

# UK Housing Market Outlook

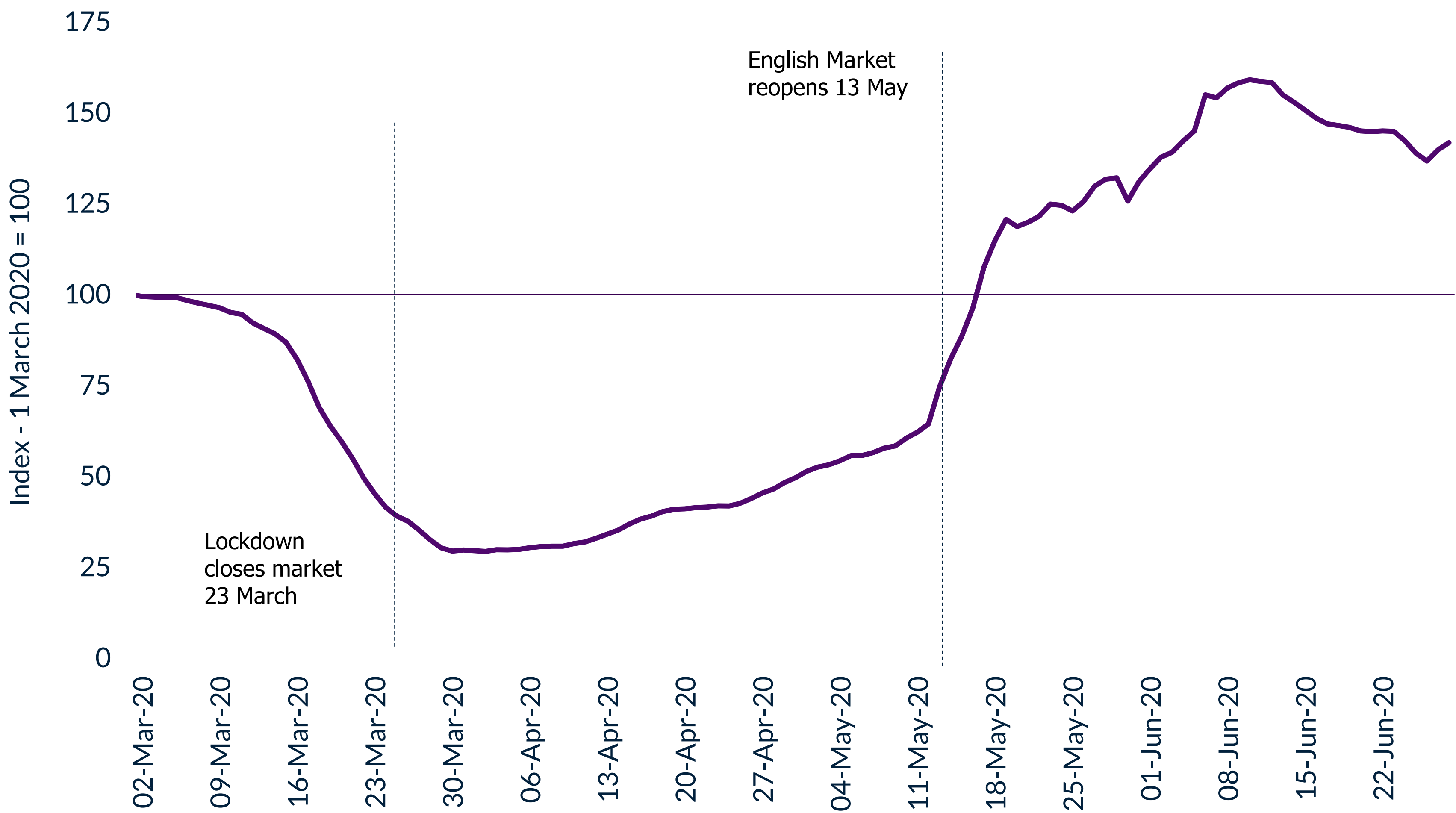
Gráinne Gilmore, Head of Research

9<sup>th</sup> July 2020

# Activity Pricing Outlook

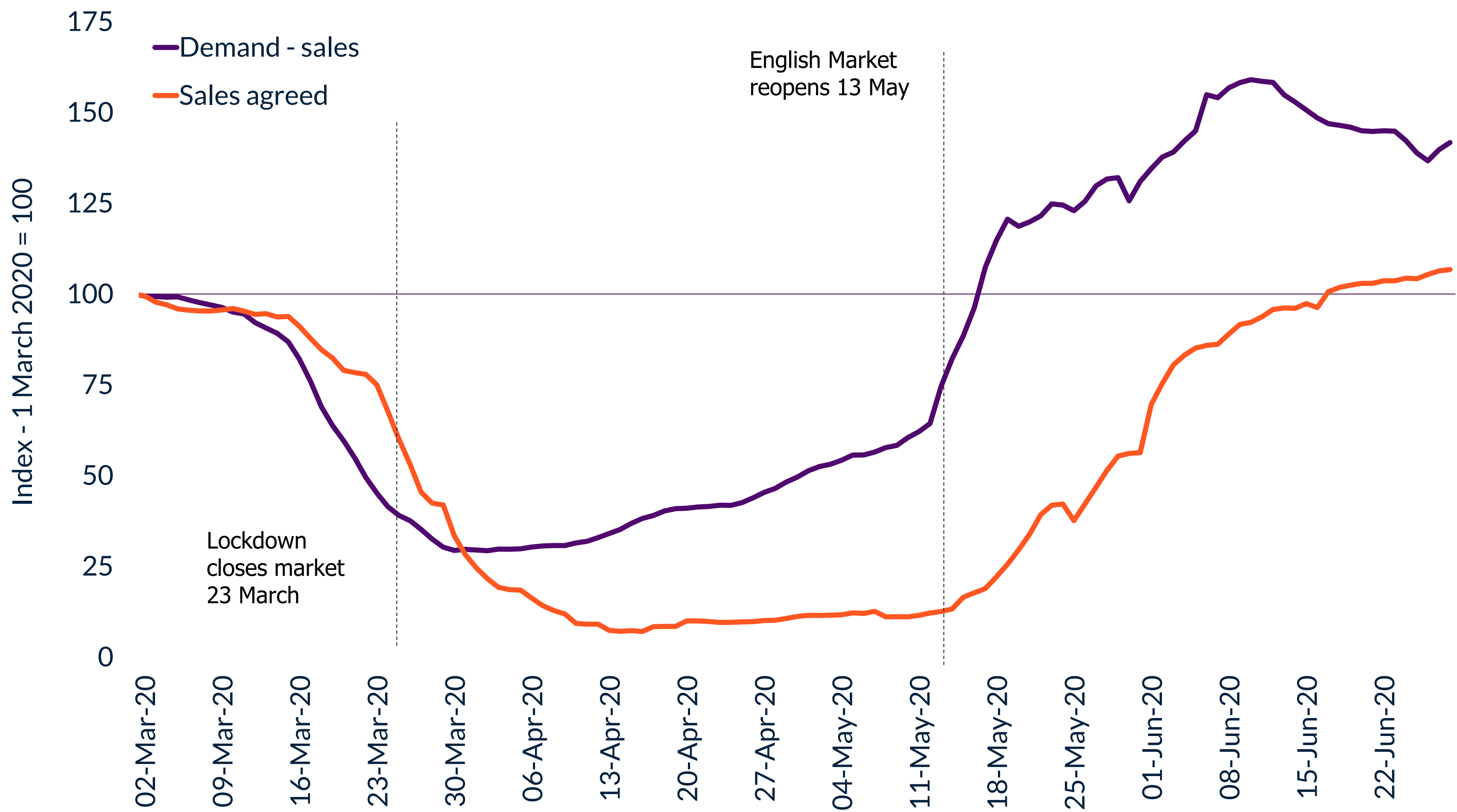
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# Demand rebounds...



Source: Zoopla Research – estate agency residential market – ex new homes and overseas

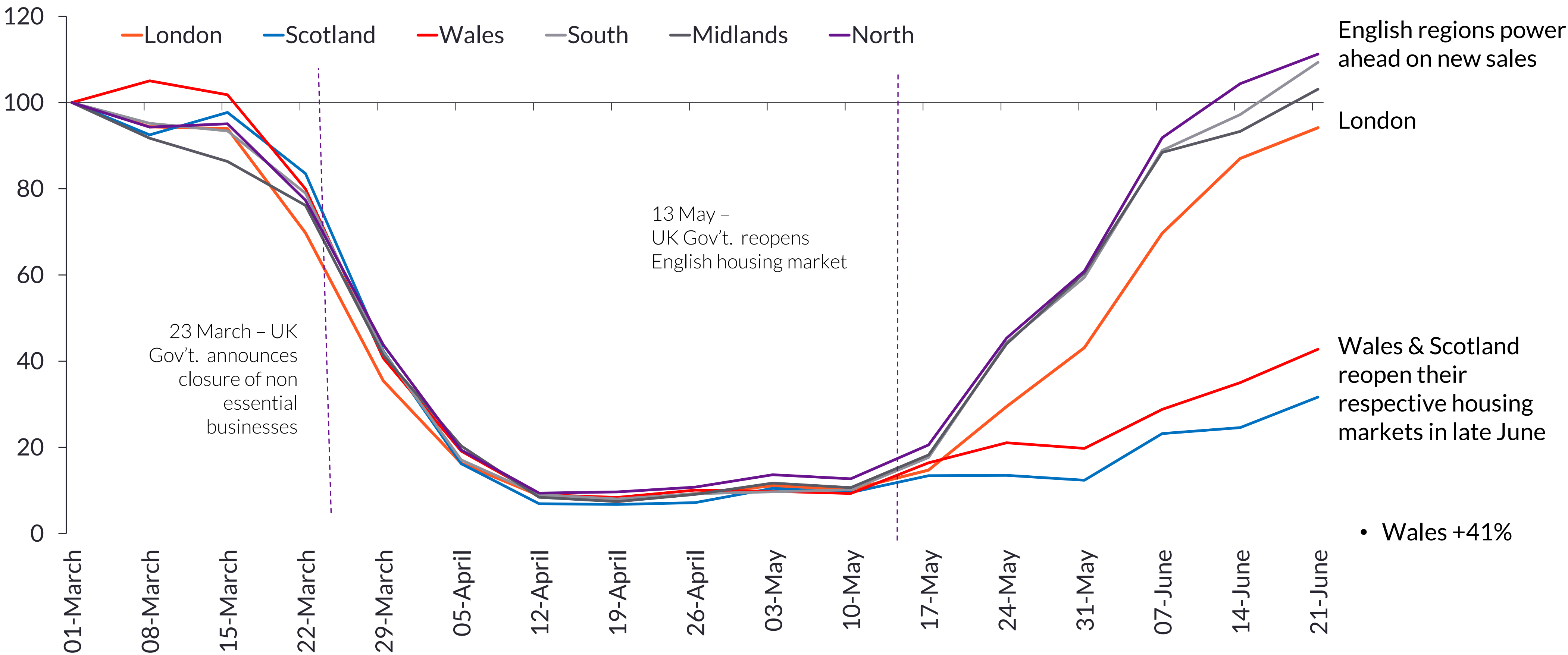
# As do sales agreed...



Source: Zoopla Research – estate agency residential market – ex new homes and overseas

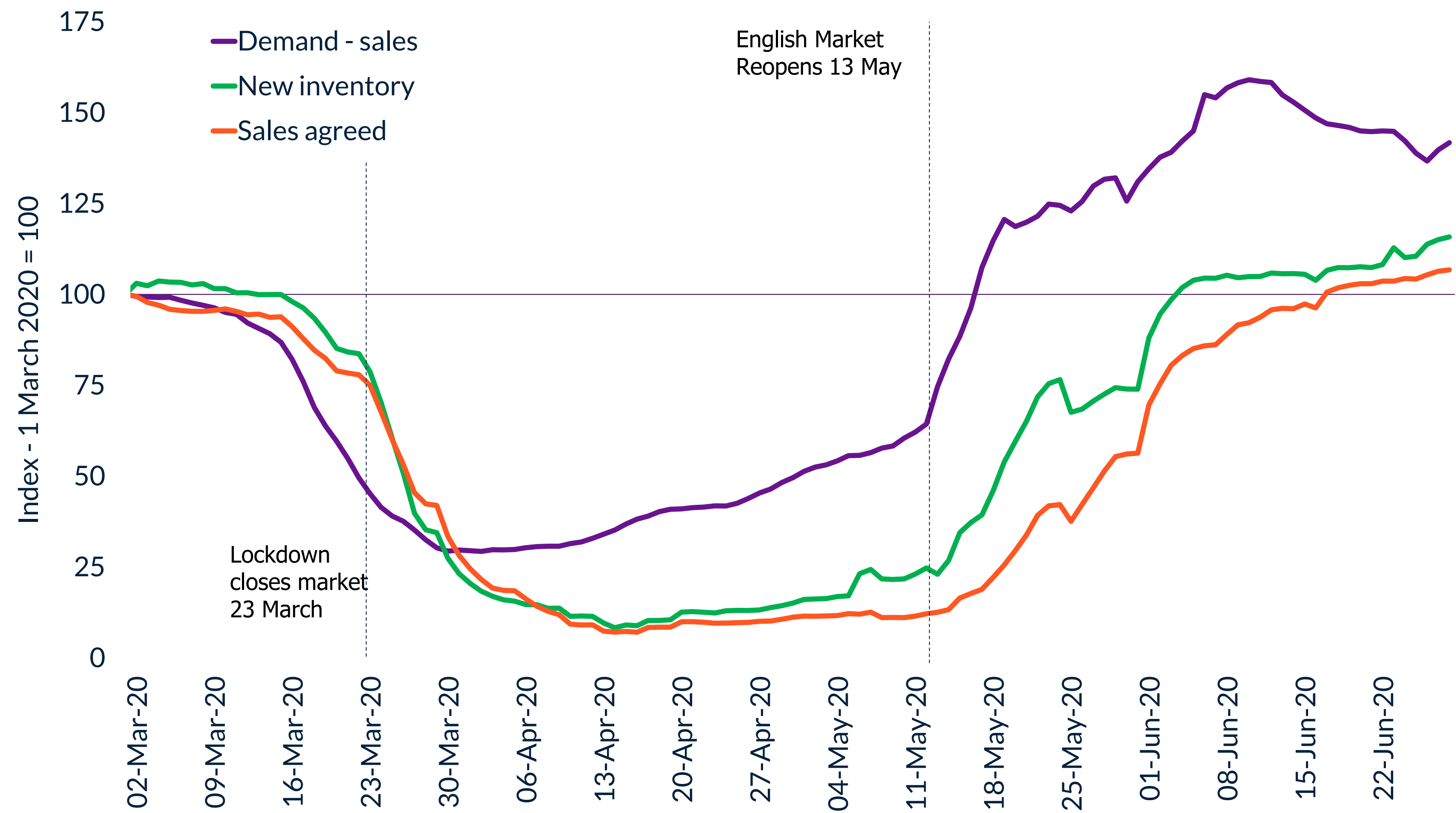
# ..led by English Regions

Index of new sales agreed by region (rolling 7-day, w/e 8 March 2020 = 100)

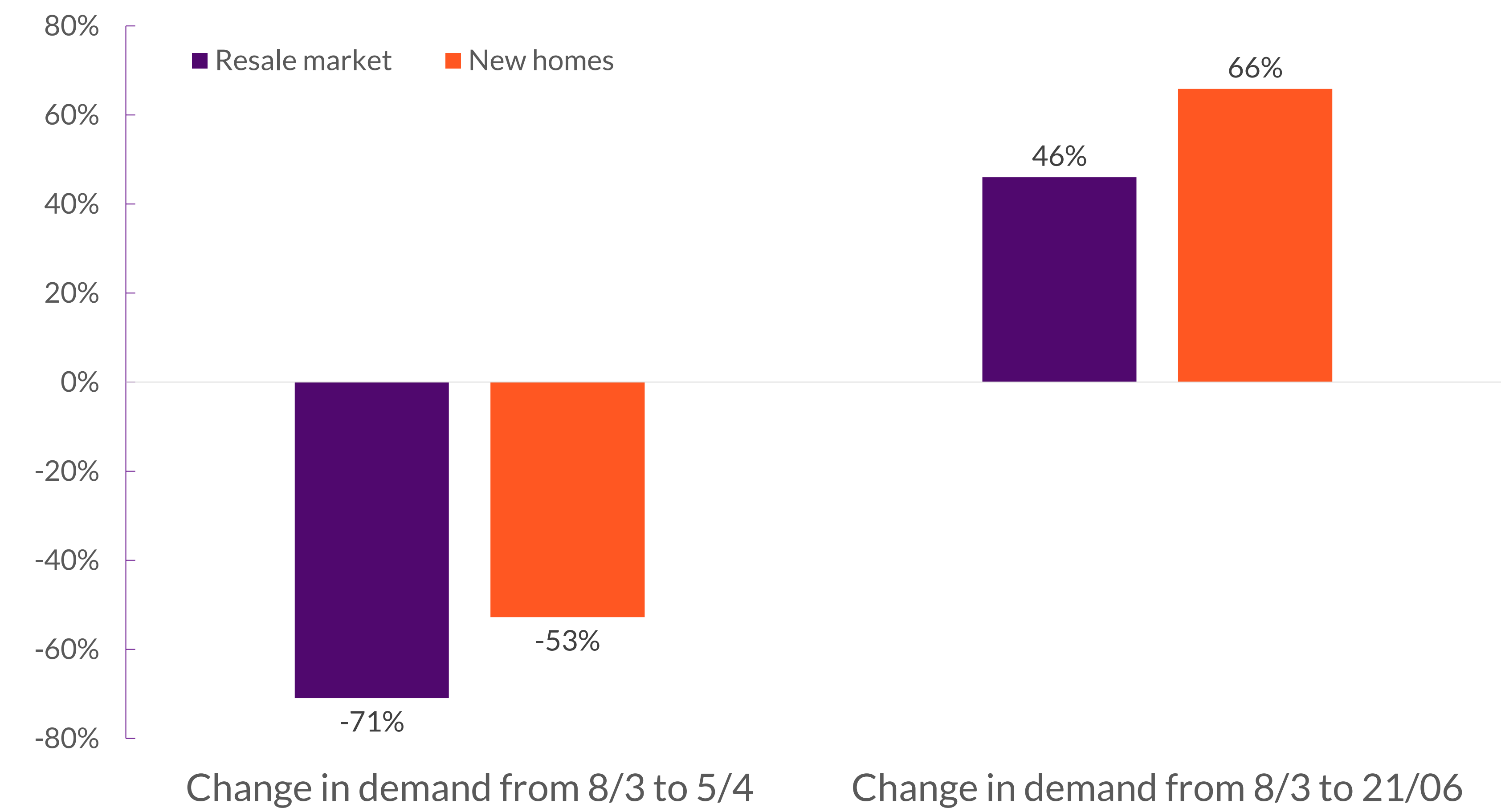


Source: Zoopla Research – estate agency residential market – ex new homes and overseas

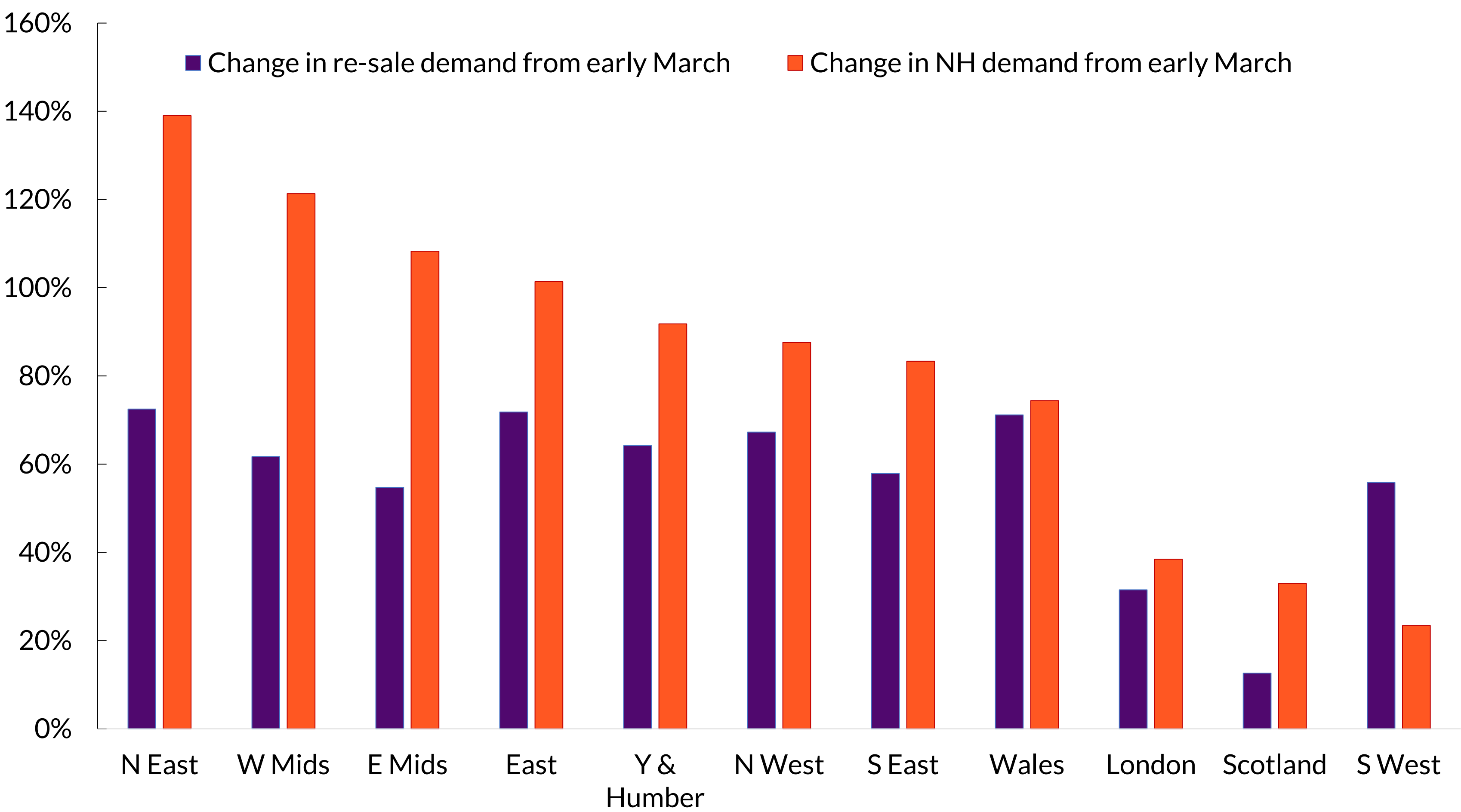
# New inventory also rising...



# New Homes: Demand



# ....and by Region

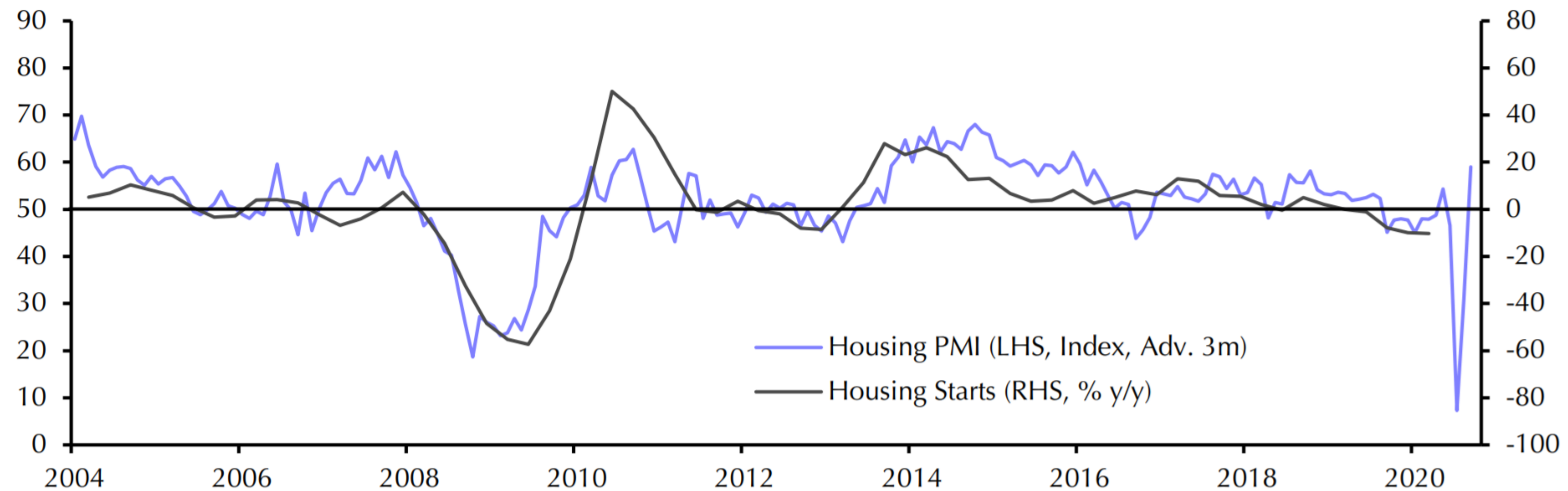




# New Homes: Construction Activity

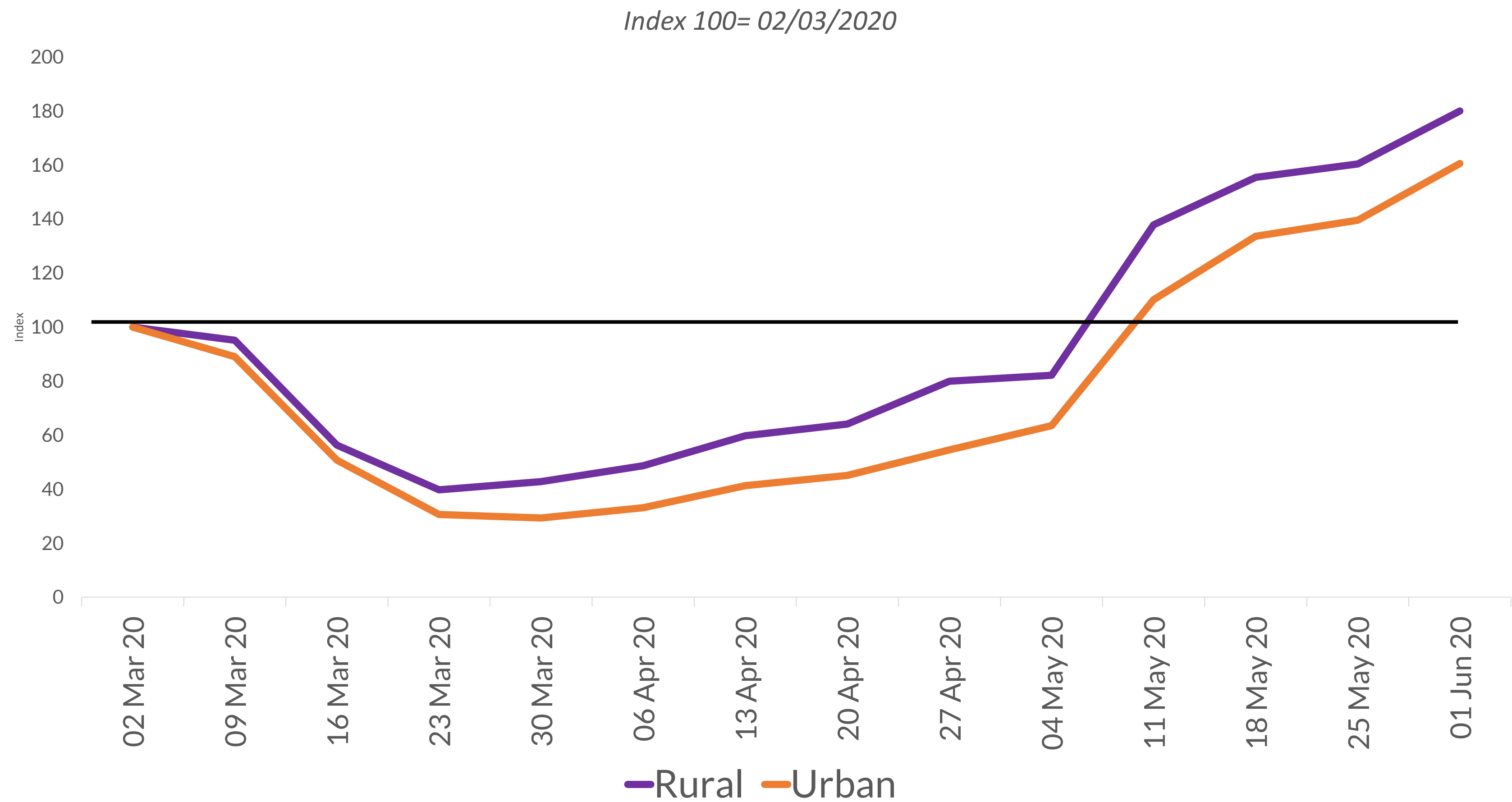
Housing Construction PMI/New Homes Starts

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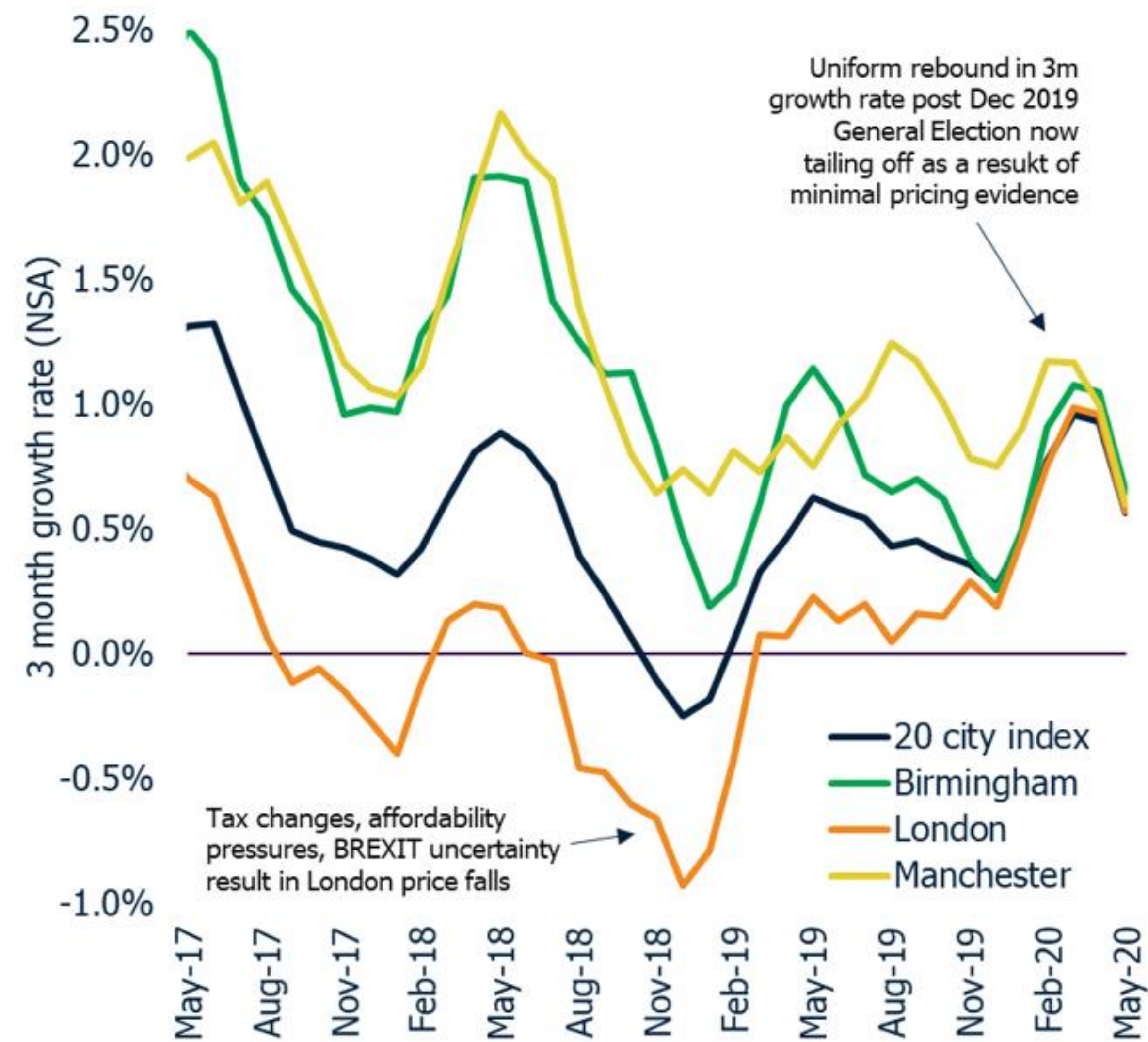


Source: Capital Economics, using HIS Markit/CIPS, Refinitiv

# Moving to the Country?

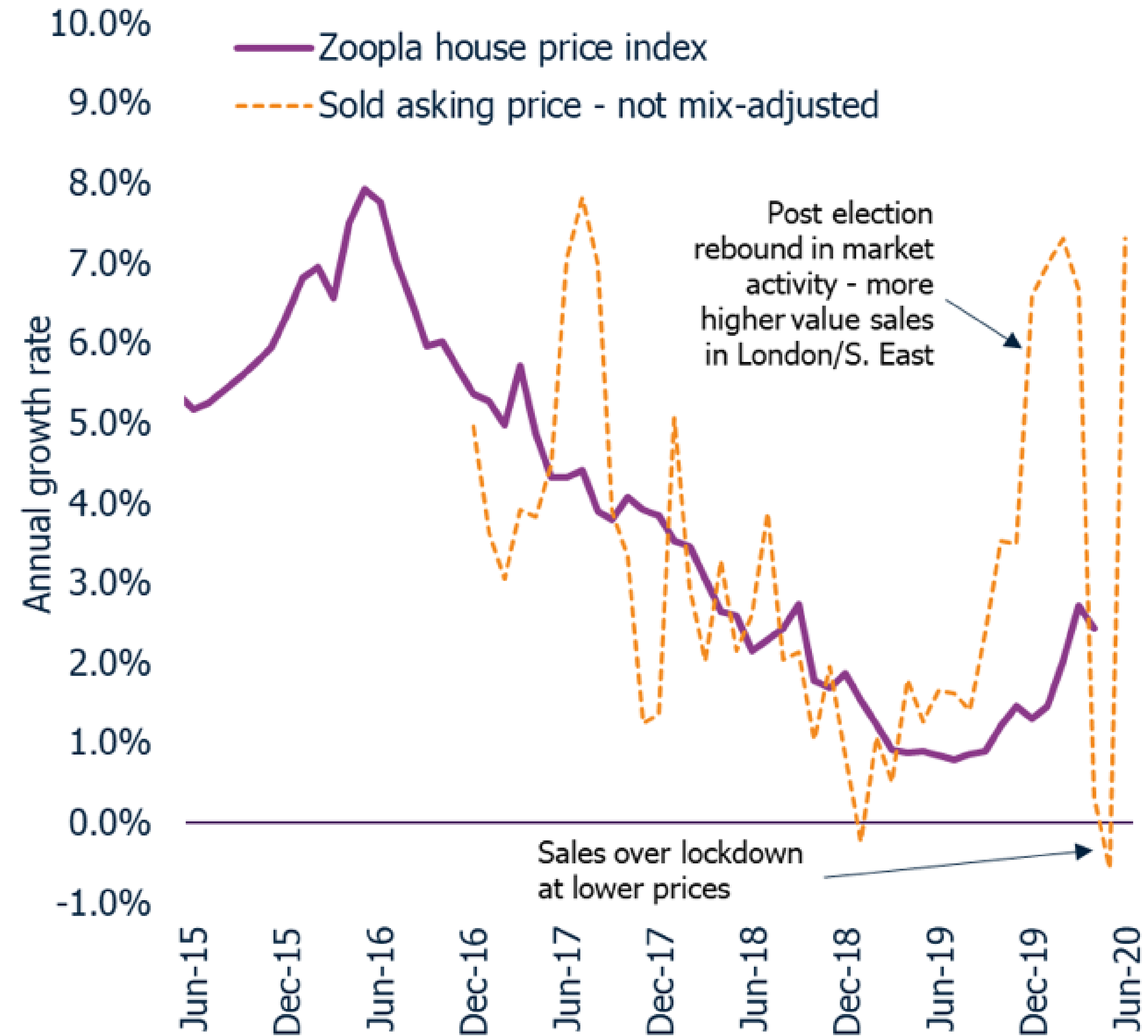


# House Prices

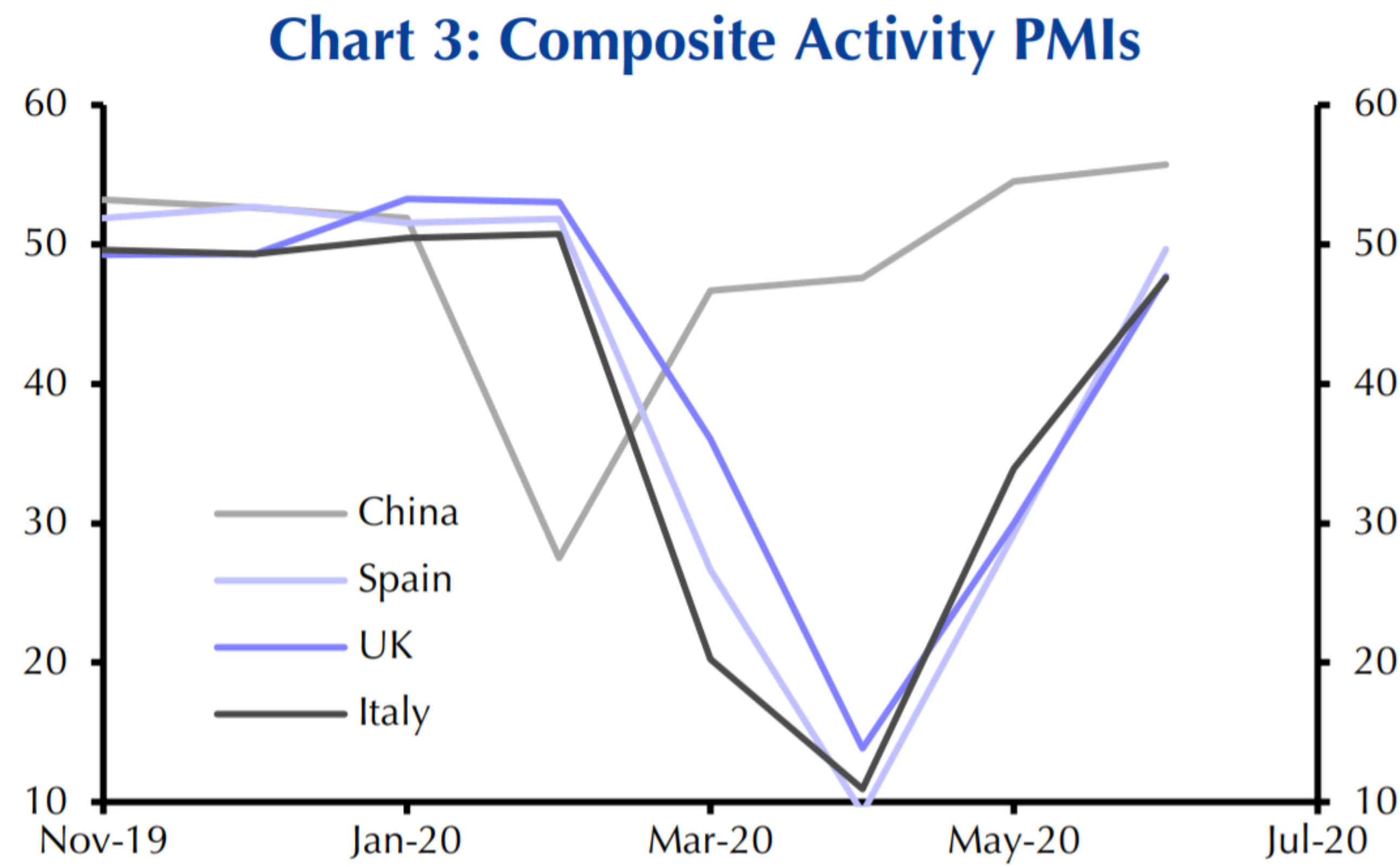


# Asking Prices

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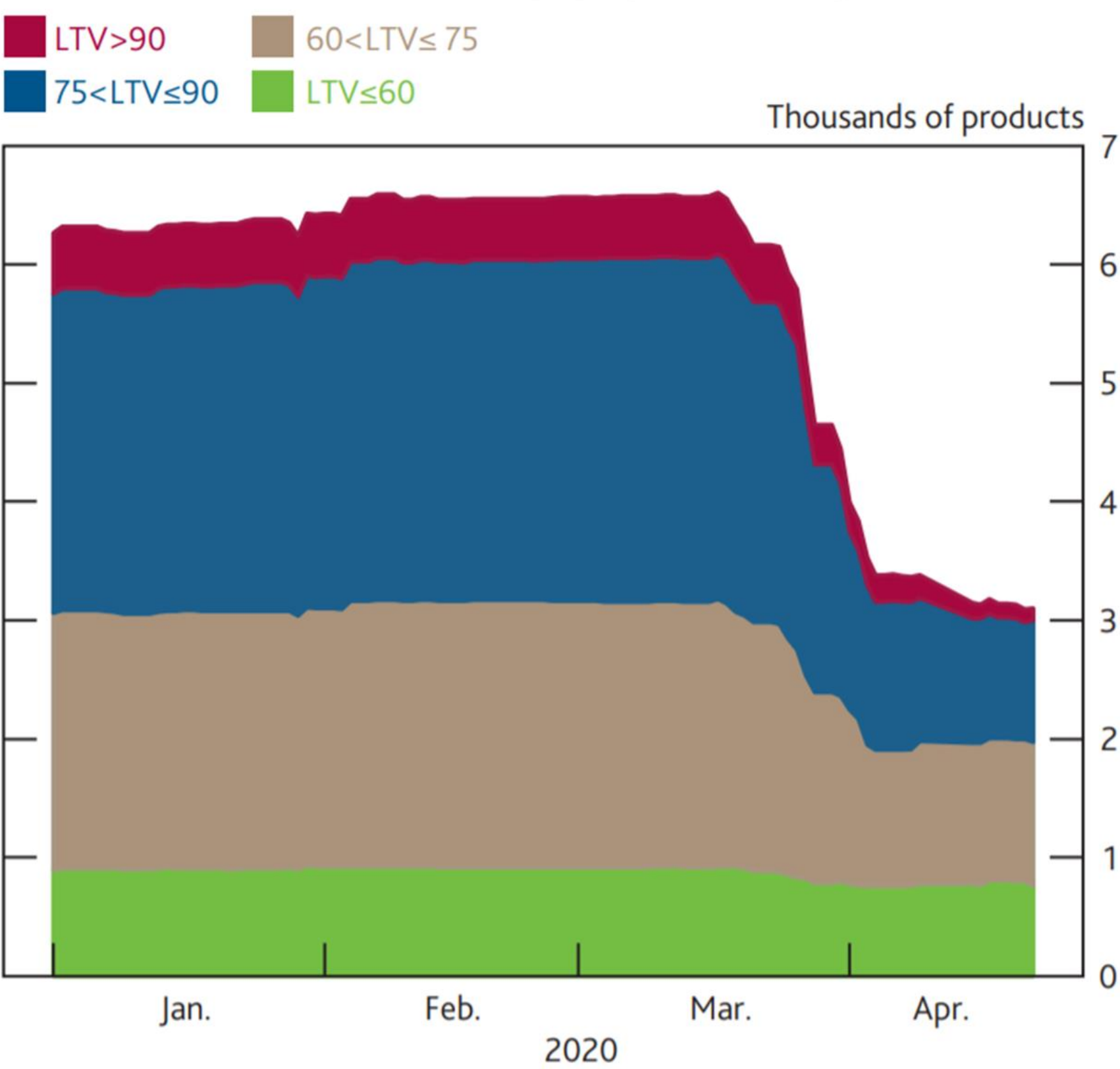


Source: Google, Apple, IHS Markit, Moovit, Oxford University, Capital Economics

# Mortgage Lending

**Chart 2.20** The availability of new mortgage products has fallen, particularly at higher LTVs

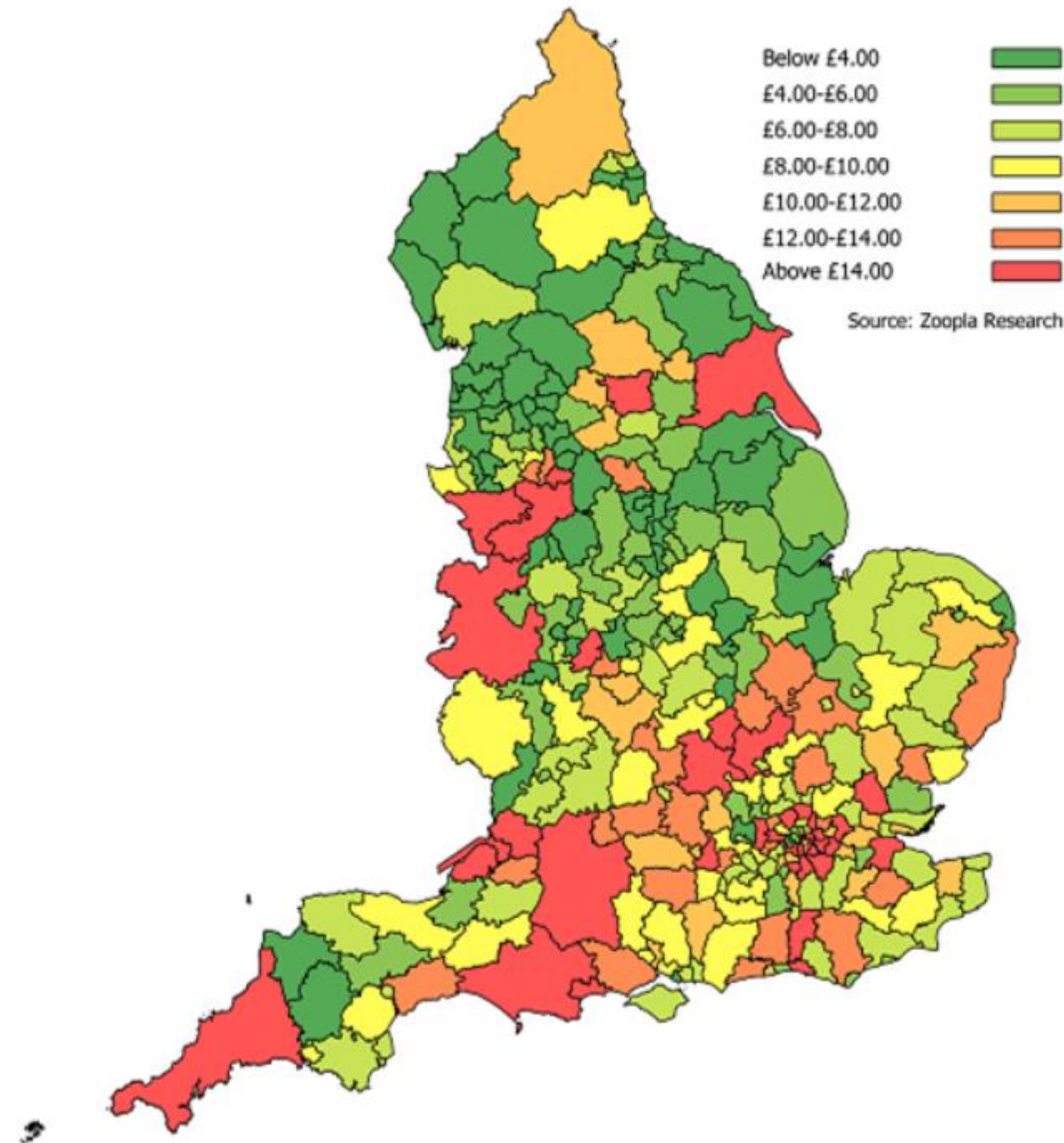
Number of advertised mortgage products, by maximum LTV<sup>(a)</sup>



Sources: [Moneyfacts.co.uk](https://www.moneyfacts.co.uk) and Bank calculations.

# Stamp Duty: Annual Stamp Duty Savings Estimate (£m)

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# Balancing factors

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**Demand vs  
Supply**

**Policy Boost**

**Economic  
outlook**



# Your Questions

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