

# UK HOUSING MARKET POLL - NOVEMBER 2014

SURVEY CONDUCTED NOVEMBER 18-25

1a. Forecasts for full-year change in UK house prices. (Dec/Dec or Q4/Q4)

	Nov poll			August poll		
	2014	2015	2016	2014	2015	2016
<b>MEDIAN</b>	<b>8.5</b>	<b>4.0</b>	<b>4.0</b>	<b>9.0</b>	<b>6.0</b>	<b>4.0</b>
MAXIMUM	11.1	7.0	6.0	14.0	8.0	6.3
MINIMUM	4.0	0.0	0.0	6.0	1.5	0.0
<b>NO. OF FORECASTS</b>	<b>24</b>	<b>24</b>	<b>23</b>	<b>19</b>	<b>19</b>	<b>17</b>

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

	Nov poll			August poll		
	2014	2015	2016	2014	2015	2016
<b>MEDIAN</b>	<b>15.7</b>	<b>4.0</b>	<b>3.8</b>	<b>12.0</b>	<b>6.0</b>	<b>5.0</b>
MAXIMUM	18.0	12.4	10.0	22.0	9.0	6.5
MINIMUM	6.0	-5.0	-5.0	6.0	3.0	0.0
<b>NO. OF FORECASTS</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>11</b>	<b>10</b>	<b>10</b>

\*Forecasts are based on a variety of house price indexes, including Halifax, Nationwide, Department of Communities and Local Government (DCLG) / ONS and Land Registry.

2a. On a scale of 1 to 10, where 1 is extremely cheap, 5 is priced just about right and 10 is extremely expensive, what best describes the level of UK house prices?

	Nov poll	August poll
<b>MEDIAN</b>	<b>7</b>	<b>6</b>
MAXIMUM	9	9
MINIMUM	5	4
<b>NO. OF FORECASTS</b>	<b>22</b>	<b>21</b>

2b. On a scale of 1 to 10, where 1 is extremely cheap, 5 is priced just about right and 10 is extremely expensive, what best describes the level of London house prices?

	Nov poll	August poll
<b>MEDIAN</b>	<b>9</b>	<b>9</b>
MAXIMUM	10	10
MINIMUM	6	7
<b>NO. OF FORECASTS</b>	<b>19</b>	<b>19</b>

3. What is the main reason for the slowdown in UK house price rises?

7 said lack of household demand  
 7 said tighter lending norms  
 7 said others  
 None said oversupply and institutional investors pulling out of the market

4. Is the boom in London's property market over?

17 said yes  
 4 said no

Following is a list of contributors:

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