estate Agents, 02890652211 - Tenant demand has increased and supply remains the same.

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