

Property Tracker



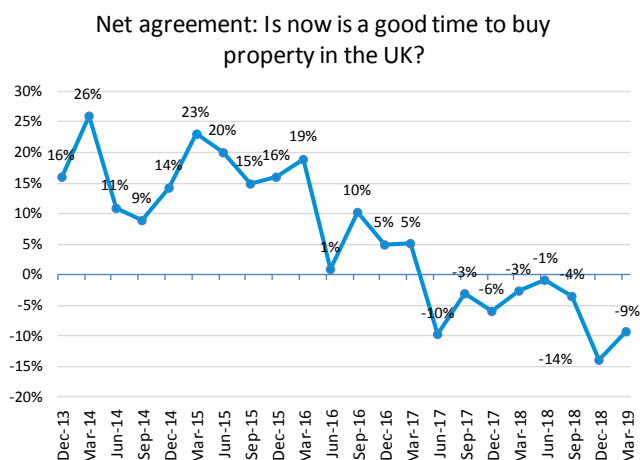
March 2019

Housing market confidence remains low as Brexit uncertainty persists

- A third of people do not think now is a good time to buy a property
- Concerns over job security rise to five year high
- Nearly a third of people believe house prices will fall over the next year

Property Tracker Index remains in negative territory for seventh consecutive quarter

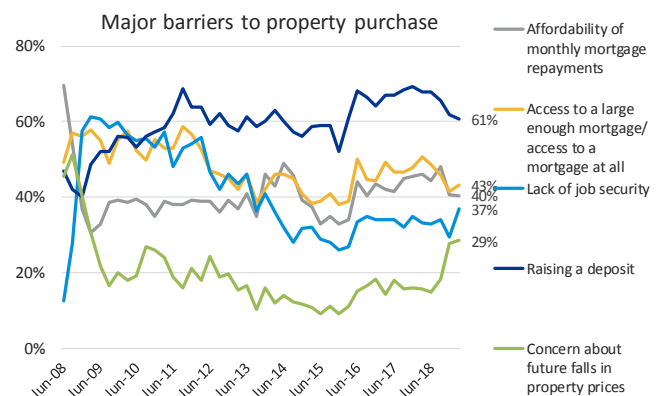
The *Property Tracker Index* was minus 9 percentage points in March, the seventh consecutive quarter where more people said they did not believe now was a good time to buy a property (33%) compared to those who said it was a good time to buy (23%). The continued political uncertainty pushed the index into negative territory in June 2017 and has failed to recover since. If an agreement is reached in parliament confidence may begin to recover.



BSA Property Tracker

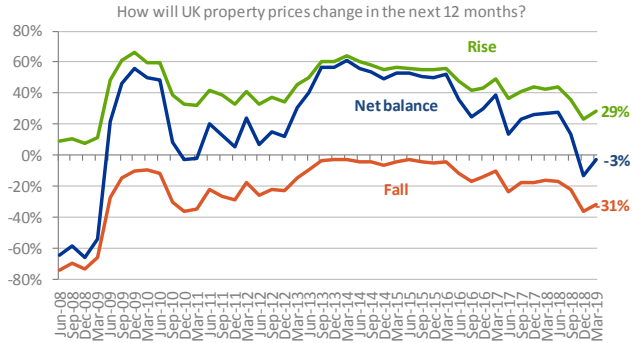
Concerns over job security rise

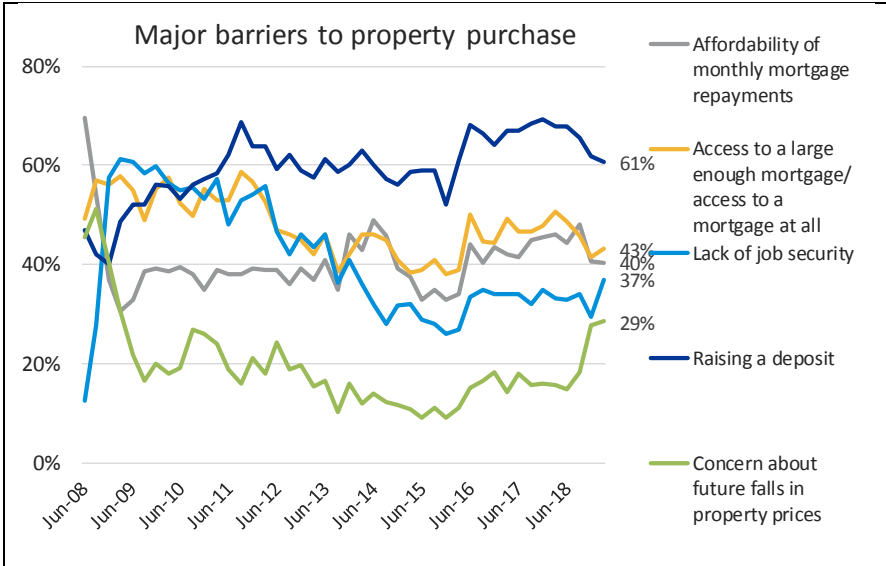
A lack of job security was cited by 37% of people as a barrier to property purchase in March. This is up from 29% in December 2018 and the highest for five years, since March 2014. There has been recent news of companies planning to close operations in the UK in coming years, and other companies suggesting they could leave following a 'no-deal' Brexit. People are evidently becoming more concerned that their jobs could be at risk.



Raising a deposit remained the biggest barrier to property purchase in March. 61% of people cited this as a barrier, similar to the 63% in December 2018. Concerns about future falls in property prices also remained steady with 29% of people citing this as a barrier, although this is at a heightened level after rising from 18% in September 2018.

House price expectation remained weak in March, with just 29% of people who think prices will rise over the next 12 months compared to 31% who think they will fall. This gives a net score of minus 3 percentage points. This is up from minus 13% in December 2018, but remains in negative territory.

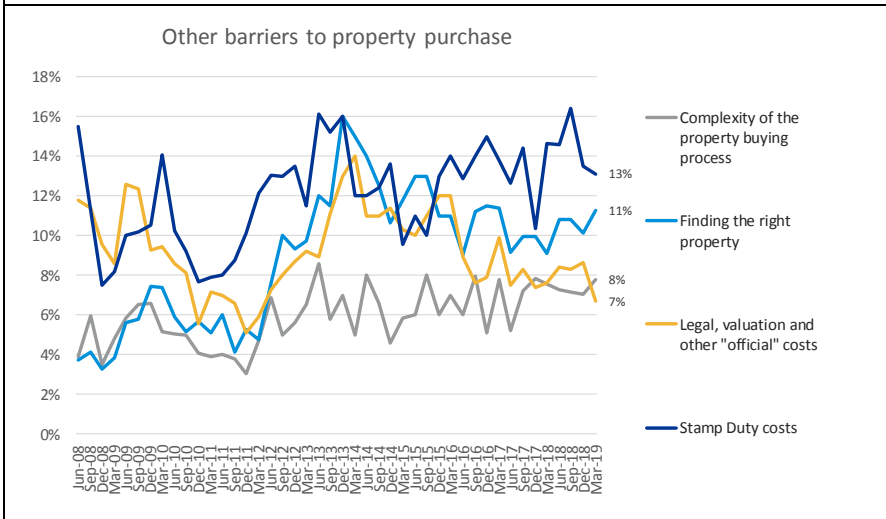




Raising a deposit was a barrier to 61% of people in March 2019, relatively unchanged from 62% in December 2018.

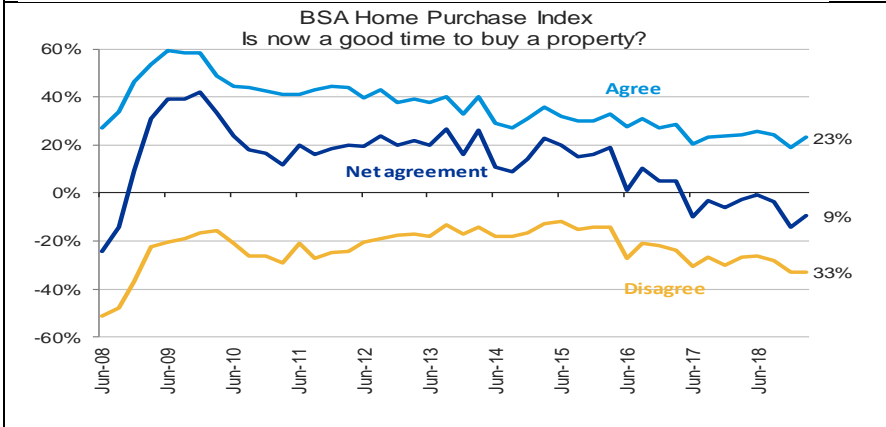
Lack of job security was a barrier to 37% in March 2019, up from 29% in December 2018.

Concerns about future falls in property prices was a barrier to 29% of people in March, relatively unchanged from 28% in December 2018.



Legal, valuation and other 'official' costs was a barrier to 7% in March 2019, down from 7% in December 2018.

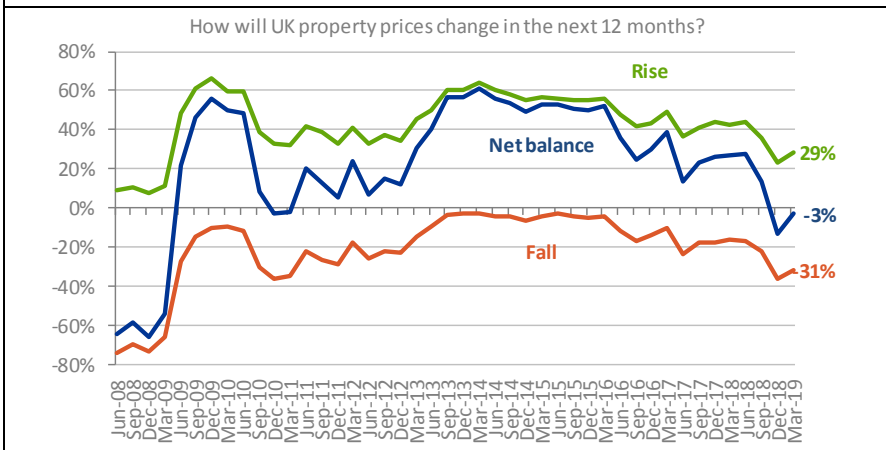
Other minor barriers were little changed quarter on quarter.



In March 23% of consumers agreed that it is currently a good time to buy property in the UK; up from 19% in December 2018.

In March 33% disagreed, unchanged from December 2018.

As a result, the net agreement increased, to minus 9 percentage points in March from minus 14 percentage points in December 2018.



29% thought house prices would rise in the next 12 months in March, up from 23% in December 2018.

31% thought prices would fall in March, compared to 36% in December 2018.

The net balance therefore increased to minus 3 percentage points in March from minus 13 percentage points in December 2018.

The Property Tracker survey is conducted quarterly by YouGov Plc for the Building Societies Association.

Total sample size was 2,006 adults. Fieldwork was undertaken between 1st March – 4th March 2019. Surveys are carried out online. Figures have been weighted and are representative of all GB adults (aged 18+). All figures, unless otherwise stated, are from YouGov Plc.

Figures between June 2012 to March 2016 are from Canadean Consumer. For all other dates research was carried out by YouGov. Therefore, caution should be taken when comparing results across these periods.

The proportion agreeing 'now is a good time to buy' includes those who agree strongly and those who tend to agree, while the proportion disagreeing includes those who disagree strongly and those who tend to disagree. Respondents who answered 'don't know' are not shown, so percentages do not sum to one hundred.

Net agreement represents the proportion who agree with a statement minus the proportion who disagree. Net balance figures represents those who said house prices would rise to some extent minus those who said prices would fall. These figures are calculated by the Building Societies Association using YouGov data.

The Building Societies Association (BSA) represents all 43 UK building societies, as well as 4 credit unions. Building societies have total assets of over £400 billion and, together with their subsidiaries, hold residential mortgages of over £320 billion, 23% of the total outstanding in the UK. They hold over £280 billion of retail deposits, accounting for 19% of all such deposits in the UK. Building societies account for 37% of all cash ISA balances. They employ approximately 42,500 full and part-time staff and operate through approximately 1,470 branches.

Data tables for the standard questions can be downloaded here: www.bsa.org.uk/information/statistics/bsa-property-tracker/

