



# UK HOUSING MARKET POLL - MAY 2013

SURVEY CONDUCTED MAY 20-28

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

	May poll		Feb poll	
	2013	2014	2013	2014
<b>MEDIAN</b>	<b>2.0</b>	<b>2.4</b>	0.0	2.0
MAXIMUM	5.0	10.0	3.0	5.0
MINIMUM	-2.0	-1.0	-7.0	-10.0
<b>NO. OF FORECASTS</b>	23	23	25	25

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

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

	May poll		Feb poll	
	2013	2014	2013	2014
<b>MEDIAN</b>	<b>5.0</b>	<b>5.0</b>	2.5	4.0
MAXIMUM	7.0	7.0	8.0	10.0
MINIMUM	4.0	2.0	-5.0	-10.0
<b>NO. OF FORECASTS</b>	7	6	11	11

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

	May poll		Feb poll	
	6 months	12 months	6 months	12 months
<b>MEDIAN</b>	<b>57</b>	<b>64</b>	58	63
MAXIMUM	65	75	70	75
MINIMUM	50	56	50	48
<b>NO. OF FORECASTS</b>	14	14	18	18

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 UK house prices relative to fundamentals?

	May poll	Feb poll
<b>MEDIAN</b>	<b>6.0</b>	6.3
MAXIMUM	9.0	8.5
MINIMUM	5.0	3.0
<b>NO. OF FORECASTS</b>	21	22

4. When do you expect the average UK house price to surpass the peak seen in 2007?

1 said June 2013	1 said Q413	2 said Q214
1 said beyond 2014	1 said Q215	2 said Q415
1 said beyond 2015	1 said Q216	2 said Q416
1 said Q217	1 said 2017	1 said Q218
1 said beyond 2018	1 said Q119	1 said Q219
1 said beyond 2020		

Following is a list of contributors

4CAST, Capital Economics, Citi, Commerzbank, Council of Mortgage Lenders, Deutsche Bank, Experian, Fathom Consulting, Hometrack, IHS Global Insight, Investec, John Charcol, Jonathan Davis Wealth Management, Knight Frank, Lloyds Banking Group, Monument Securities, Moody's Analytics, Nationwide, Natixis, NIESR, PwC, Scotiabank and UBS.