



UK HOUSING MARKET POLL - FEBRUARY 2017

SURVEY CONDUCTED FEBRUARY 14-23

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

	Feb poll			Dec poll	
	2017	2018	2019	2017	2018
MEDIAN	2.5	2.3	3.0	2.0	2.7
MAXIMUM	6.8	6.4	6.3	5.0	6.0
MINIMUM	-2.0	-5.0	-2.0	-5.0	0.0
NO. OF FORECASTS	33	32	26	25	22

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

	Feb poll			Dec poll	
	2017	2018	2019	2017	2018
MEDIAN	0.3	2.0	2.5	-0.5	2.0
MAXIMUM	6.3	6.0	6.0	8.0	6.0
MINIMUM	-5.0	-7.0	-3.0	-5.0	-3.0
NO. OF FORECASTS	20	20	17	12	12

*Forecasts are based on a variety of house price indexes, including Halifax, Nationwide, Rightmove, ONS and Land Registry.

2. 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?

	Feb poll	Dec poll
MEDIAN	6.5	6.0
MAXIMUM	9.0	9.5
MINIMUM	5.0	3.0
NO. OF FORECASTS	31	22

3. 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 London house prices?

	Feb poll	Dec poll
MEDIAN	8.5	8.0
MAXIMUM	10.0	10.0
MINIMUM	5.0	5.0
NO. OF FORECASTS	28	21

4. Which among these will influence the UK housing market the most in 2015?

Brexit negotiations turn fractious	19
Restrictions already placed on buy-to-let combined with increased stamp duty	8
Oversupply of luxury flats	1
A correction in the London market	10
People leaving the UK	2
Lack of construction of new homes	7
Further fall in sterling	2
Other	8

4. Will a potential further fall in sterling outweigh Brexit uncertainty for foreign investors and encourage them to keep supporting the market?

16 said no
13 said yes

Following is a list of contributors:

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