



# UK HOUSING MARKET POLL - NOVEMBER 2013

SURVEY CONDUCTED NOVEMBER 20-26

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

	Nov poll			Aug poll	
	2013	2014	2015	2013	2014
<b>MEDIAN</b>	<b>6.5</b>	<b>5.7</b>	<b>4.3</b>	4.0	5.5
MAXIMUM	8.0	9.0	11.0	7.0	12.0
MINIMUM	3.5	3.1	1.0	1.0	0.0
<b>NO. OF FORECASTS</b>	<b>22</b>	<b>22</b>	<b>22</b>	<b>22</b>	<b>22</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.

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

	Nov poll			Aug poll	
	2013	2014	2015	2013	2014
<b>MEDIAN</b>	<b>10.0</b>	<b>7.0</b>	<b>5.0</b>	6.0	6.1
MAXIMUM	11.3	10.0	7.0	10.0	12.0
MINIMUM	6.0	5.0	2.0	2.5	3.5
<b>NO. OF FORECASTS</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>12</b>	<b>12</b>

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

	Nov poll		Aug poll	
	6 months	12 months	6 months	12 months
<b>MEDIAN</b>	<b>75</b>	<b>80</b>	65	70
MAXIMUM	90	110	65	85
MINIMUM	60	63	58	55
<b>NO. OF FORECASTS</b>	<b>15</b>	<b>15</b>	<b>12</b>	<b>12</b>

Following is a list of contributors

4Cast, BNP Paribas, Building Value Ltd., Capital Economics, Commerzbank, Council of Mortgage Lenders, Deutsche Bank, Experian, Fathom Consulting, IHS Global Insight, Investec, John Charcol, Jonathan Davis Wealth Management, Knight Frank, Monument Securities, Moody's Analytics, Nationwide, Natixis, NIESR, PwC, Schrodgers, Scotiabank.

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?

	Nov poll	Aug poll
<b>MEDIAN</b>	<b>6.0</b>	<b>7.0</b>
MAXIMUM	9.0	8.0
MINIMUM	4.0	5.0
<b>NO. OF FORECASTS</b>	<b>21</b>	<b>17</b>

3. Should the Help to Buy program be changed so the ceiling is lowered below £600,000, as a way to ease pressure in London's housing market?

10 said no  
10 said yes

5. Is prime London property an example of an asset price bubble?

11 said no  
8 said yes

6. How confident are you in the Bank of England's ability to moderate the housing market, should the need arise?

3 said not at all  
8 said not very  
9 said fairly  
1 said very