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RICS housing market survey

United Kingdom

New instructions rebound more strongly than buyer enquiries

- The net price balance remains comfortably in positive territory but drops to 17%
- Both new buyer enquiries and new instructions rebound from the depressed January levels but the latter does so more strongly
- Surveyors remain upbeat about both price and sales expectations albeit less so than last month

The February 2010 RICS Housing Market Survey showed surveyors to still be generally positive on price movements in residential property but a little less so than in January. The seasonally adjusted net balance of respondents reporting increasing rather than declining prices fell to 17% in February from 31%.

There was a resumption of interest in the housing market following the fall that took place in January which was due partly to the extreme weather conditions during that month and the reversion back to the previous stamp duty regime. The new buyer enquiries net balance rose to +7% (from -20%) while the new instruction net balance rose to +15% (from -5%). However, this improvement has yet to translate through into actual transactions; newly agreed sales more or less stabilised in February with the net balance at -1% (compared with -16% in January).

Activity is expected to rise over the coming months after the recent lull with surveyors also anticipating that prices will continue to edge upwards. That said, the sales expectations net balance fell to +16% (from +25%) while the price expectations net balance slipped to +7% (from +21%).

The average stock of property on surveyors books dropped by 2.8% on the month to 62.8 per surveyor, while the average number of completed sales per surveyor fell by an even greater 4.6% on the month to 17.6 per surveyor. This had the effect of lowering the sales to stock ratio—a key indicator of market slack—to 28.1% (from 28.6%).

From a regional perspective, London and the South East were again the clear outperformers. In Yorkshire and Humberside, the West Midlands, Wales and the North, a greater number of surveyors reported price falls rather than rises.

Price changes in England and Wales
% balance of surveyors, change over past 3 months



Price changes, regional breakdown
% balance of surveyors, change over past 3 months



	Proportion of surveyors reporting a rise, fall or no change in house prices over the last three months				Prices	Stocks of	Completed
	Rise %	Same %	Fall %	Balance**	Balance**	homes on books	sales*
	-----Not Seasonally Adjusted-----				-----Seasonally Adjusted-----		
Dec-09	29	60	10	19	30	63	19
Jan-10	35	59	6	29	31	65	18
Feb-10	31	61	8	23	17	63	18

* House sales over the past three months

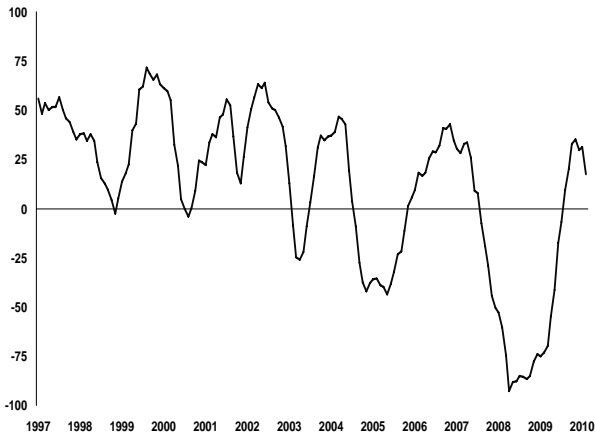
** Balance = Proportion of surveyors reporting a rise in prices minus those reporting a fall (if 30% reported a rise and 5% reported a fall, the unadjusted balance will be 25%)

Figures may not sum up to 100% due to rounding errors. All figures in table refer to England and Wales only.

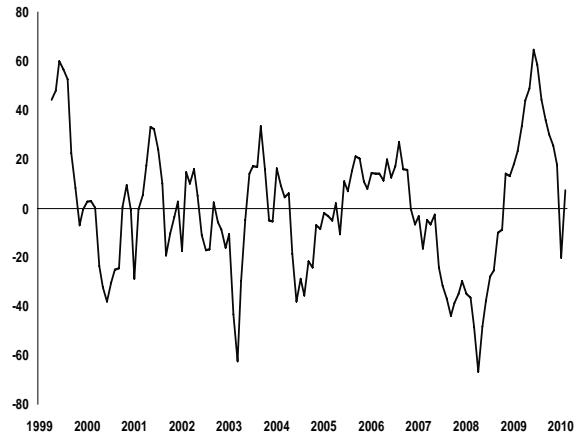
Total number of survey contributors = 264



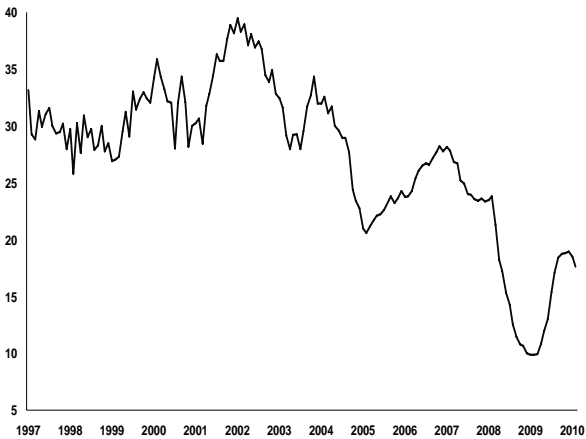
Property prices in England & Wales, change over past 3 months
% balance, seasonally adjusted



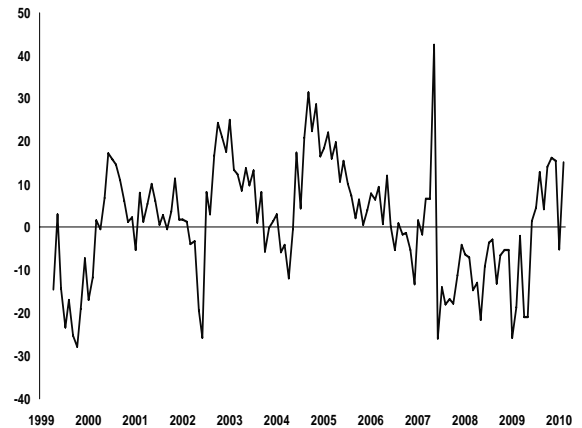
New buyer enquiries, change over past month
% balance, seasonally adjusted, England & Wales only



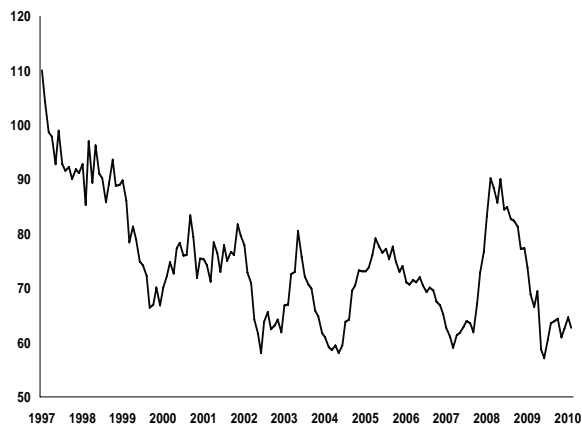
Property sales in England & Wales, change over past 3 months
Average per surveyor



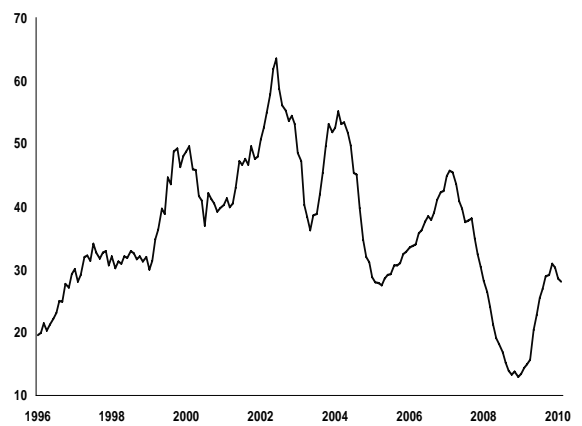
New vendor instructions, change over past month
% balance, seasonally adjusted, England & Wales only



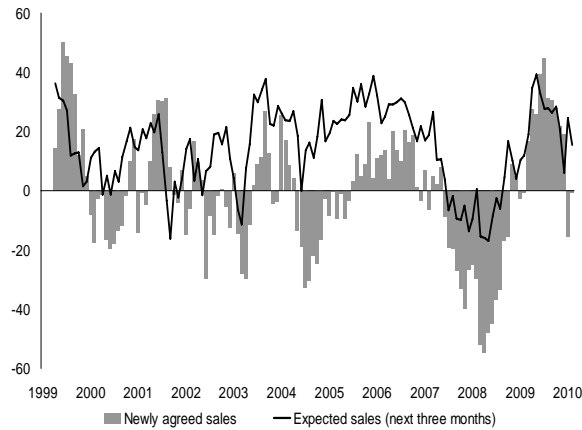
Unsold stocks of properties on surveyors' books, Eng & Wales
Average per surveyor, end period



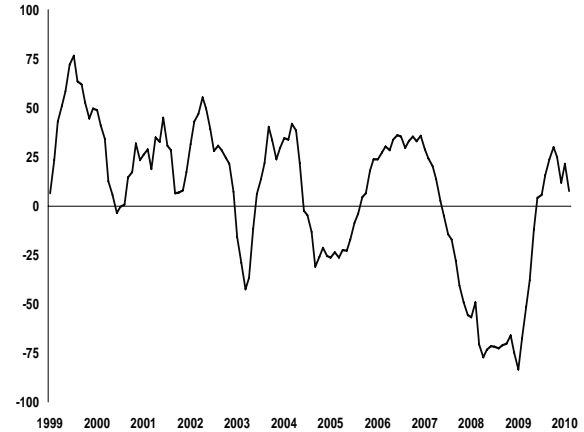
Ratio of sales to unsold stocks on surveyors' books
England and Wales, %



Change in newly agreed sales / Expected change in sales
% balance, seasonally adjusted, England & Wales only

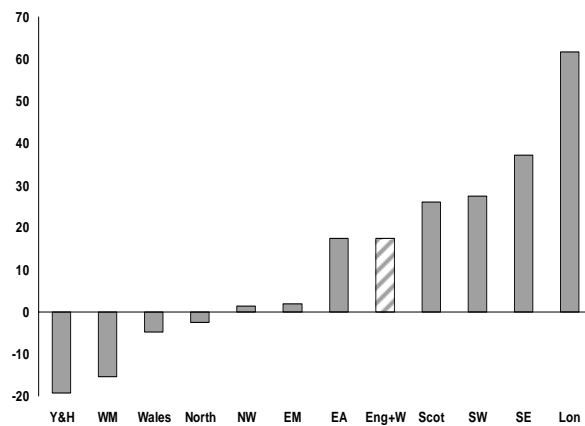


Expected change in prices, next three months
% balance, seasonally adjusted, England & Wales only

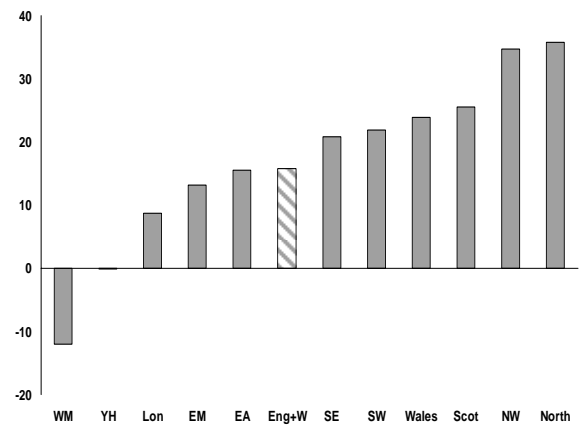


Regional comparisons

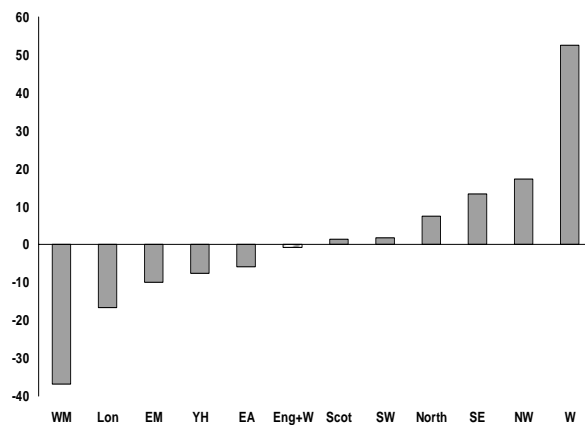
Property prices, change over past 3 months
% balance, seasonally adjusted



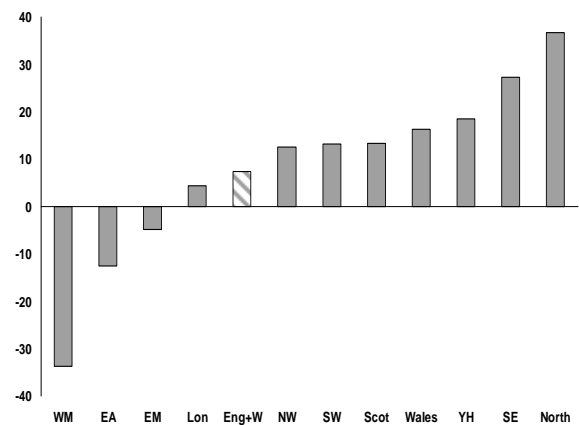
Sales expectations, change over next 3 months
% balance, seasonally adjusted



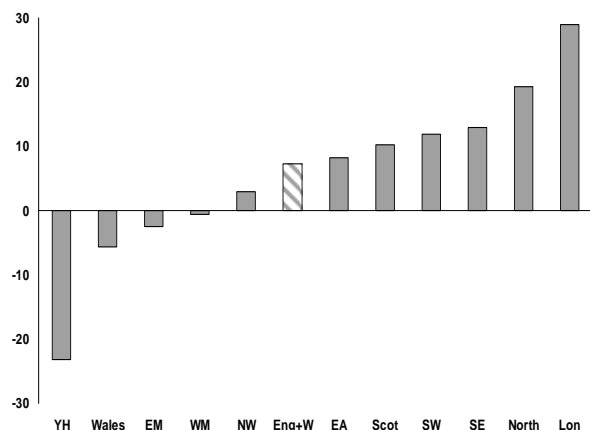
Newly agreed sales, change over past month
% balance, seasonally adjusted



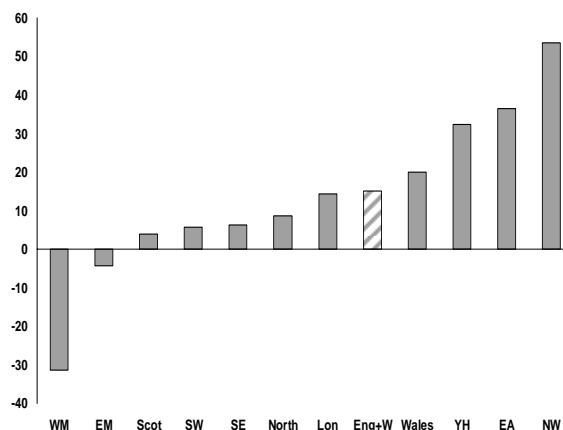
New buyer enquiries, change over past month
% balance, seasonally adjusted



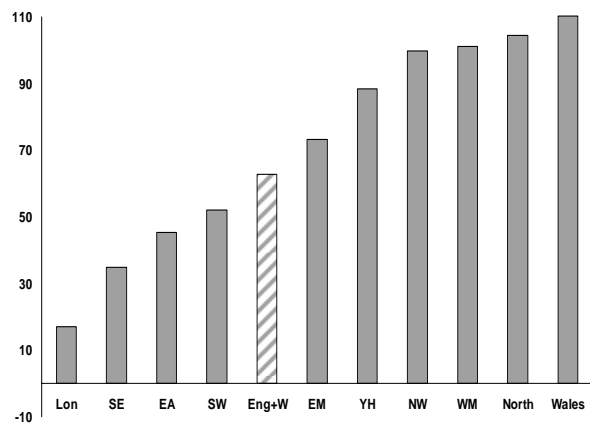
Price expectations, change over next 3 months
% balance, seasonally adjusted



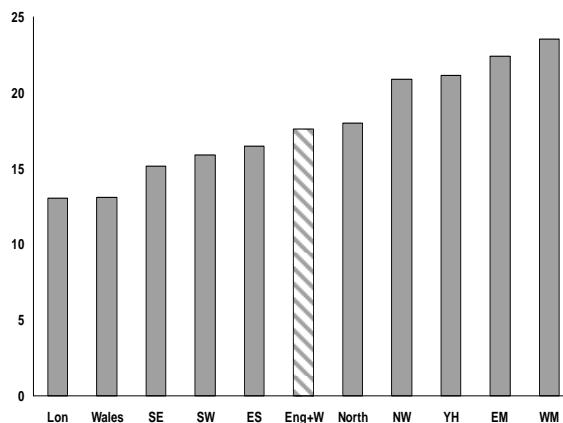
New vendor instructions, change over past month
% balance, seasonally adjusted



Current inventory of stock on surveyors books
% balance, seasonally adjusted



Completed sales per surveyor, change over past 3 months
% balance, seasonally adjusted



Price summary*, United Kingdom

Proportion of surveyors reporting changes in price over last three months

Price change (%) by band	Price rise -----				Price fall -----					Balance**
	> +8,	+5 to 8,	+2 to 5,	0 to +2,	Same,	0 to -2,	-2 to -5,	-5 to -8,	> -8	
North	0	1	1	22	64	5	6	0	0	13
Yorkshire & Humberside	0	0	0	12	61	10	11	5	0	-14
North West	0	0	8	15	68	6	2	0	0	15
East Midlands	0	0	1	16	68	13	1	0	0	4
West Midlands	0	0	0	9	66	24	1	0	0	-16
East Anglia	0	0	10	20	68	1	1	0	0	28
South East	0	1	10	31	57	1	0	0	0	41
South West	0	0	6	27	66	1	0	0	0	32
Wales	0	0	0	5	90	5	0	0	0	0
London	0	5	17	41	36	0	0	0	0	64
Scotland	0	0	5	31	64	1	0	0	0	35
Northern Ireland	0	0	0	5	60	10	21	3	2	-31

* Not Seasonally Adjusted

** Balance = the percentage of surveyors reporting a rise, minus those reporting a fall. Numbers may not add up due to rounding

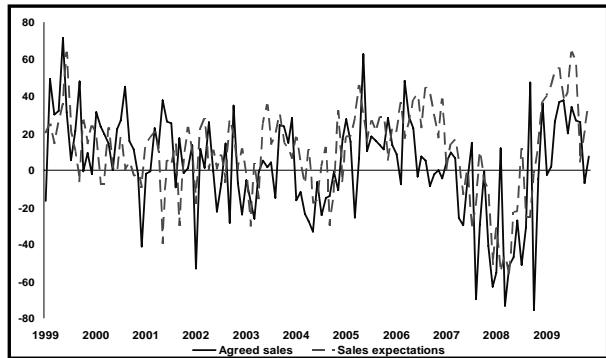
Charts and data are available to the media on request. Contact the RICS Press Office on: 0207 695 1682 / 0207 334 3736. Please do not contact the press office for non-media related enquiries.

North

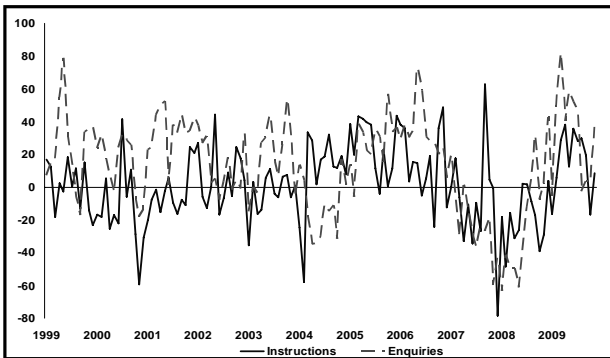
	Proportion of surveyors reporting a rise, no change or fall in prices over the past 3 months				Prices	
	Rise %	Same %	Fall %	Balance	Balance	SA
	-----NSA-----					
May-09	0	35	65	-65		-54
Jun-09	6	59	34	-28		-32
Jul-09	0	78	22	-22		-20
Aug-09	0	100	0	0		-3
Sep-09	9	83	8	1		1
Oct-09	9	81	10	-2		5
Nov-09	1	83	16	-15		-2
Dec-09	9	75	16	-6		-7
Jan-10	3	87	10	-7		-1
Feb-10	25	64	11	13		-2

Balance figure is NOT the percentage change in prices but an indication of the trend in prices
 Figures may not sum up to 100% due to rounding errors
 NSA = Not Seasonally Adjusted, SA = Seasonally Adjusted

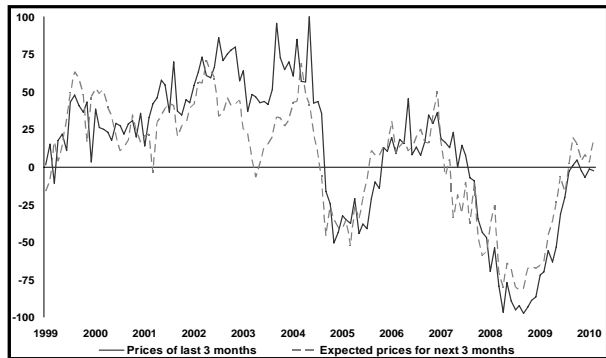
Changes in sales
% Balance, seasonally adjusted



Changes in enquiries and instructions
% Balance, seasonally adjusted



Change in prices
% Balance, seasonally adjusted

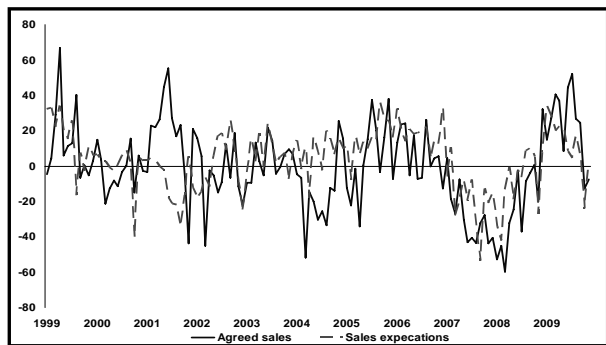


Yorkshire and Humberside

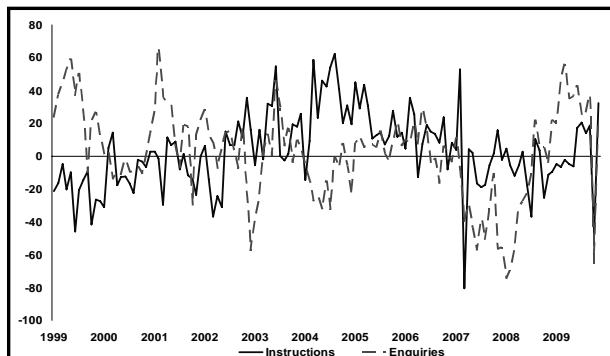
	Proportion of surveyors reporting a rise, no change or fall in prices over the past 3 months				Prices	
	Rise %	Same %	Fall %	Balance	Balance	SA
	-----NSA-----					
May-09	0	33	67	-67		-65
Jun-09	2	52	47	-45		-46
Jul-09	1	59	40	-38		-36
Aug-09	2	68	31	-29		-27
Sep-09	11	58	32	-21		-17
Oct-09	12	69	19	-7		-3
Nov-09	17	64	19	-2		6
Dec-09	15	79	6	9		17
Jan-10	12	75	12	0		-3
Feb-10	12	61	27	-14		-19

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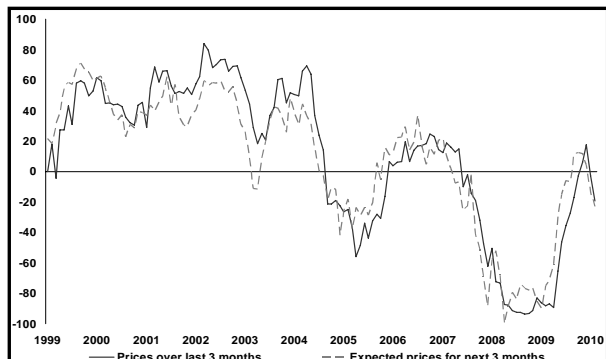
Changes in sales
% Balance, seasonally adjusted



Changes in enquiries and instructions
% Balance, seasonally adjusted



Change in prices
% Balance, seasonally adjusted

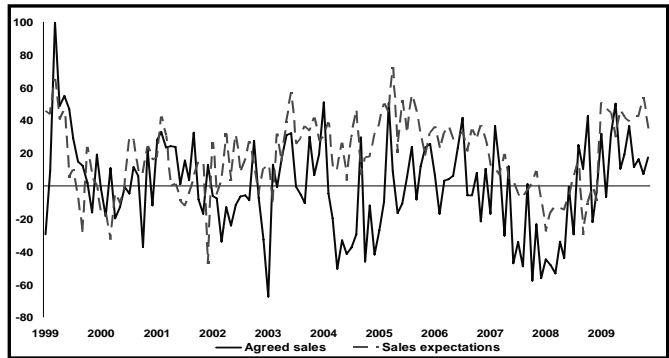


North West

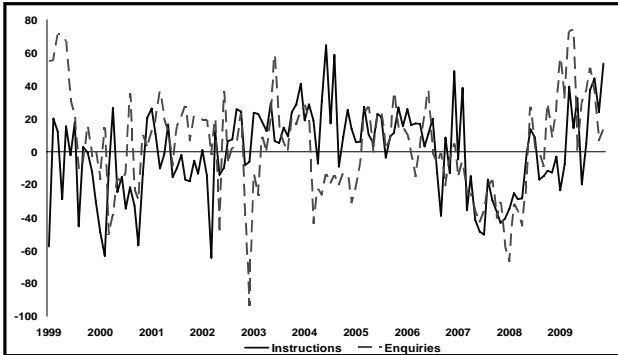
	Proportion of surveyors reporting a rise, no change or fall in prices over the past 3 months				Prices	
	Rise %	Same %	Fall %	Balance	Balance	
	-----NSA-----				SA	
May-09	0	69	31	-31	-34	
Jun-09	4	70	26	-22	-23	
Jul-09	7	66	26	-19	-14	
Aug-09	27	59	15	12	10	
Sep-09	15	63	23	-8	-5	
Oct-09	22	67	11	10	15	
Nov-09	40	54	6	33	46	
Dec-09	21	69	10	11	20	
Jan-10	19	74	7	12	24	
Feb-10	24	68	8	15	1	

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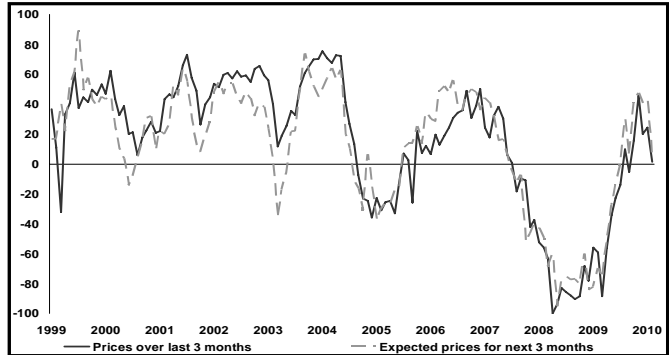
Changes in sales
% Balance, seasonally adjusted



Changes in enquiries and instructions
% Balance, seasonally adjusted



Change in prices
% Balance, seasonally adjusted

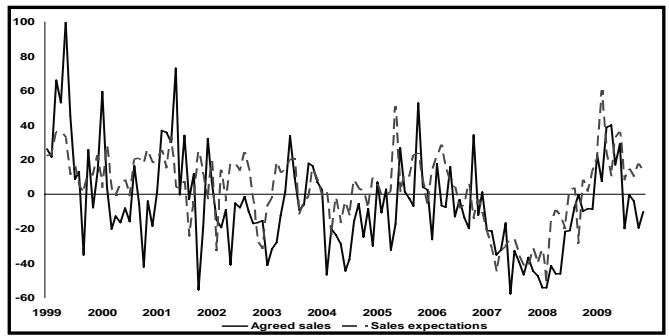


East Midlands

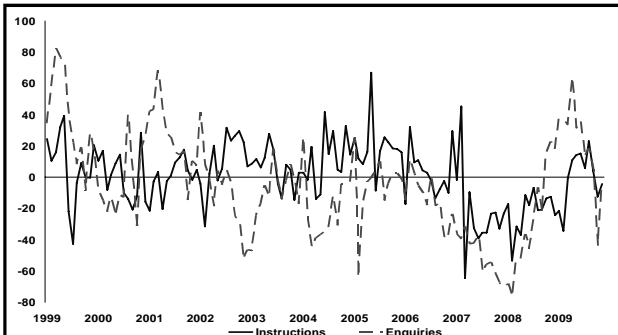
	Proportion of surveyors reporting a rise, no change or fall in prices over the past 3 months				Prices	
	Rise %	Same %	Fall %	Balance	Balance	
	-----NSA-----				SA	
May-09	2	42	56	-54	-57	
Jun-09	4	58	37	-33	-34	
Jul-09	6	67	27	-21	-23	
Aug-09	6	80	14	-8	-9	
Sep-09	12	71	18	-6	-2	
Oct-09	6	75	19	-13	-4	
Nov-09	23	63	14	9	19	
Dec-09	16	65	19	-3	1	
Jan-10	21	75	5	16	12	
Feb-10	18	68	14	4	2	

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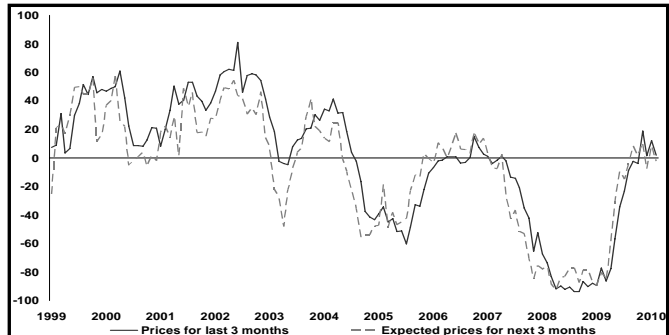
Changes in sales
% Balance, seasonally adjusted



Changes in enquiries and instructions
% Balance, seasonally adjusted



Change in prices
% Balance, seasonally adjusted

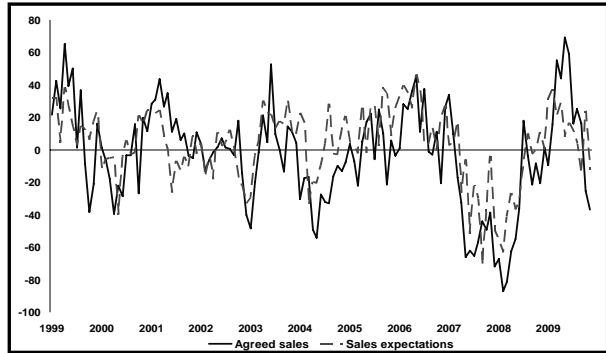


West Midlands

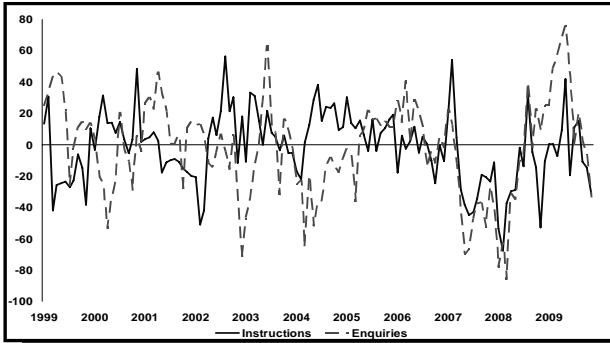
	Proportion of surveyors reporting a rise, no change or fall in prices over the past 3 months				Prices	
	Rise %	Same %	Fall %	Balance	Balance	
	-----NSA-----				SA	
May-09	0	34	66	-66	-80	
Jun-09	1	52	47	-46	-52	
Jul-09	2	76	23	-21	-25	
Aug-09	9	53	38	-29	-23	
Sep-09	25	48	27	-3	5	
Oct-09	19	54	27	-8	-1	
Nov-09	16	61	22	-6	0	
Dec-09	14	62	24	-9	-5	
Jan-10	26	65	9	17	21	
Feb-10	9	66	25	-16	-15	

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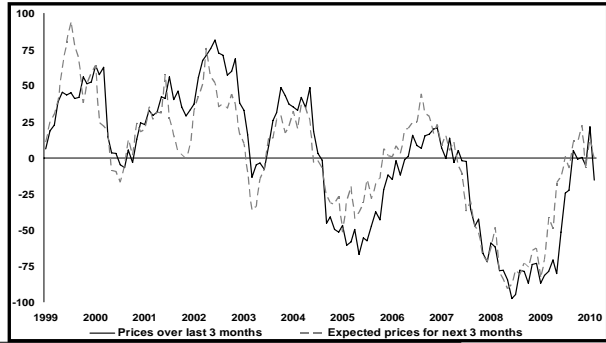
Changes in sales
% Balance, seasonally adjusted



Changes in enquiries and instructions
% Balance, seasonally adjusted



Change in prices
% Balance, seasonally adjusted

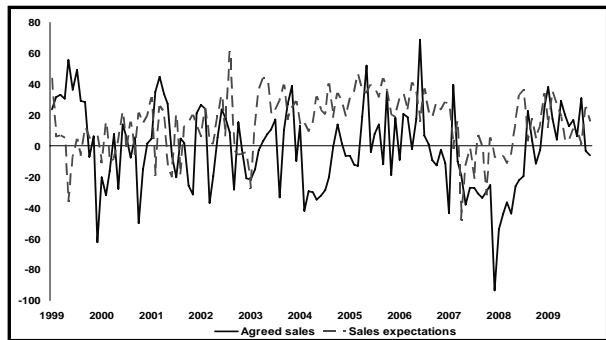


East Anglia

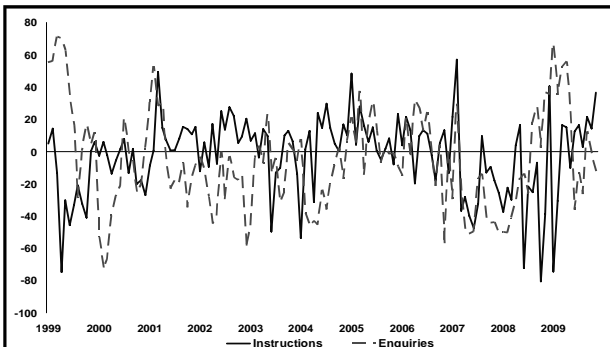
	Proportion of surveyors reporting a rise, no change or fall in prices over the past 3 months				Prices	
	Rise %	Same %	Fall %	Balance	Balance	
	-----NSA-----				SA	
May-09	0	59	41	-41	-49	
Jun-09	10	54	36	-27	-25	
Jul-09	12	51	36	-24	-21	
Aug-09	11	74	14	-3	-2	
Sep-09	18	59	23	-5	-1	
Oct-09	31	54	14	17	23	
Nov-09	15	74	11	5	19	
Dec-09	30	62	8	22	36	
Jan-10	39	55	7	32	34	
Feb-10	30	68	2	28	17	

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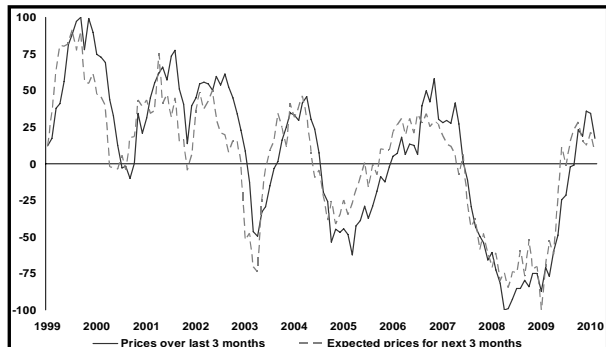
Changes in sales
% Balance, seasonally adjusted



Changes in enquiries and instructions
% Balance, seasonally adjusted



Change in prices
% Balance, seasonally adjusted

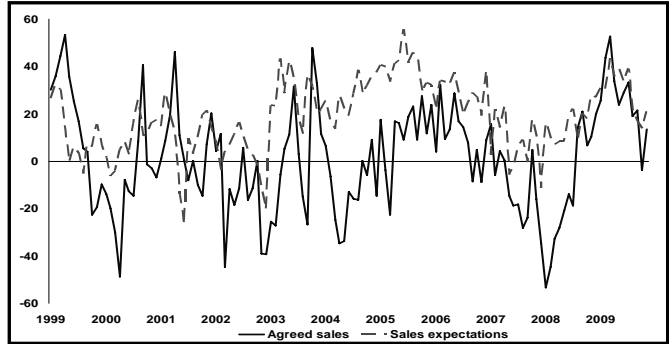


South East

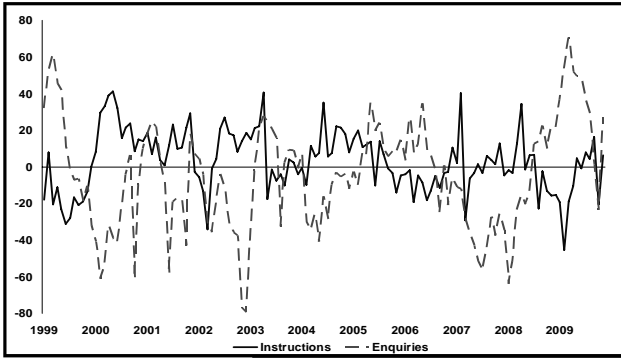
	Proportion of surveyors reporting a rise, no change or fall in prices over the past 3 months				Prices	
	Rise %	Same %	Fall %	Balance	Balance	
	-----NSA-----				SA	
May-09	6	63	31	-25	-26	
Jun-09	21	60	19	2	-2	
Jul-09	24	57	18	6	13	
Aug-09	47	47	7	40	35	
Sep-09	47	50	3	43	49	
Oct-09	56	40	5	51	61	
Nov-09	57	39	3	54	66	
Dec-09	45	50	4	41	52	
Jan-10	53	43	4	49	48	
Feb-10	42	57	1	41	37	

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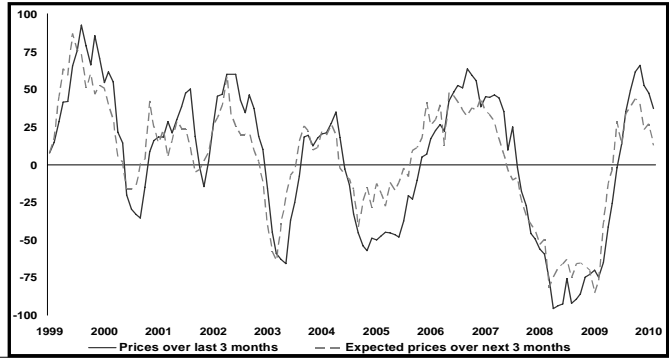
Changes in sales
% Balance, seasonally adjusted



Changes in enquiries and instructions
% Balance, seasonally adjusted



Change in prices
% Balance, seasonally adjusted

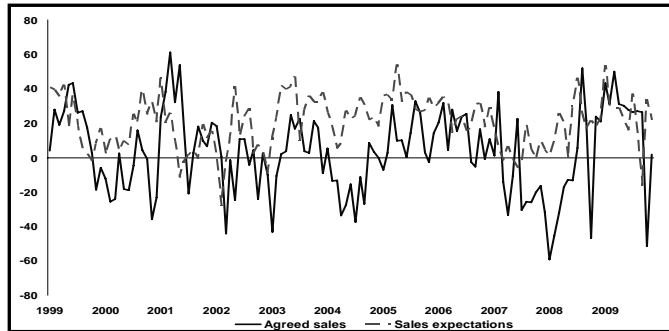


South West

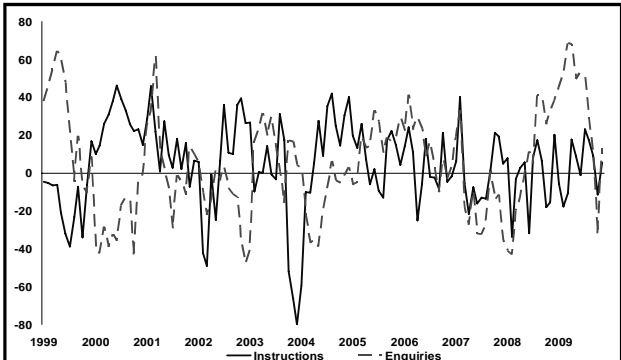
	Proportion of surveyors reporting a rise, no change or fall in prices over the past 3 months				Prices	
	Rise %	Same %	Fall %	Balance	Balance	
	-----NSA-----				SA	
May-09	10	63	27	-17	-29	
Jun-09	23	63	15	8	11	
Jul-09	14	73	13	1	6	
Aug-09	28	65	7	21	23	
Sep-09	30	59	10	20	27	
Oct-09	41	56	4	37	39	
Nov-09	30	64	5	25	37	
Dec-09	33	65	2	30	37	
Jan-10	45	51	4	41	41	
Feb-10	33	66	1	32	27	

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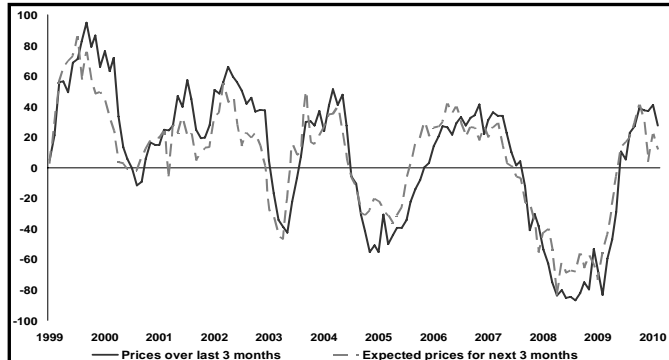
Changes in sales
% Balance, seasonally adjusted



Changes in enquiries and instructions
% Balance, seasonally adjusted



Change in prices
% Balance, seasonally adjusted

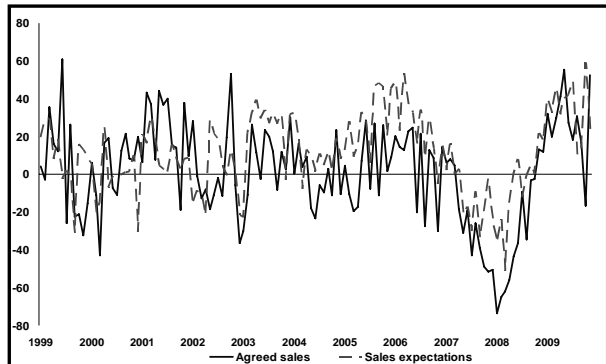


Wales

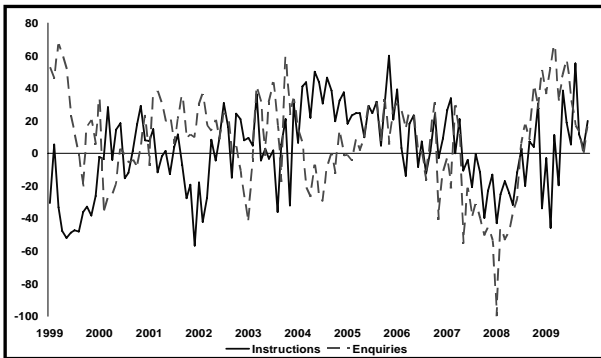
	Proportion of surveyors reporting a rise, no change or fall in prices over the past 3 months				Prices	
	Rise %	Same %	Fall %	Balance	Balance	Balance
	-----NSA-----				SA	SA
May-09	1	51	48	-47	-59	
Jun-09	10	61	29	-19	-25	
Jul-09	1	58	41	-40	-42	
Aug-09	3	66	31	-27	-28	
Sep-09	13	65	22	-9	-13	
Oct-09	8	78	14	-6	-1	
Nov-09	4	85	11	-8	6	
Dec-09	5	81	14	-10	4	
Jan-10	0	84	16	-16	-7	
Feb-10	5	90	5	0	-5	

Balance figure is NOT the percentage change in prices but an indication of the trend in prices
 Figures may not sum up to 100% due to rounding errors
 NSA = Not Seasonally Adjusted, SA = Seasonally Adjusted

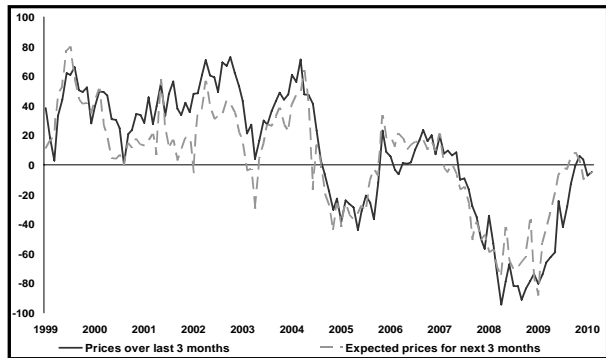
Changes in sales
% Balance, seasonally adjusted



Changes in enquiries and instructions
% Balance, seasonally adjusted



Change in prices
% Balance, seasonally adjusted

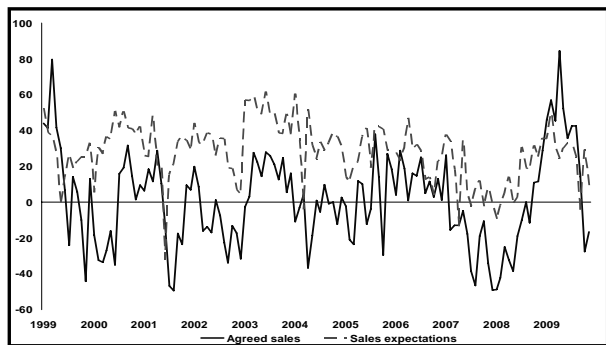


London

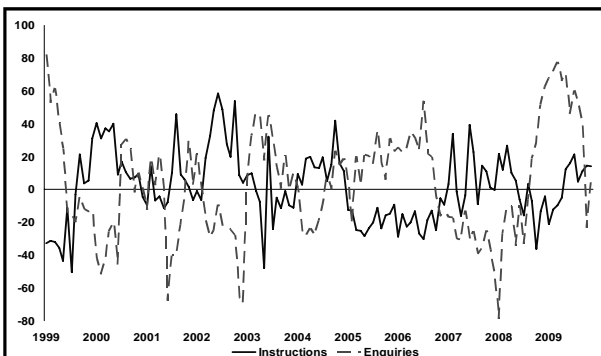
	Proportion of surveyors reporting a rise, no change or fall in prices over the past 3 months				Prices	
	Rise %	Same %	Fall %	Balance	Balance	Balance
	-----NSA-----				SA	SA
May-09	26	43	31	-5	-12	
Jun-09	36	40	25	11	6	
Jul-09	38	53	9	29	29	
Aug-09	48	49	2	46	43	
Sep-09	74	25	1	73	76	
Oct-09	86	14	0	86	94	
Nov-09	66	27	7	60	67	
Dec-09	52	36	11	41	62	
Jan-10	63	35	2	62	65	
Feb-10	64	36	0	64	62	

Balance figure is NOT the percentage change in prices but an indication of the trend in prices
 Figures may not sum up to 100% due to rounding errors
 NSA = Not Seasonally Adjusted, SA = Seasonally Adjusted

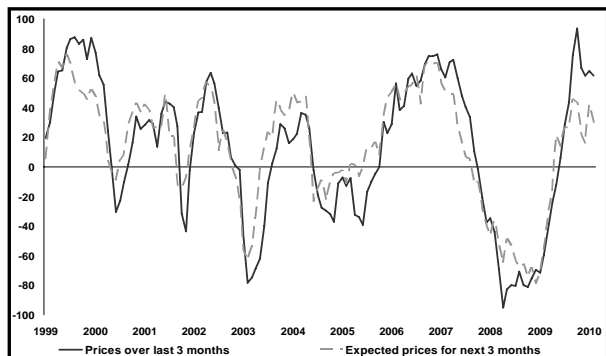
Changes in sales
% Balance, seasonally adjusted



Changes in enquiries and instructions
% Balance, seasonally adjusted



Change in prices
% Balance, seasonally adjusted

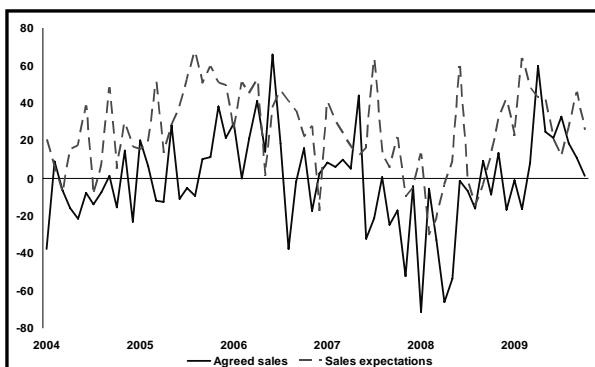


Scotland

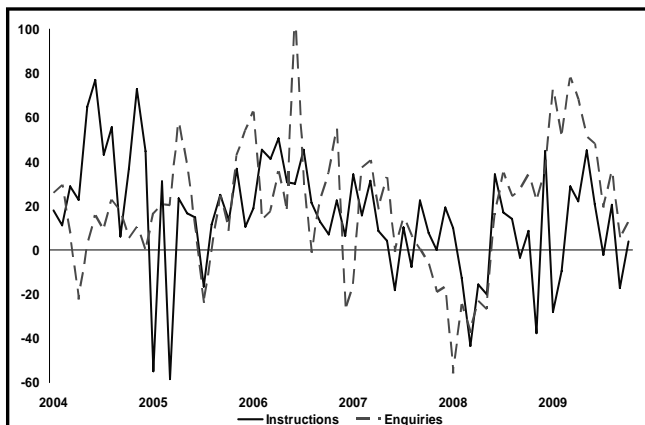
	Proportion of surveyors reporting a rise, no change or fall in prices over the past 3 months			Prices	
	Rise %	Same %	Fall %	Balance	Balance
	-----NSA-----				SA
May-09	10	81	10	0	-19
Jun-09	7	82	11	-4	-6
Jul-09	20	76	5	15	14
Aug-09	33	56	11	22	25
Sep-09	16	75	9	7	19
Oct-09	16	78	6	9	23
Nov-09	21	73	6	15	27
Dec-09	25	75	0	25	38
Jan-10	16	82	1	15	21
Feb-10	36	64	1	35	26

Balance figure is NOT the percentage change in prices but an indication of the trend in prices
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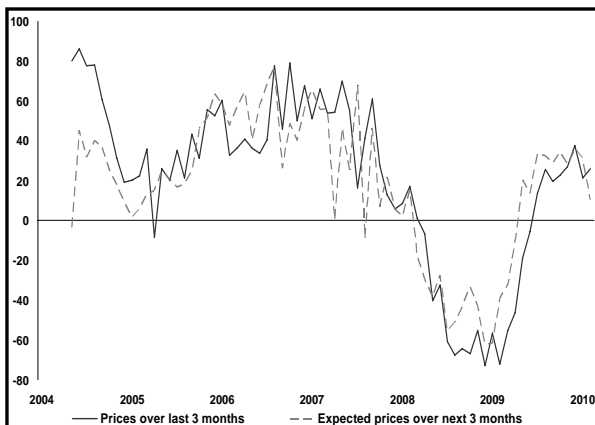
Changes in sales
 % Balance, seasonally adjusted



Changes in enquiries and instructions
 % Balance, seasonally adjusted



Change in prices
 % Balance, seasonally adjusted



Chartered surveyor market comments

North

Peter M Hayward FRICS, Hayward Tod Associates Ltd, Carlisle, Cumbria, 01228 810300 - The second half of February saw a waking up of the market from the post Christmas/big freeze lull. New instructions are now forthcoming with our clients generally taking a realistic view on value if they truly desire to move.

Richard Sayer BSc FRICS, Rook Matthews Sayer, Bedlington and Alnwick, Northumberland, 01665 510044 - Despite the horrendous weather, activity is picking up. New registrations, listings and sales are all increasing from the low levels a year ago. Mortgage availability remains the key issue.

Neil Foster FRICS, Foster Maddison Property Consultants, Newcastle upon Tyne, Tyne and Wear, 0191 222 1066 - The upper-middle and top end of the market is performing well, based on distinct lack of supply outpaced by willingness amongst high equity buyers (who are not so reliant on mortgage finance).

Yorkshire & Humberside

N M Atkin FRICS, Ulyott & Butler, Driffield, East Yorkshire, 01377 253456 - Enquiries up in spite of time of year and weather. Increase in number of offers - though more sales falling through.

Alex McNeil MRICS, Bramleys, Calderdale, Halifax, 01484 530361 - The market remains extremely challenging with low volumes of sales currently being agreed. The forecast budget cuts and potential for tax rises are causing many prospective purchasers to wait and see. The sooner an election the better.

Edward Waterson FRICS, Carter Jonas, York, N Yorkshire, 01904 634196 - Buyer enquiries have increased significantly but they are reluctant to make offers, based on the number of gloomy forecasts. Prices remain firm and will continue to do so as long as supply remains tight.

Francis Brown FRICS, Norman F Brown, Richmond, North Yorkshire, 01748 822473 - More property coming onto the market as expected, but number of serious buyers not as numerous as had been expected. Tight mortgage market is restricting demand.

John E Haigh BSc MRICS FAAV, Lister Haigh, Knaresborough, North Yorkshire, 01423 860 322 - We have seen fewer first time buyer enquiries for properties which, in our view, is due to the increase in the stamp duty threshold. The looming general election has led to a lull in the market with vendors hesitant to put properties on the market.

Tim Brown MRICS, George F White LLP, Bedale, North Yorkshire, 01677 425301 - General election may quell the spring market. Steady start to 2010. Activity has continued from late 2009 as reasonably buoyant. New instructions are steady.

Tim Brown MRICS, George F White LLP, Bedale, North Yorkshire, 01677 425301 - General election may quell the spring market. Steady start to 2010. Activity has continued from late 2009 as reasonably buoyant. New instructions are steady.

John Francis FRICS, Crapper & Haigh, Sheffield, South Yorkshire, 0114 272 9944 - Media talk of rising prices, which is not true in this area, is giving vendors unrealistic expectations. This is in some cases fuelled by estate agents anxious for business not giving realistic and accurate advice just to obtain instructions.

Mark Hunter MRICS, Grice & Hunter, Doncaster, South Yorkshire, 01302 360141 - Selective improvement continues to take place. January is always a slow month and as we move into the spring we anticipate more activity. After the last recession (1989/90) it took years before prices started to increase.

Alex McNeil MRICS, Bramleys, Huddersfield, West Yorkshire, 01484 530361 - Low levels of activity in the first two months of the year. Economic confidence remains weak and it may now be that the market will revert to seasonal trends. Demand for new housing remains weak and the market requires some stimulation before interest rates can rise.

Ken Bird MRICS, Renton & Parr, Wetherby, West Yorkshire, 01937 582731 - Improvement in level of new instructions but buyers still being cautious with poor weather having had an impact on early new year activity.

B J Hudson MRICS, Hudson Moody, York, Yorkshire, 01904 650650 - A very busy market held back by a lack of instructions and continued reluctance to lend on behalf of banks.

Timothy Waring FRICS, Knight Frank, Harrogate, Yorkshire, 01423 530088 - Cautiously optimistic about the spring market. Slight hesitation on part of buyers due in part to adverse weather conditions in Yorkshire in last 6 weeks.

Paul Cocker MRICS, Blundells Professional Services Ltd., Sheffield, Yorkshire & Humberside, 0114 268 3333 - After a sluggish start due to the weather the market is showing some signs of improvement. There are still major problems due to lack of mortgage finance particularly affecting first time buyers.

North West

Ian Macklin FRICS, Ian Macklin & Company, Hale, Hale Barns & Timperley, Cheshire, 0161 980 8011/ 07860 461 591 - Weather conditions have improved, Spring is in the air. Statistics and press comments are more positive perhaps we should all be a little more optimistic.

John Halham FRICS, Gascoigne Halman, Wilmslow, Cheshire, 01625 540044 - Plenty of activity in the marketplace, but reluctance on the part of purchasers to commit. I have the feeling that optimism about the market is decreasing.

Andrew Holmes BSc (Hons) Dip Surv MRICS, Carter Jonas, South Lakeland, Cumbria, 01539 814908 - The lights have well and truly been switched back on with an excellent level of interest in upper market value properties. Multiple offers have been received on several properties with sales being agreed very close to asking prices.

Richard Powell FRICS, Ryder & Dutton, Oldham, Lancashire, 0161 925 3232 - The market showed more positive signs in February after a slower than expected start in January at least partly due to the weather. There are still negative reports about likely house price movements and the economy in general which are affecting confidence.

J Waddington Esq MRICS, Garside Waddington, Preston, Lancashire, 01772 20117 - Activity levels have increased slightly but sales are still difficult to negotiate.

Jonathan Clayton Esq FRICS, Bentley Higgs & Co., Blackpool, Lancashire, 01253 302928 - Although there is some indication that buyer confidence is returning, adverse weather conditions in January and February and a lack of confidence has depressed the market.

Louis Rigby FRICS, J.B. & B. Leach, St Helens, Merseyside, 01744 22816 - Activity overall is up and we expect this to continue throughout the spring, although the election is bound to have an effect.

East Midlands

Neil Hunt FRICS, Wilkins Vardy Residential Limited, Chesterfield, Derbyshire, 01246 270123 - An encouraging month with improved levels of sales and new instructions but the continued lack of high percentage mortgage lending for first time buyers remains a problem.

Stephen Jerrery FRICS, Jeffrey Jones Partnership, Derby, Derbyshire, 01332 200398 - Bottom end of the market is still slow as first time buyers and investors are restricted by finances. Mid range properties are showing more demand if priced correctly. This trend will continue.

Christopher Bletsoe FRICS FAAV, Bletsoe Estate Agents, Thrapston, Kettering, 01832 732241 - A better level of new instructions set to hit the market.

Richard Brooks FRICS, Strutt & Parker, Market Harborough, Leicestershire, 01858 433123 - Although sentiment has improved and buyers from London and the South East have seen rises in the value of their properties, there is little change in values or turnover in the East Midlands.

Christopher Shallice FRICS FAAV, Hix & Son, Holbeach, Lincolnshire, 01406 422 777 - Generally quiet. High level of viewings for certain properties which prospective purchasers perceive to be very good value for money. Many prospective buyers trying to sell existing properties without which they cannot proceed. Lack of mortgage finance.

Edward Wreglesworth FRICS, Escritt Barrell Golding, Sleaford, Lincolnshire, 01529 302271 - Lack of confidence still seem to be the key words. The underlying financial climate is such that moving house only tends to be done when absolutely necessary.

Mark Newton FRICS, Newton Fallowell, Grantham, Lincolnshire, 01476 584185 - February ended on a high and the portents are good for the spring, cautious optimism with the election looming.

Peter Mountain FRICS, Peter Mountain, Louth, Lincolnshire, 01507 603366 - Much busier month for valuations and new instructions. Sales though, remain stubbornly difficult with only the most keenly priced properties attracting real interest.

Stacey Dawe, Nottingham Property Services, Skegness, Lincolnshire, 0115 957 5886 - We are taking on more properties than expected. Since mid January enquiries and sales have increased and we are confident of a strong performance in the spring.

Adam Farnsworth BSc MRICS FAAV, Berrys, Northampton, Northamptonshire, 01536 532373 - Scarcity is perhaps the largest single factor holding village properties stable in a very uncertain market. It is to be hoped that the general sense that all will remain flat until the election is over, will prove to be untrue as we move into spring.

Martin Pendered FRICS, Martin Pendered & Co., Wellingborough, Northamptonshire, 01933 228822 - February has been a very busy month with greatly increased viewing numbers which has led to a sharp increase in sales volumes. New instructions are still below the level we would hope but this does have the effect of concentrating buyers' minds.

C C M Charlton BSc FRICS, Savills, Nottingham, Nottinghamshire, 0115 934 8020 - The improved activity we saw at the end of 2009 and early 2010 may be waning. Instructions are up but sellers must be careful on prices as the market will not rise to meet overoptimistic expectations in the near future.

Douglas Gascoigne MRICS, Gascoignes, Southwell, Nottinghamshire, 01636 813245 - Winter weather.

Stephen King Esq FRICS, Nottingham Property Services, Mansfield, Nottinghamshire, 0115 957 5886 - We are having lower offers on properties for £130k-£140k due to stamp duty being back at £125k.

West Midlands

Ryan William BSc FRICS, McCartneys, Hay-on-Wye, Hereford, 01497 820778 - More instructions as we emerge from a cold slow winter. More sales too as buyers emerge from hibernation. Still great uncertainty and hesitation, first time buyers struggling to get mortgages and concerned over job security.

Jonathan Owens, Arkwright Owens, Hereford, Herefordshire, 1432267213 - Weather - negative. National debt - negative. Press speculation about prices - negative.

Jeremy Dell MRICS FAAV, J J Dell & Company, Oswestry, Shropshire, 01691 653437 - The market, where there has been no snow, has showed signs of picking up, however this is tentative. Lack of credit and the prospect of a spring election may see a further dip in the market.

John Andrews FRICS FAAV, Doolittle & Dalley, Bridgnorth, Shropshire, 01562 821600 - A promising start to January has continued into February although signs are that confidence from both buyers and sellers is flagging, probably due to the current economic climate. Sales still being arranged but at very competitive prices.

Charles Ball MRICS, Bury & Hilton, Leek, Staffs, 01538 383344 - Market beginning to deteriorate.

Brian Holt MA MRICS, Brian Holt Chartered Surveyors, Leamington Spa, Warwickshire, 01926 678266 - Difficult to predict how the market is going, last two weeks have been quieter, may be due to half term holidays.

John Ozwell FRICS, Hunters, Solihull, West Midlands, 01564 771000 - January was fairly good but there is a "spooky" feel to the market. February will be interesting as figures similar to January but much increased viewer activity. Will this lead to a better March? Lets see.

Andrew Perrin MRICS, Fraser Wood Mayo & Pinson, Walsall, West Midlands, 01922 627686 - There have been a number of properties that have received a number of offer's on them, although this has only been due to sensible asking prices being sought. There now appear to be a number of new instructions coming to the market which, in certain areas, will ease the slight scarcity value that has occurred over the last few months.

Andrew Grant FRICS, Andrew Grant LLP, Worcester, Worcestershire, 07976-982742 - Available stock is very low and new instructions are still in short supply. However, given current mortgage restrictions, economic conditions, job insecurity and general affordability issues - buyer demand is somewhat tempered and appears to be in balance.

Andrew Oulsnam MRICS, Robert Oulsnam & Company, Birmingham, Worcestershire, 0121 445 3311 - There is a shortage of property coming onto the market not helped by the weather. There is also a shortage of first time buyers many of whom are renting.

Edward Gallimore FRICS, Edward Gallimore FRICS, Tenbury Wells, Worcestershire, 01584 810 436 - Applicants are very wary of buying properties at the moment, not sure as to what the economy will do.

John Andrews FRICS IRRV, Doolittle & Dalley, Stourport, Worcestershire, 01562 821600 - Lack of confidence still affecting buyers, such that an encouraging start to the year has signs of evaporating. Less property coming to the market, although spring unlikely to see many new seller instructions as general election looms.

John Andrews FRICS IRRV, Doolittle & Dalley, Bewdley, Worcestershire, 01562 821600 - Character properties still generating interest, including small town cottages, although modern properties on residential estates slow to sell. The beginning of 2010 looked promising although levels of new instructions and buyer enquiries not sustained.

John Andrews FRICS IRRV, Doolittle & Dalley, Kidderminster, Worcestershire, 01562 821600 - A more encouraging start to 2010 is unlikely to be sustained due to lack of confidence from buyers and hesitancy with sellers to achieve prices they expect. Some concerned with outcome of general election and effect higher taxation may have on disposable income.

A champion Esq FRICS, Halls, Worcester, Worcestershire, 01905 611066 - There has been an increase in buyers who have been in rented accommodation, but lack of new stock is an issue.

Andrew Spittle MRICS, Pace Property Solutions, Solihull, West Midlands, 0121 705 3028 - The market is showing signs of gaining some momentum with sales being agreed more quickly than last month and an increased number of properties coming onto the market. The moderate increase in prices has been sustained now for a number of months.

Adrian Powell FRICS, A Victor Powell, Bromsgrove, Worcestershire., 01527 832222 - More property is now coming to the market, but few are being sold. The first time buyer market is still strangled by lenders lack of affordable mortgage products.

East Anglia

James Buxton FRICS, Bidwells, Cambridge, Cambridgeshire, 01223 841 841 - Demand significantly outweighs supply for family homes in and around Cambridge. As a result, competitive bidding is becoming common place and excellent prices are being achieved for those recently coming to the market.

John Pocock FRICS, Pocock and Shaw, Cambridge, Cambs, 01223 322552 - The situation regarding new instructions is becoming acute. Very little property is coming onto the market, resulting in less popular houses, which have been available for some time, now selling to buyers who find they have little or no choice.

Mike Sarson MRICS, TW GAZE, Diss, East Anglia, 1379641341 - Too many uncertainties causing an uneasy feeling amongst buyers. Get the election done as soon as possible!

W J Hartnell FRICS, Simon Matthew & Co., Brentwood, Essex, 01277 355255 - The market is now in a period of stagnation up to the budget and the election. Until the result of the two is known the market will be difficult. Good bungalows and large country houses are the exception.

Antony Bromley-Martin MRICS, Strutt & Parker LLP, Chelmsford, Essex, 01245 254600 - I think the general election, forecast tax rises and public spending cuts, and the feared further credit squeeze will temper the new found momentum and make 2010 a little turbulent.

Leslie J Long FRICS, Newstead Estates Ltd, Colchester, Essex, 01206-760706 - Weak market, still very short of stock, and mortgage finance continues to stifle activity except if a substantial deposit (25% or more) is available. Notable that some agencies are starting to up-value or over-value, in order to buy instructions.

Peter Mockett FRICS, Hilbery Chaplin, Romford, Essex, 01708 732732 - Confidence is returning to the market although first time buyers still struggle to raise the 20-25% deposit required to borrow money at sensible rates of interest.

David Sherwood MRICS, Fenn Wright, Colchester, Essex, 01206 763388 - Talk of a double dip recession, worries about the forthcoming General election putting the market on hold, seems to have conspired to persuade the public not to put their houses on the market.

David Parish Esq FRICS, Gates Parish & Co, Upminster, Essex, 01708 250033 - The market is being inhibited by an insufficient number of new instructions. It seems both purchasers and sellers are concerned about the economic climate and the prospect of higher taxes and living costs.

Andrew Wagstaff MRICS, Bedfords, Burnham Market, Norfolk, 01328 730 500 - The market has bounced back from a slow start to the year. Instructions are the key to maintaining the current level of sales.

Simon Hickling MRICS FAAV, Maxey & Son, King's Lynn, Norfolk, 01553 767276 - A marked increase in activity with more properties coming to the market resulting in more applicant and viewing activities.

Tom Goodley MRICS, Strutt & Parker, Norwich, Norfolk, 01603 617431 - The right thing in the right place and the right price is selling well and there is a strong demand. For less favourable locations things are still very tough. Price is key.

Christopher Philpot BSc FRICS, Lacy Scott & Knight, Stowmarket, Suffolk, 01449 612384 - The last days of February showed that the market is ready to move once the cold, damp weather has cleared.

South East

John Frost MRICS, The Frost Partnership, Windsor, Berkshire, 1494680909 - The number of instructions has increased in line with the traditional pattern, however purchasers are very sensitive to price.

John Frost MRICS, The Frost Partnership, Amersham, Buckinghamshire, 01494 680909 - A general lack of instructions is putting pressure on well located house prices.

Neil McAndrew, Connells Estate Agents, Milton Keynes, Buckinghamshire, 01908 674141 - HIPs make vendors not try the market as it costs money to try.

John Frost Esq MRICS, The Frost Partnership, Beaconsfield, Buckinghamshire, 01494 680909 - The market remains strong with an excellent supply of good quality buyers. As pressure is applied to house prices it will be interesting to see whether the market overheats.

John Frost Esq MRICS, The Frost Partnership, Slough, Buckinghamshire, 01494 680909 - Market activity started slowly due to the weather however in the last month activity has increased week by week. If property is sensibly priced it is selling usually with multiple bids.

John Frost MRICS, The Frost Partnership, Gerrards Cross, Buckinghamshire, 1494680909 - General confidence is still fragile with reluctance for "top end" properties. Death, divorce and debt are still main drivers of new instructions - aspirational moves still on hold. Talk of Hung Parliament is unsettling; lower end more active. As mortgages become more available there is a move away from renting to buying.

Geoffrey Holden FRICS, Parsons Son & Basley, Brighton, East Sussex, 01273 326171 - Good level of applicant enquiries but desperate shortage of instructions.

Clive Rutland FRICS, Rutland chartered surveyors, Southampton, Hampshire, 023 8066 3451 - The availability of mortgages (the lack of) is still holding back the market. Despite this, there has been an increase in the number of properties for sale, but they are still exceeded by demand in particular sectors and price ranges. The impending election has not helped.

David Nesbit FRICS, D.M. Nesbit & Company, Portsmouth, Hampshire, 02392 864321 - There is a slow recovery from the winter affected market. Enquiries are however limited and not at normal levels. There are uncertainties about the economy and the outcome of the general election. Prices are stable and will always reflect personal circumstance.

David Smith BSc MRICS, Carter Jonas, Andover, Hampshire, 01264 342342 - We have seen an improvement in stock but there remains a shortage of good quality property which is fuelling prices due to good purchasers wishing to acquire sooner than later. For sellers contemplating a sale advice is to sell now rather than wait.

Kevin Rolfe MRICS, Aitchison Raffety, Hemel Hempstead, Herts, 01442 875509 - Short month and poor weather has been an interference but market activity picking up.

Kevin Rolfe MRICS, Aitchison Raffety, Berkhamsted, Herts, 01442 875509 - Good activity levels.

Kevin Rolfe MRICS, Aitchison Raffety, St Albans, Herts, 01442 875509 - Shortage of stock.

Kevin Rolfe MRICS, Aitchison Raffety, Watford, Herts, 01442 875509 - Reasonable market activity given month/ weather.

Martin Allen MRICS, Elgars, Wingham, Canterbury, Kent, 01227 720557 - Recent poor weather in east Kent has held market back this month.

Mike Hewson FRICS, Ibbett Mosely, Tonbridge, Kent, 01732 770588 - February saw a return to more normal market conditions after the bad weather in January. Sales arranged and exchanges both up and now more properties coming to the market. In our view there is a general 'balanced' market between sellers and buyers.

John Frost MRICS, The Frost Partnership, Staines, Middlesex, 01494 680909 - Forthcoming election, vendors/purchasers holding off until they see what impact this may have on the economy in general. Still a lack of confidence from the general public.

John Frost MRICS, The Frost Partnership, Ashford, Middlesex, 01494 680909 - Buyer enquiries are up from January, as is general activity. However, sales have not increased because: a) New listings are low for this time of year, and b) Buyers are having difficulty with mortgage funds.

William Leschallas MRICS, Jackson-Stops & Staff, Burford, Oxfordshire, 01993 822661 - The market remains cautious although busy. The forthcoming general election is creating some uncertainty as is the general political and economic climate.

Ian Perry FRICS, Perry Bishop & Chambers, Faringdon, Oxon, 01285 655355 - The market remains steady.

Bryan Elpick FRICS, Elphick Estate agents, Ashted, Surrey, 01372 272321 - The need for instructions showing signs of overly optimistic valuations being given which is confusing a fairly fragile recovery.

Mark Eshelby MRICS, Latchmere Properties Ltd, Dorking, Surrey, 01306 876006 - The market continues to improve, driven by low interest rates and a distinct lack of quality stock. Cash buyers are most common but uncertainty in the run up to the election is not ideal.

Mark Everett BSc FRICS, Michael Everett & Co., Epsom, Surrey, 01372 273448 - Continuing shortages of stock are holding prices, but purchasers are reluctant to pay over the odds to secure property. Hopefully spring stock increases will steady prices and encourage increased turnover.

Martin Seymour BSc FRICS, Crow Watkin, Reigate, Surrey, 01737 245886 - The market is settled, most transactions are going through, and prices are stable. With the background of wider economic uncertainty, most buyers are quite measured in the offers they make.

Peter Fearn FRICS, Keats Fearn, Farnham, Surrey, 01252 718018 - Average time from sale agreed to exchange has widened alarmingly as solicitors seem hell bent on raising more and more enquiries, often at the very last minute.

Peter Haynes FRICS, Trenchard Arlidge, Cobham, Surrey, 01932 857395 - The low number of transactions is due to concerns as to the economy and low loan to value rates. The high cost of moving is also reducing activity in the market place.

Anthony Jamieson MRIC, Clarke Gammon Wellers, Guildford, Surrey, 01483 880900 - There is still a shortage of stock and prices are therefore still rising, albeit at a lesser rate than at the end of 2009. The right property at the right price still attract a lot of interest and probably several offers. Now is the best time to sell as there is no point waiting for a spring market when the election will be around the corner.

John King Esq MRICS, Quinton Scott, Merton, Surrey, 0208 971 6780 - A fairly flat month with similar results to January. Purchasers are worried about the cost of funding, while vendors are taking some satisfaction that values have not dropped as predicted.

Philip Hiatt MRICS, Your Move Philip Hiatt, East Grinstead, W Sussex, 01342 321142 - The challenge remains to secure sufficient new instructions to sell. Those buyers that are financially secure are back and happy to commit and the imbalance of supply and demand continues to underpin prices.

South West

Jeff Cole MRICS, Cole Rayment & White, Wadebridge, Cornwall, 1208813595 - February has been a remarkably busy month for both new instructions and sales. Wadebridge and the Camel estuary continues to be ever so popular although the market is still price sensitive.

Richard Dolton FRICS, Richard Dolton Ltd, Torpoint, Cornwall, 01752 813813 - Positive - More mortgages are being made available with more acceptable deposit structure. Negative - Stamp duty level reduction to £125K has simply pushed sales forward for completion in December that would have held over to January.

Richard Evans BSc MRICS, Colleys Surveyors, Truro, Cornwall, 07967 321239 - Market is fragile. The bad weather in January caused the market to stall and February has seen no real trend emerge. In some areas prices of first time buyer property are falling, but good quality individual houses are seeing some competition amongst buyers.

David Dark FRICS FNAEA, Seldon Ward & Nuttall, Bideford, Devon, 01237 477997 - Buyer enquiries still outstripping availability, creating shortage of certain types of property. This is most apparent in the lower price range which has resulted in an increase in prices as a result.

Michael Insley, Chequers Estate agents, Barnstaple, Devon, 01271 379314 - With the end of the stamp duty holiday there has been a noticeable reduction in the number of proceedable buyers coupled with a large number of new property listings.

Ray Saunders FRICS, Webbers Property Services, Bideford, Devon, 01271 378500 - Most buyers have a belief that prices are going to slowly increase over the long term. People are starting to ask whether the election will change the market so there may well be a slight slowdown as we get closer to it.

Richard Evans BSc MRICS, Colleys Surveyors, Exeter, Devon, 07967 321239 - A shortage of property is driving the price increases, and whilst good prices are being achieved on the small number of transactions currently taking place, confidence is low and the forthcoming election is likely to see the market stall.

Richard Evans BSc MRICS, Colleys Surveyors, Plymouth, Devon, 07967 321239 - Still a shortage of property on the market but this has not translated into any consistent increase in price. General sense is that the market is holding its breath pending the election. Having said that, there is a demand for certain types of property.

Robert Williams MRICS, Robert Williams, Exeter, Devon, 01392 204800 - There is still a lack of supply of new property coming onto the market. However, most new instructions are finding buyers.

Robin Thomas FRICS, Strutt & Parker, Exeter, Devon, 01392 215631 - After the snow the market picked up and we have agreed a good number of sales at or close to the guide. There is a shortage of quality country houses coming to the market.

Simon Cooper FRICS, Stags, Exeter, Devon, 01392 255 202 - Due a slow January, the increasing media coverage suggesting we may be entering a double dip recession and with the general election looming, we are finding that purchasers are becoming increasingly cautious.

Timothy Garratt Esq FRICS, Rendells, Chagford, Devon, 01647 432277 - It has been noticeable that here has been an increase in valuations for sale and new instructions now that the weather is improving. From this we deduce that poor weather in January made a significant contribution to the lack of new instructions.

William Morrison MRICS, Knight Frank, Exeter, Devon, 01392 423111 - Limited stock, frustrated buyers.

Roger Punch Esq FRICS, Stags, Plymouth, Devon, 01752 223933 - Weather conditions continued to hold back sales, but towards the end of the month the viewing rate improved. Fresh instructions are starting to appear but HIPs continue to restrict supply.

G C Thorne FRICS FCIQB, THORNES Chartered Surveyors, Poole, Dorset, 01202 684004 - The forthcoming election and what an incoming government may do is causing further uncertainty in an already fragile market place.

Julian Bunkall FRICS, Jackson-Stops & Staff, Dorchester, Dorset, 01305 262 123 - A difficult market to predict. The prospect of a general election makes buyers and vendors rather nervous. Bad weather has not helped with new instructions. We expect more property to come onto the market in March.

Peter May BSc FRICS, Minster Property Management Limited, Wimborne, Dorset, 01202 842812 - The market was quiet over the Christmas period and into the new year possibly due to the snow. There has been a marked increase in the number of enquiries for surveys and surveys undertaken.

Ben Marshall MSc MRICS, Woolley & Wallis, Shaftesbury, Dorset, 01747 852242 - More activity from mid February - valuations and sales.

Ian Perry FRICS, Perry Bishop & Chambers, Cirencester, Gloucestershire, 01285 655355 - The market remains steady.

Mark Annett FRICS, Mark Annett & Company, Chipping Campden, Gloucestershire, 01386 841622 - We are seeing increased activity and buyers and sellers are out there and we are busy. It will all hinge on the election and what happens to interest rates and taxes.

Matthew Harvey BSc MRICS, Chesterton Humberts, Cirencester, Gloucestershire, 01285 650955 - Lack of stock and general sentiment coupled with awful weather in the Cotswolds has led to a suppressed start to 2010.

John Cowley FRICS, Crisp Cowley, Bath, Somerset, 01225 789333 - February was a reasonably buoyant month for house sales: prices appear to have stabilized, but the outlook is for very modest price inflation over the next three months.

Richard Evans BSc MRICS, Colleys Surveyors, Taunton, Somerset, 07967 321239 - Market is very fragile and price rises have occurred as a result of a shortage of property on the market rather than any increase in confidence.

David McKillop BSc FRICS, McKillop & Gregory, Salisbury, Wiltshire, 01722 414747 - A slow start to the month, but things have improved dramatically. There has been a marked improvement in instructions and valuations and applicant numbers have increased. Sales have been slower, but offers have been coming in.

David Witherow FRICS, White Horse Surveyors Ltd, Chippenham + Trowbridge, Wiltshire, 01249 444465 - Low LTV for first time buyers seems to be holding down the market - very little movement and very few mortgage valuations being done. Estate agents have plenty of stock but there is a lack of confidence.

Graham Waterton MRICS, Strutt & Parker, Salisbury, Wiltshire, 01722 344011 - Our market is dominated by lack of supply. Plenty of well funded purchasers with very little choice of houses.

Wales

Roger Davies, JJ Morris, Cardigan, Ceredigion, 1239612343 - Far more activity over last 4 weeks compared to the previous 8, as buyers come back to the market, hopefully in the belief that prices have now levelled off and may increase this year.

David Jones BSc FRICS, Jones & Redfearn, Rhyl, Co Denbighshire, 01745 351111 - There are signs of recovery in the market with increased activity. The recovery is fragile and would be helped by scrapping HIPs and banks giving money to home buyers rather than as bonuses.

Dafydd Hardy MRICS, Dafydd Hardy Y Gwerthwyr Tai, Bangor, Gwynedd, 01248 371212 - A very active month, Feb, exceptional listings at reasonable asking prices. Viewings have doubled and good sales. Expecting 'election' reaction once party political broadcasts begin. Could go either way!

John Nicholas MRICS, J J Morris, Haverfordwest, Pembrokeshire, 01437 760440 - The most specific factor which is affecting the confidence in the housing market is the lack of mortgage finance, demand for properties is linked to this availability which is not as forthcoming as it could and needs to be.

Paul Lucas BSc FRICS, R K Lucas & Son, Haverfordwest, Pembrokeshire, 01437 762538 - The market is producing evidence of a slight increase in confidence.

David James FRICS, James Dean, Brecon, Powys, 01874 624757 - Sales are slightly up, new instructions down.

Kelvin Francis FRICS, Kelvin Francis & Co., Cardiff, South Glamorgan, 029 2076 6538 - February has seen a strong level of viewings, more than compensating for a slow start to the year in January. First time buyers are returning to the market

D E Baker FRICS, David Baker & Company, Penarth, Vale of Glamorgan, 029 2070 2622 - Still a lack of new instructions, hopefully this will improve in March. Lenders still a little reluctant, which is making it difficult for the market to move on. Signs of an improvement coming but probably being held back by uncertainty as to what might happen.

London

Jeremy Leaf BSc FRICS, Jeremy Leaf & Co., Finchley, Barnet, 020 8446 4295 - Prices increased marginally during February as did stock levels although there is still a lack of family houses coming onto the market and we are still finding a shortage of first time buyers due to the continuing difficulties in funding.

James Perris MRICS, De Villiers Surveyors, London, Central London, 020 7887 6009 - The market continues to attract interest with confidence from both the UK and international buyers. This demand coupled with a lack of stock continues to see prices increasing. The predicted increase in interest rates later this year may create more sellers.

Benson Beard MRICS, Bective Leslie Marsh, London, London, 020 7589 6677 - Still short of instructions, which is causing apathy among buyers. Prices creeping up on the back of no supply. This might change as minds turn to the election and the tax rises that might effect the values of properties.

Brendon Thomas BSc MRICS, Maitlands Acorn Professional Ltd., London East, London, 07823 777900 - London seems to be outperforming the rest of the UK. There is a healthy appetite to buy but limited stock to choose from, thereby putting upward pressure on prices.

Charles Puxley, Jackson-Stops & Staff, Chelsea, London, 020 7581 5881 - International buyers are dominating the market particularly over the £3 million mark but in general they are in no hurry to commit, thus as agents one has to be very patient. Activity seems to vary from day to day and it is back to the fundamentals.

Jonathan Slater LLB (Hons) MA MRICS, Foster Slater, Central/Greater London, London, 020 8341 4146 - The market appears to be picking up following a quiet January. Activity in the central London market, especially at the top end, continues to be fairly buoyant with prices achieved, in some cases, above 2007 levels.

Luke Pender-Cudlip MRICS, Knight Frank, Wandsworth/Clapham/Balham, London, 020 8682 7777 - The market in Wandsworth and Clapham is very robust at present. Good applicants and plenty of stock is keeping turnover active. In many cases we are seeing 2007 peak prices achieved.

Robert Green MRICS, John D Wood & Co., Kensington, London, 020 7352 1484 - International buyers are still taking advantage of the weak pound to buy property at all levels in Kensington. Recent press coverage over political and financial uncertainties has led to buyers being more discerning

Stephen Whitley FRICS, R Whitley & Co., West Drayton, Middlesex, 01895 442711 - February has seen an increase in new seller instructions, buyer enquiries and a greater volume of sales. Confidence appears to be returning.

Kim Turner, Bective Leslie Marsh, Kensington, London - Kensington and Chelsea, 0207 795 4288 - 80% of buyers in the current market place are investor buyers looking for key, sound, long-term investments. Location and layout of property is particularly significant to these buyers i.e. 2 bed raised ground or first floor flats are the highest in demand.

Keith Barnfield, Barnfields, Enfield, Middlesex, 0208 363 3394 - The shortage of houses for sale is keeping business slow. There is a fairly constant supply of buyers. As a result, prices continue to nudge upwards.

John H Stevens FRICS, Stevens associates ltd, South East London, 01959 577012 - Limited number of properties coming onto market and agents running out of stock. However, buyers are still negotiating asking prices down and acting prudently.

James Gubbins MRICS, Dauntons, Pimlico, Westminster, 020 7834 8000 - A quite start to the year (really down to the cold snap) has now lead to a period of an entirely different character in what is not far off a buying frenzy. However, this rush to buy has not been complimented by an increased flow of instructions.

Arwel Griffith FRICS, Robert Sterling Chartered Surveyors, Walthamstow, Waltham Forest, 0845 838 0930 - Still upward, although concern over what might happen interest rates rise.

Scotland

Gordon Macdonald FRICS, Allied Surveyors Scotland, Aberdeen, Aberdeenshire, 01224 571163 - Severe winter weather has meant a slow start to the year, but closing dates, even for plentiful tenement flats are starting to be competitive resulting in some modest upward pressure on prices.

Chris Hall MRICS, Rettie and co, Edinburgh, Midlothian, 0131 220 4160 - lack of supply remains dominant factor and properties new to market are attracting good interest whereas older properties are often struggling. The importance of location has reasserted itself in last 18.

Adrian Howard MRICS, Pentarg, Kirkwall, Orkney, 01856 972022 - More positive signs.

Peter McEachran FRICS, Graham and Sibbald, Paisley, Renfrewshire, 0141 889 3251 - Properties are selling where prices are realistic and reflect current market conditions rather than previous levels. Sellers are slowly becoming more realistic in their expectations.

Alasdair Seaton BSc MRICS, D M Hall, Kinross, Scotland, 01383 621262 - Slow start to the year due to weather. Signs now of people wishing to sell. Expectations of a better market in spring.

Alexander Inglis BA MRICS, C/TD Galbraith, Scottish Borders, Scotland, 01896 754842 - Early results this year have been fairly encouraging and we are now seeing increasing numbers of properties coming onto the market in the run-up to spring. The high cost of bringing houses onto the market now that Home Reports are required has put some off.

Grant Robertson MRICS, Allied Surveyors, Glasgow, Scotland, 0141 330 9950 - After the snow, ice and chill winds of January the housing market is beginning to show signs of thawing. Whilst this is driven by low stock levels as in previous months activity is rising and buyers are returning to the market.

John Bradburne FRICS, Bradburne & Co., St Andrews, Scotland, 01334 479 479 - The market keeps showing signs that it is returning but invariably the inspection of a property along with a verbal agreement of terms is followed by "we would just like to wait a bit to see what the market does over the next few months".

Chris Highton Dip Surv FRICS, Allied Surveyors Scotland plc, Selkirk, Scottish Borders, 01750 724170 - Although we still have the odd flurry of snow, the weather seems to be improving and, at last, the property market seems to have emerged from its winter slumber.

Richard A Clowes MRICS, DMHall LLP, Galashiels, Scottish Borders, 01896 752009 - A busier month than expected possibly due to playing catch-up from January. Hopefully the momentum will continue into March.

Chris Highton Dip Surv FRICS, Allied Surveyors Scotland plc, Selkirk, Scottish Borders, 01750 724170 - Although we still have the odd flurry of snow, the weather seems to be improving and, at last, the property market seems to have emerged from its winter slumber. Sellers are now getting ready for the spring, with Home Report instructions on the rise, and buyers are beginning to appear as well. Cautious optimism!!

Northern Ireland

Tom McClelland FRICS, McClelland Salter, Lisburn, Co Antrim, 2892674121 - Issues remain on strict lending criteria and size of deposits required. There is now acceptance the market has changed irrevocably and there is no likelihood of long term price recovery.

Bronagh Boyd MRICS, Digney Boyd Ltd., Newry, Co Down, 028 30 833 233 - The market appears to be levelling off with increased demand for starter homes and investments.

Daragh Mallon BSc MRICS, Best Property Services, Newry, Co Down, 028 302 66811 - Significant investor activity evidence in properties sub £100,000. Increase in pre sale instructions. More mortgage products available to both owner occupiers/investors.

Harold Montgomery FRICS, Montgomery Finlay & Co., Enniskillen, Co Fermanagh, 028 6632 4485 - Negative - Banks and availability of finance in deposit requirements - Lack of confidence in general economy and job security. Positive - Signs of recovery in England and increased volume of sales in Belfast area.

Aidan Conway MRICS, P Andrews Chartered Surveyors, Londonderry, Londonderry, 2871263635 - House prices would appear to have bottomed out over the past 3 month period with renewed First time buyer interest evident coming into the traditionally busier spring period. Limited mortgage availability however is still affecting demand.

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