



# UK HOUSING MARKET POLL - FEBRUARY 2014

SURVEY CONDUCTED FEBRUARY 19-25

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

	Feb poll			Nov poll	
	2014	2015	2016	2014	2015
<b>MEDIAN</b>	<b>7.0</b>	<b>5.0</b>	<b>4.0</b>	<b>5.7</b>	<b>4.3</b>
MAXIMUM	17.0	9.0	6.0	9.0	11.0
MINIMUM	3.5	0.0	0.0	3.1	1.0
<b>NO. OF FORECASTS</b>	<b>26</b>	<b>25</b>	<b>19</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 London house prices. (pct change Dec/Dec or Q4/Q4)

	Feb poll		
	2014	2015	2016
<b>MEDIAN</b>	<b>9.2</b>	<b>7.0</b>	<b>5.0</b>
MAXIMUM	13.0	10.0	7.0
MINIMUM	5.5	3.0	2.0
<b>NO. OF FORECASTS</b>	<b>10</b>	<b>9</b>	<b>6</b>

2. For how long is the double-digit rise in London property prices sustainable?

7 said 1 year  
9 said 1 to 2 years  
3 said 3 years  
2 said more than 3 years

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
<b>MEDIAN</b>	<b>8.0</b>
MAXIMUM	10.0
MINIMUM	6.0
<b>NO. OF FORECASTS</b>	<b>23</b>

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?

	Feb poll	Nov poll
<b>MEDIAN</b>	<b>6.5</b>	<b>6.0</b>
MAXIMUM	8.5	9.0
MINIMUM	4.0	4.0
<b>NO. OF FORECASTS</b>	<b>25</b>	<b>21</b>

5. How far can Bank Rate rise before spending in an average household is curtailed significantly?

	Feb poll
<b>MEDIAN</b>	<b>1.75</b>
MAXIMUM	4.50
MINIMUM	0.00
<b>NO. OF FORECASTS</b>	<b>16</b>

Following is a list of contributors:

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