



UK HOUSING MARKET POLL - JUNE 2012

SURVEY CONDUCTED JUNE 11-19

1a. Please provide your forecasts for full-year change in UK house prices. (percent change Dec/Dec or Q4/Q4)

	June poll		March poll	
	2012	2013	2012	2013
MEDIAN	-1.6	0.0	-2.0	1.9
MAXIMUM	1.0	4.9	3.0	5.0
MINIMUM	-5.0	-10.0	-5.5	-4.0
NO. OF FORECASTS	22	21	20	20

*Forecasts based on Nationwide, Halifax and DCLG in-

2a. Do you think house prices will fall further from here? Yes/No

June poll: 12 said yes 9 said no
 March poll: 12 said yes 6 said no

b. If you think house prices will fall, how much (in percentage terms), will they drop from here?

	June poll	March poll
MEDIAN	5.0	3.3
MAXIMUM	40.0	15.0
MINIMUM	2.0	1.0
NO. OF FORECASTS	11	12

c. When will they stabilise?

2 said Q3 2012 2 said Q4 2013
 2 said Q1 2013 1 said H2 2013
 1 said Q2 2013 1 said Q1 2014
 1 said early 2013 1 said Q2 2019
 2 said Q3 2013

1b. Forecasts for full-year change in central London house prices. (pct change Dec/Dec or Q4/Q4)

	June poll		March poll	
	2012	2013	2012	2013
MEDIAN	2.4	3.0	5.0	4.5
MAXIMUM	6.0	5.0	5.0	7.0
MINIMUM	-2.0	-10.0	2.0	-4.0
NO. OF FORECASTS	7	7	6	6

3. What is your forecast for the level of Bank of England mortgage approvals? (in thousands)

	June poll		March poll	
	6 months	12 months	6 months	12 months
MEDIAN	52.0	55.0	60.0	62.0
MAXIMUM	66.0	65.0	70.0	90.0
MINIMUM	33.0	50.0	48.0	50.0
NO. OF FORECASTS	15	15	15	15

4. On a scale of 1 to 10, where 1 is extremely undervalued, 5 is fairly valued and 10 is extremely overvalued, what best describes the current average level of UK house prices relative to fundamentals?

	June poll	March poll
MEDIAN	6	6
MAXIMUM	10	8
MINIMUM	4	5
NO. OF FORECASTS	20	19

Following is a list of contributors

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