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PUBLIC
HALIFAX HOUSING MARKET CONFIDENCE TRACKER (Q1 MAR 2017)

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Table 1
BASE: ALL ADULTS AGED 16+

	UNWEIGHTED BASE	WEIGHTED BASE
UNWEIGHTED SAMPLE	1958	1958
EST.POPULATION 15+(000'S)	1958	1958
SOCIAL GRADE		
MALES		
AB...............	278	267
...	*14.2%*	*13.6%*
C1...............	301	258
...	*15.4%*	*13.2%*
C2...............	199	220
...	*10.2%*	*11.2%*
D................	105	144
...	*5.4%*	*7.3%*
E................	69	62
...	*3.5%*	*3.2%*
FEMALES		
AB...............	269	256
...	*13.7%*	*13.1%*
C1...............	357	305
...	*18.2%*	*15.6%*
C2...............	149	191
...	*7.6%*	*9.7%*
D................	130	160
...	*6.6%*	*8.2%*
E................	101	96
...	*5.2%*	*4.9%*

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Table 2
BASE: ALL ADULTS AGED 16+

	UNWEIGHTED BASE	WEIGHTED BASE
UNWEIGHTED SAMPLE	1958	1958
EST.POPULATION 15+(000'S)	1958	1958
AGE		
MALES		
15-17...............	11	47
	0.6%	*2.4%*
18-24...............	122	114
	6.2%	*5.8%*
25-34...............	112	151
	5.7%	*7.7%*
35-44...............	122	176
	6.2%	*9.0%*
45-54...............	143	155
	7.3%	*7.9%*
55-64...............	170	139
	8.7%	*7.1%*
65 OR OVER..........	272	167
	13.9%	*8.6%*
FEMALES		
15-17...............	4	45
	0.2%	*2.3%*
18-24...............	126	109
	6.4%	*5.6%*
25-34...............	145	152
	7.4%	*7.8%*
35-44...............	156	180
	8.0%	*9.2%*
45-54...............	162	160
	8.3%	*8.2%*
55-64...............	161	144
	8.2%	*7.4%*
65 OR OVER..........	252	218
	12.9%	*11.1%*

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Table 3
BASE: ALL ADULTS AGED 16+

	UNWEIGHTED BASE	WEIGHTED BASE
UNWEIGHTED SAMPLE	1958	1958
EST.POPULATION 15+(000'S)	1958	1958
GOVERNMENT OFFICE REGION		
NORTH EAST	84	86
	4.3%	*4.4%*
NORTH WEST	225	224
	11.5%	*11.4%*
YORKS AND HUMBR	171	172
	8.7%	*8.8%*
EAST MIDLANDS	136	146
	6.9%	*7.4%*
WEST MIDLANDS	202	175
	10.3%	*8.9%*
EASTERN	201	188
	10.3%	*9.6%*
LONDON	252	251
	12.9%	*12.8%*
SOUTH EAST	240	275
	12.3%	*14.0%*
SOUTH WEST	156	173
	8.0%	*8.8%*
WALES	111	98
	5.7%	*5.0%*
SCOT- LAND	180	171
	9.2%	*8.8%*

Table 4
BASE: ALL ADULTS AGED 16+

	UNWEIGHTED BASE	WEIGHTED BASE
UNWEIGHTED SAMPLE	1958	1958
EST.POPULATION 15+(000'S)	1958	1958

WORKING STATUS
MALES
FEMALES

	UNWEIGHTED BASE	WEIGHTED BASE
UNDEFINED	1958	1958
	100.0%	*100.0%*

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Table 5
BASE: ALL ADULTS AGED 16+

	UNWEIGHTED BASE	WEIGHTED BASE
UNWEIGHTED SAMPLE	1958	1958
WEIGHTED	1958	1958
ETHNICITY		
WHITE	1623	1786
	82.9%	*91.2%*
BME	335	172
	17.1%	*8.8%*

Table 6
BASE: ALL ADULTS AGED 16+

	UNWEIGHTED BASE	WEIGHTED BASE
Base	1958	1958
OWNED OUTRIGHT	756 *38.6%*	490 *25.0%*
BUYING ON A MORTGAGE	557 *28.4%*	803 *41.0%*
SOCIAL RENTERS(LA/ HA)	301 *15.4%*	333 *17.0%*
PRS	344 *17.6%*	333 *17.0%*

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Table 7
TENURE - WHICH OF THESE APPLIES TO YOUR HOME
BASE: ALL ADULTS AGED 16+

		SEX		AGE									TENURE							ACORN					
	TOTAL (z)	MALE (a)	FEMALE (b)	16-24 (c)	25-34 (d)	35-44 (e)	45-54 (f)	55-64 (g)	65+ (h)	16-34 (i)	35-54 (j)	55+ (k)	OWNED OUTRIGHT (l)	BOUGHT ON A MORTGAGE (m)	RENTED FROM LOCAL AUTHORITY/ BELONGS TO A HOUSING ASSOCIATION (n)	RENTED FROM PRIVATE LANDLORD (o)	OTHER (p)	OWNER/ OCCUPIER (q)	RENTERS (r)	WEALTHY ACHIEVERS (s)	URBAN PROSPERITY (t)	COMFORTABLY OFF (u)	MODERATE MEANS (v)	HARD PRESSED (w)	UNWTD TOTAL
UNWEIGHTED BASE	**1958**	952	1006	263	257	278	305	331	524	520	583	855	756	542	301	344	15	1298	645	435	231	626	327	320	1958
WEIGHTED BASE	**1958**	950	1008	315*	304	356	315	283	385	619	671	668	490	776	333	333	27**	1266	666	433	203	600	350	342	1958
	100%	*49%*	*51%*	*16%**	*16%*	*18%*	*16%*	*14%*	*20%*	*32%*	*34%*	*34%*	*25%*	*40%*	*17%*	*17%*	*1%***	*65%*	*34%*	*22%*	*10%*	*31%*	*18%*	*17%*	*100%*
IT IS BEING BOUGHT ON A MORTGAGE	**776**	377	399	111	143	216	182	93	31	254	398	124	-	776	-	-	-	776	-	205	64	272	142	79	542
	40%ghklnortw	*40%*	*40%*	35%hk	47%zghik	61%zcdghik	58%zcdghik	33%hk	*8%*	41%hk	59%zcdghik	19%h	-	100%zlnoqr	-	-	-	61%zlnor	-	47%ztw	*32%*	45%ztw	40%w	*23%*	*28%*
IT IS OWNED OUTRIGHT	**490**	247	243	28	23	23	51	118	248	51	73	366	490	-	-	-	-	490	-	164	37	183	67	38	756
	25%cdefijmnortw	*26%*	*24%*	*9%*	*8%*	*6%*	16%deij	42%zcdefij	64%zcdefgijk	*8%*	11%e	55%zcdefgij	100%zmnoqr	-	-	-	-	39%zmnor	-	38%ztuvw	18%w	30%ztvw	19%w	*11%*	*39%*
IT IS RENTED FROM A PRIVATE LANDLORD	**333**	179	154	114	88	60	30	24	17	202	90	40	-	-	-	333	-	-	333	33	68	80	74	66	344
	17%fghjklmnqsu	*19%*	*15%*	36%zefghjk	29%zefghjk	17%fghjk	10%h	8%h	*4%*	33%zdefghjk	13%fghk	6%h	-	-	-	100%zlmnqr	-	-	50%zlmnq	*8%*	33%zsuvw	13%s	21%su	19%su	*18%*
RENTED FROM THE LOCAL AUTHORITY/ BELONGS TO A HOUSING ASSOCIATION	**333**	128	205	54	43	52	52	45	86	97	104	131	-	-	333	-	-	-	333	26	32	58	60	154	301
	17%almoqsu	*13%*	20%za	*17%*	*14%*	*15%*	*17%*	*16%*	22%zdegijk	*16%*	*16%*	20%zg	-	-	100%zlmoqr	-	-	-	50%zlmoq	*6%*	16%su	*10%*	17%su	45%zstuv	*15%*
RENTER	**666**	307	358	168	132	112	82	69	103	299	195	172	-	-	333	333	-	-	666	59	99	139	134	220	645
	34%fghjklmqsu	*32%*	*36%*	53%zefghjk	43%zefghjk	*32%*	*26%*	*24%*	*27%*	48%zdefghjk	*29%*	*26%*	-	-	100%zlmq	100%zlmq	-	-	100%zlmq	*14%*	49%zsu	23%s	38%su	64%zstuv	*33%*
OWNER/OCCUPIER	**1266**	624	642	138	166	239	233	211	279	305	471	490	490	776	-	-	-	1266	-	369	101	455	209	117	1298
	65%cdinortw	*66%*	*64%*	*44%*	55%i	67%cdi	74%zcdi	74%zcdi	72%zcdi	*49%*	70%zcdi	73%zcdi	100%znor	100%znor	-	-	-	100%znor	-	85%ztuvw	50%w	76%ztvw	60%w	*34%*	*66%*
OTHER	**27**	19	8	9	6	5	-	3	3	15	5	7	-	-	-	-	27	-	-	5	3	6	6	5	15
	1%lmqr	*2%*	*1%*	3%f	2%f	*1%*	-	*1%*	*1%*	2%f	*1%*	*1%*	-	-	-	-	*100%*	-	-	*1%*	*2%*	*1%*	*2%*	*2%*	*1%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b - z/c/d/e/f/g/h/i/j/k - z/l/m/n/o/p/q/r - z/s/t/u/v/w
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

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Table 8
TENURE - WHICH OF THESE APPLIES TO YOUR HOME
BASE: ALL ADULTS AGED 16+

		OCCUPATION									INCOME				CHIEF INCOME EARNER		SOCIAL GRADE				ETHNICITY		
	TOTAL (z)	FULL-TIME (a)	PART-TIME (b)	SELF-EMPLOYED (c)	FT/PT/SELF EMPLYED (d)	NOT WORKING - HOUSEWIFE (e)	STILL IN EDUCATION (f)	UNEMPLOYED (g)	RETIRED (h)	OTHER (i)	UP TO 9499 (j)	9500 - 17499 (k)	17500 - 24999 (l)	25000 PLUS (m)	YES (n)	NO (o)	AB (p)	C1 (q)	C2 (r)	DE (s)	WHITE (t)	BME (u)	UNWTD TOTAL
UNWEIGHTED BASE	**1958**	610	216	136	962	107	145	55	593	96	204	262	139	755	1312	646	547	658	348	405	1729	221	1958
WEIGHTED BASE	**1958**	691	228	145	1064	113*	173*	62*	441	105*	183	235	128	772	1236	722	523	563	410	462	1830	117	1958
	100%	*35%*	*12%*	*7%*	*54%*	*6%**	*9%**	*3%**	*23%*	*5%**	*9%*	*12%*	*7%*	*39%*	*63%*	*37%*	*27%*	*29%*	*21%*	*24%*	*93%*	*6%*	*100%*
IT IS BEING BOUGHT ON A MORTGAGE	**776**	396	102	87	585	51	64	16	44	16	20	34	39	442	397	379	306	251	154	65	739	36	542
	40%hijklnsu	57%zbfghi	45%ghi	60%zbfghi	55%zbfghi	45%hi	37%hi	26%h	*10%*	*15%*	*11%*	*14%*	30%jk	57%zjkl	*32%*	52%zn	58%zqrs	45%zs	38%s	*14%*	40%u	*30%*	*28%*
IT IS OWNED OUTRIGHT	**490**	90	43	28	161	14	15	6	279	15	40	90	41	168	341	149	161	143	85	100	476	11	756
	25%abdefgimou	*13%*	*19%*	*19%*	15%a	*12%*	*8%*	*10%*	63%zabcdefgi	*14%*	*22%*	39%zjm	32%m	*22%*	28%zo	*21%*	31%zrs	*25%*	*21%*	*22%*	26%zu	*9%*	*39%*
IT IS RENTED FROM A PRIVATE LANDLORD	**333**	135	34	20	189	21	74	13	19	17	41	34	27	114	238	95	42	115	77	98	292	35	344
	17%hmopt	19%h	15%h	14%h	18%h	18%h	43%zabcdeghi	20%h	*4%*	17%h	23%zkm	*15%*	*21%*	*15%*	19%zo	*13%*	*8%*	20%zp	19%p	21%zp	*16%*	30%zt	*18%*
RENTED FROM THE LOCAL AUTHORITY/ BELONGS TO A HOUSING ASSOCIATION	**333**	63	40	9	112	24	19	26	98	54	80	70	19	43	244	89	11	50	77	194	297	35	301
	17%acdmopqt	*9%*	17%acd	*6%*	*11%*	21%acd	*11%*	42%zabcdefh	22%zacd	52%zabcdefh	44%zklm	30%zlm	15%m	*6%*	20%zo	*12%*	*2%*	9%p	19%pq	42%zpqr	*16%*	30%zt	*15%*
RENTER	**666**	198	74	29	301	45	93	39	116	72	121	104	46	156	482	184	54	165	154	292	589	70	645
	34%acdhmopqt	*29%*	32%c	*20%*	28%c	39%ch	54%zabcdh	63%zabcdeh	*26%*	69%zabcdeh	66%zklm	45%zm	36%m	*20%*	39%zo	*25%*	*10%*	29%p	38%pq	63%zpqr	*32%*	60%zt	*33%*
OWNER/OCCUPIER	**1266**	486	145	115	746	65	79	22	323	31	60	124	80	610	738	527	467	394	240	165	1215	46	1298
	65%fgijknrsu	70%zefgi	63%fgi	80%zbdefgi	70%zbefgi	57%gi	*45%*	*36%*	73%zbefgi	*30%*	*33%*	53%j	62%j	79%zjkl	*60%*	73%zn	89%zqrs	70%zrs	58%s	*36%*	66%zu	*40%*	*66%*
OTHER	**27**	7	9	1	17	4	1	1	2	2	2	6	2	6	16	10	2	4	16	4	26	1	15
	1%h	*1%*	4%zadh	*	*2%*	3%h	*1%*	*1%*	*1%*	*2%*	*1%*	*2%*	*2%*	*1%*	*1%*	*1%*	*	*1%*	4%zpqs	*1%*	*1%*	*1%*	*1%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i - z/j/k/l/m - z/n/o - z/p/q/r/s - z/t/u
Overlap formulae used. * small base

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Table 9
TENURE - WHICH OF THESE APPLIES TO YOUR HOME
BASE: ALL ADULTS AGED 16+

		NUMBER IN HOUSEHOLD			CHILDREN IN HOUSEHOLD		CAR IN HOUSEHOLD		MAIN SHOPPER		EDUCATION				
	TOTAL (z)	1 (a)	2 (b)	3+ (c)	YES (d)	NO (e)	YES (f)	NO (g)	YES (k)	NO (l)	GCSE/ O-LV/ CSE/ NVQ12 (m)	A-LVL OR EQUIV (n)	DEGR/ MAST/ PHD (o)	NO FORML QUAL (p)	UNWTD TOTAL
UNWEIGHTED BASE	1958	431	674	844	510	1448	1525	433	1498	460	517	366	667	252	1958
WEIGHTED BASE	1958 100%	399 20%	592 30%	961 49%	608 31%	1350 69%	1537 78%	421 22%	1433 73%	525 27%	581 30%	362 19%	627 32%	237 12%	1958 100%
IT IS BEING BOUGHT ON A MORTGAGE	776 40%ab egkp	77 19%	203 34%a	495 51%za b	344 57%ze	432 32%	740 48%zg	36 9%	514 36%	262 50%zk	221 38%p	140 39%p	338 54%zm np	30 13%	542 28%
IT IS OWNED OUTRIGHT	490 25%cd gn	134 34%zc	238 40%za c	116 12%	37 6%	453 34%zd	432 28%zg	58 14%	369 26%z	120 23%	135 23%	73 20%	157 25%	86 36%zm no	756 39%
IT IS RENTED FROM A PRIVATE LANDLORD	333 17%bf p	62 16%	76 13%	191 20%zb	105 17%	227 17%	196 13%	137 32%zf	258 18%z	75 14%	79 14%	95 26%zm op	97 16%	29 12%	344 18%
RENTED FROM THE LOCAL AUTHORITY/ BELONGS TO A HOUSING ASSOCIATION	333 17%bf lo	121 30%zb c	72 12%	139 14%	114 19%	218 16%	155 10%	178 42%zf	276 19%zl	57 11%	135 23%zn o	48 13%o	28 4%	90 38%zm no	301 15%
RENTER	666 34%bf lo	184 46%zb c	148 25%	330 34%b	220 36%	446 33%	351 23%	314 75%zf	534 37%zl	131 25%	214 37%o	143 40%zo	126 20%	119 50%zm no	645 33%
OWNER/OCCUPIER	1266 65%ag knp	211 53%	441 75%za c	610 64%a	381 63%	885 66%	1172 76%zg	94 22%	884 62%	382 73%zk	357 61%p	213 59%p	495 79%zm np	116 49%	1298 66%
OTHER	27 1%bfk	4 1%	2 *	20 2%b	7 1%	19 1%	13 1%	13 3%zf	15 1%	12 2%	10 2%	6 2%	7 1%	3 1%	15 1%

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c - z/d/e - z/f/g - z/h/i/j - z/k/l - z/m/n/o/p
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

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Table 10
TENURE - WHICH OF THESE APPLIES TO YOUR HOME
BASE: ALL ADULTS AGED 16+

		GOVERNMENT OFFICE REGION												
	TOTAL (z)	EAST MID-LANDS (a)	EAST-ERN (b)	LON-DON (c)	NORTH EAST (d)	NORTH WEST (e)	SCOT-LAND (f)	SOUTH EAST (g)	SOUTH WEST (h)	WALES (i)	WEST MID-LANDS (j)	YORKS AND HUMBR (k)	ENG-LAND EXC. LONDON (l)	GB EXC. LONDON (m)
UNWEIGHTED BASE	**1958**	136	201	252	84	225	180	240	156	111	202	171	1415	1706
WEIGHTED BASE	**1958** ***100%***	146* *7%**	188* *10%**	251 *13%*	86* *4%**	224 *11%*	171* *9%**	275 *14%*	173 *9%*	98* *5%**	175 *9%*	172 *9%*	1438 *73%*	1707 *87%*
IT IS BEING BOUGHT ON A MORTGAGE	**776** 40%cru	70 48%cjr	82 43%cr	75 *30%*	32 *38%*	83 *37%*	79 46%cr	104 *38%*	87 50%zcegijlmnorsuvwxy	33 *34%*	58 *33%*	73 42%cr	589 41%cjru	701 41%zcjrux
IT IS OWNED OUTRIGHT	**490** 25%cr	44 30%cr	41 *22%*	31 *12%*	28 33%cer	45 *20%*	49 29%cr	80 29%cer	46 27%cr	31 32%cer	45 26%cr	49 29%cr	378 26%ceruy	459 27%zceruvwxy
IT IS RENTED FROM A PRIVATE LANDLORD	**333** 17%bfhimqstv	14 *10%*	16 *8%*	68 27%zabdfhiklmnpqstuvwxy	12 *14%*	65 29%zabdfhiklmnopqstuvwxy	14 *8%*	62 22%zabfhilmnqstvw	13 *8%*	6 *6%*	38 22%abfhimpqstv	24 *14%*	245 17%bhimqs	265 16%his
RENTED FROM THE LOCAL AUTHORITY/ BELONGS TO A HOUSING ASSOCIATION	**333** 17%glmnoy	16 *11%*	41 22%gln	71 28%zadeghjklmnopuvwxy	12 *14%*	30 *13%*	29 *17%*	27 *10%*	24 *14%*	27 28%zadeghklmnopuvwxy	32 18%g	23 *13%*	206 14%g	262 15%gln
RENTER	**666** 34%ahlmn	30 *21%*	57 *30%*	138 55%zabdefghijklmnopqstuvwxy	25 *29%*	95 42%zadfhklmnoptuvwy	43 *25%*	89 32%hn	38 *22%*	34 34%h	70 40%afhklmnpt	47 *28%*	451 31%ah	527 31%ah
OWNER/OCCUPIER	**1266** 65%cerux	114 78%zcejlmopruvwxy	123 65%cr	105 *42%*	61 71%cer	127 57%cr	129 75%cejrwx	184 67%cer	133 77%zcejlmoruvwxy	64 66%cr	103 59%cr	122 71%cejr	967 67%zcejruwxy	1160 68%zcejruvwxy
OTHER	**27** ***1%***	1 *1%*	8 4%zglmnouvwxy	8 3%mn	- -	2 *1%*	- -	1 *	2 *1%*	- -	2 *1%*	2 *1%*	19 *1%*	19 *1%*

	GOVERNMENT OFFICE REGION												
	SOUTH ENG-LAND (n)	NORTH ENG-LAND (o)	MID-LANDS (p)	EAST-ERN (q)	LON-DON (r)	WALES (s)	SCOT-LAND (t)	GB EXC. SCOT-LAND (u)	GB EXC. NORTH ENG-LAND (v)	GB EXC. MID-LANDS (w)	GB EXC. SOUTH (x)	GB EXC. WALES (y)	UNWTD TOTAL
UNWEIGHTED BASE	396	480	338	201	252	111	180	1778	1478	1620	1562	1847	1958
WEIGHTED BASE	447 *23%*	482 *25%*	320 *16%*	188* *10%**	251 *13%*	98* *5%**	171* *9%**	1787 *91%*	1476 *75%*	1638 *84%*	1511 *77%*	1860 *95%*	1958 *100%*
IT IS BEING BOUGHT ON A MORTGAGE	192 43%cgr	188 39%cr	128 40%cjr	82 43%cr	75 *30%*	33 *34%*	79 46%cr	697 39%cr	588 40%cr	648 40%cr	584 39%cr	743 40%cru	542 *28%*
IT IS OWNED OUTRIGHT	126 28%cr	122 25%cer	89 28%cr	41 *22%*	31 *12%*	31 32%cer	49 29%cr	440 25%cr	367 25%cr	401 24%cr	364 24%cr	458 25%cr	756 *39%*
IT IS RENTED FROM A PRIVATE LANDLORD	75 17%his	102 21%zabfhiklmqstvwxy	52 16%ahis	16 *8%*	68 27%zabdfhiklmnpqstuvwxy	6 *6%*	14 *8%*	319 18%zabfhimqstv	231 16%his	280 17%bfhimqst	258 17%bfhiqst	327 18%zbfhimqstv	344 *18%*
RENTED FROM THE LOCAL AUTHORITY/ BELONGS TO A HOUSING ASSOCIATION	52 *12%*	65 *14%*	48 *15%*	41 22%gln	71 28%zadeghjklmnopuvwxy	27 28%zadeghklmnopuvwxy	29 *17%*	304 17%glmno	268 18%glmny	285 17%glmno	281 19%zeglmnouy	306 16%glmn	301 *15%*
RENTER	127 28%h	167 35%ah	100 31%a	57 *30%*	138 55%zabdefghijklmnopqstuvwxy	34 34%h	43 *25%*	623 35%zahlmn	499 34%ahmn	565 35%ahlmn	539 36%zafhlmnt	632 34%ahlmn	645 *33%*
OWNER/OCCUPIER	318 71%zcejruvwxy	310 64%cer	217 68%cejr	123 65%cr	105 *42%*	64 66%cr	129 75%cejrwx	1137 64%cer	955 65%cer	1049 64%cer	948 63%cr	1201 65%cerux	1298 *66%*
OTHER	3 *1%*	5 *1%*	3 *1%*	8 4%zglmnouvwxy	8 3%mn	- -	- -	27 1%m	22 *1%*	24 *1%*	23 *2%*	27 1%m	15 *1%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i/j/k/l/m/n/o/p/q/r/s/t/u/v/w/x/y
Overlap formulae used. * small base

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Table 11
TENURE - WHICH OF THESE APPLIES TO YOUR HOME
BASE: ALL ADULTS AGED 16+

		TENURE LIFESTAGE							AREA				
	TOTAL (z)	ANY (A TO G) (k)	FTB (A+B) (l)	OWNER-OCCUPIER UP-SIZER (C) (m)	PRS UP-SIZER (C) (n)	OWNER-OCCUPIER DOWN-SIZER (D) (o)	PRS DOWN-SIZER (D) (p)	ANY ACTIVE (q)	RURAL (r)	SUB URBAN (s)	URBAN (t)	METRO POL ITAN (x)	UNWTD TOTAL
UNWEIGHTED BASE	**1958**	518	242	55	30	44	21	260	392	419	688	459	1958
WEIGHTED BASE	**1958**	564	312*	67*	28**	38*	19**	266	406	431	687	435	1958
	100%	*29%*	*16%**	*3%**	*1%***	*2%**	*1%***	*14%*	*21%*	*22%*	*35%*	*22%*	*100%*
IT IS BEING BOUGHT ON A MORTGAGE	**776**	223	120	63	-	16	-	96	179	149	302	146	542
	40%s	39%q	*38%*	95%zkloq	-	*44%*	-	*36%*	44%s	*34%*	44%zs	*34%*	*28%*
IT IS OWNED OUTRIGHT	**490**	92	40	4	-	21	-	30	112	129	186	63	756
	25%klmq	16%mq	*13%*	*5%*	-	56%zklmq	-	*11%*	*28%*	30%z	*27%*	*14%*	*39%*
IT IS RENTED FROM A PRIVATE LANDLORD	**333**	154	91	-	28	-	19	99	44	62	115	112	344
	17%morr	27%zmo	29%zmo	-	*100%*	-	*100%*	37%zkmo	*11%*	*14%*	17%r	*26%*	*18%*
RENTED FROM THE LOCAL AUTHORITY/ BELONGS TO A HOUSING ASSOCIATION	**333**	80	47	-	-	-	-	39	68	85	77	103	301
	17%mott	14%mo	15%mo	-	-	-	-	14%mo	17%t	20%t	*11%*	*24%*	*15%*
RENTER	**666**	234	138	-	28	-	19	137	111	147	192	215	645
	34%mort t	42%zmo	44%zmo	-	*100%*	-	*100%*	52%zkmo	*27%*	*34%*	*28%*	*50%*	*33%*
OWNER/OCCUPIER	**1266**	314	161	67	-	38	-	125	291	277	488	209	1298
	65%klq	56%q	*51%*	100%zklq	-	100%zklq	-	*47%*	72%zu	*64%*	71%zu	*48%*	*66%*
OTHER	**27**	15	14	-	-	-	-	3	3	6	7	10	15
	1%	3%q	4%z	-	-	-	-	*1%*	*1%*	*2%*	*1%*	*2%*	*1%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i/j - z/k/l/m/n/o/p/q - z/r/s/t/u
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

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Table 12
TENURE - WHICH OF THESE APPLIES TO YOUR HOME
BASE: ALL ADULTS AGED 16+

		NEXT 12 MONTHS				AVERAGE PRICE			
	TOTAL (z)	GOOD TIME BUY (a)	GOOD TIME SELL (b)	BAD TIME BUY (c)	BAD TIME SELL (d)	HIGHER (e)	SAME (f)	LOWER (g)	UNWTD TOTAL
UNWEIGHTED BASE	1958	1055	1028	673	695	1157	452	253	1958
WEIGHTED BASE	1958	1010	1024	716	672	1145	441	256	1958
	100%	52%	52%	37%	34%	58%	23%	13%	100%
IT IS BEING BOUGHT ON A MORTGAGE	776	430	454	286	237	464	167	104	542
	40%d	43%zd	44%zd	40%d	35%	40%	38%	41%	28%
IT IS OWNED OUTRIGHT	490	290	265	139	161	293	120	49	756
	25%c	29%zbcd	26%c	19%	24%c	26%	27%g	19%	39%
IT IS RENTED FROM A PRIVATE LANDLORD	333	136	152	153	133	203	60	50	344
	17%abf	13%	15%	21%zab	20%zab	18%	14%	19%	18%
RENTED FROM THE LOCAL AUTHORITY/ BELONGS TO A HOUSING ASSOCIATION	333	144	138	123	133	175	86	47	301
	17%abe	14%	14%	17%	20%zab	15%	19%	18%	15%
RENTER	666	280	290	277	265	378	145	97	645
	34%ab	28%	28%	39%zab	39%zab	33%	33%	38%	33%
OWNER/OCCUPIER	1266	720	718	425	398	757	287	154	1298
	65%cd	71%zcd	70%zcd	59%	59%	66%	65%	60%	66%
OTHER	27	10	15	14	9	10	9	6	15
	1%	1%	1%	2%	1%	1%	2%	2%	1%

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d - z/e/f/g - z/h/i/j - z/k/l/m - z/n/o/p - z/q/r/s - z/t/u/v - z/w/x/y
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

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Table 13
Q.YR02
WHICH OF THESE, IF ANY, APPLY TO YOU PERSONALLY?
BASE: ALL ADULTS AGED 16+

		SEX		AGE									TENURE							ACORN					
	TOTAL (z)	MALE (a)	FEMALE (b)	16-24 (c)	25-34 (d)	35-44 (e)	45-54 (f)	55-64 (g)	65+ (h)	16-34 (i)	35-54 (j)	55+ (k)	OWNED OUTRIGHT (l)	BOUGHT ON A MORTGAGE (m)	RENTED FROM LOCAL AUTHORITY/ BELONGS TO A HOUSING ASSOCIATION (n)	RENTED FROM PRIVATE LANDLORD (o)	OTHER (p)	OWNER/ OCCUPIER (q)	RENTERS (r)	WEALTHY ACHIEVERS (s)	URBAN PROSPERITY (t)	COMFORTABLY OFF (u)	MODERATE MEANS (v)	HARD PRESSED (w)	UNWTD TOTAL
UNWEIGHTED BASE	**1958**	952	1006	263	257	278	305	331	524	520	583	855	756	542	301	344	15	1298	645	435	231	626	327	320	1958
WEIGHTED BASE	**1958**	950	1008	315*	304	356	315	283	385	619	671	668	490	776	333	333	27**	1266	666	433	203	600	350	342	1958
	100%	*49%*	*51%*	*16%**	*16%*	*18%*	*16%*	*14%*	*20%*	*32%*	*34%*	*34%*	*25%*	*40%*	*17%*	*17%*	*1%***	*65%*	*34%*	*22%*	*10%*	*31%*	*18%*	*17%*	*100%*
A. I AM LIVING AT HOME WITH PARENTS	**244**	140	104	195	28	13	4	2	2	223	16	4	40	114	38	39	12	155	77	63	20	68	68	22	180
	12%befghjklw	15%zb	*10%*	62%zdefghijk	9%efghjk	4%ghk	*1%*	*1%*	*1%*	36%zdefghjk	2%fhk	*1%*	*8%*	15%l	*12%*	*12%*	*44%*	12%l	*12%*	15%w	*10%*	11%w	19%ztuw	*6%*	*9%*
B. I AM LOOKING TO BUY AS A FIRST-TIME BUYER IN THE NEXT 12 MONTHS	**71**	40	31	11	31	22	4	-	3	42	26	3	-	8	9	52	2	8	61	13	13	26	11	7	64
	4%fghklmq	*4%*	*3%*	4%gk	10%zcfghijk	6%zfghjk	*1%*	-	*1%*	7%zfghk	4%fghk	*	-	*1%*	3%lq	16%zlmnqr	*7%*	*1%*	9%zlmnq	*3%*	7%zw	*4%*	*3%*	*2%*	*3%*
C. I AM LOOKING TO MOVE TO A LARGER PROPERTY IN THE NEXT 12 MONTHS	**109**	50	59	10	33	36	15	11	4	43	51	14	4	63	13	28	-	67	42	16	15	42	20	14	100
	6%hkl	*5%*	*6%*	*3%*	11%zcfghik	10%zcfghk	5%hk	4%hk	*1%*	7%chk	8%zfghk	2%h	*1%*	8%zlnq	4%l	9%zlnr	-	5%l	6%ln	*4%*	*7%*	*7%*	*6%*	*4%*	*5%*
D. I AM LOOKING TO MOVE TO A SMALLER PROPERTY IN THE NEXT 12 MONTHS	**75**	36	39	12	11	7	14	13	18	22	21	31	21	16	17	19	1	38	36	13	7	35	9	10	82
	4%mq	*4%*	*4%*	*4%*	*3%*	*2%*	*4%*	*5%*	*5%*	*4%*	*3%*	*5%*	4%q	*2%*	5%m	6%mq	*5%*	*3%*	5%zmq	*3%*	*4%*	6%z	*3%*	*3%*	*4%*
E. I AM LOOKING TO BUY A SECOND HOME IN THE NEXT 12 MONTHS	**20**	14	5	*	1	6	7	3	3	1	13	6	5	12	-	3	-	17	3	5	2	7	2	4	21
	1%	*1%*	*1%*	*	*	*2%*	2%zi	*1%*	*1%*	*	2%zi	*1%*	*1%*	*1%*	-	*1%*	-	*1%*	*	*1%*	*1%*	*1%*	*1%*	*1%*	*1%*
F. I AM DOUBLE RENTING (E.G. HOMEOWNERS WHO LET THEIR EXISTING HOME AND RENT IN A DIFFERENT LOCATION)	**18**	11	7	3	4	5	2	2	3	6	6	5	2	2	*	13	-	5	13	-	12	5	-	1	28
	1%q	*1%*	*1%*	*1%*	*1%*	*1%*	*	*1%*	*1%*	*1%*	*1%*	*1%*	*	*	*	4%zlmnqr	-	*	2%zlmnq	-	6%zsuvw	*1%*	-	*	*1%*
G. I AM EXPECTING TO CONTRIBUTE FINANCIALLY TO A FAMILY MEMBER BUYING A PROPERTY IN NEXT 12 MONTHS	**46**	22	24	2	1	2	10	18	14	3	12	31	20	16	5	5	-	36	10	14	6	18	3	5	60
	2%dei	*2%*	*2%*	*1%*	*	*1%*	3%deij	6%zcdeij	4%dei	*	2%e	5%zcdeij	4%znoqr	*2%*	*1%*	*1%*	-	*3%*	*1%*	*3%*	*3%*	*3%*	*1%*	*2%*	*3%*
DON'T KNOW	**41**	13	28	*	6	9	2	10	13	6	12	23	9	15	11	6	1	24	17	-	5	12	13	9	46
	2%s	*1%*	*3%*	*	2%i	*3%*	*1%*	4%cfi	3%zcfi	*1%*	2%f	3%zcfi	*2%*	*2%*	*3%*	*2%*	*2%*	*2%*	*2%*	-	2%s	2%s	4%s	3%s	*2%*
NONE OF THESE	**1354**	635	719	85	197	258	261	225	327	282	519	553	389	539	242	173	11	928	415	313	127	391	231	269	1394
	69%ciortu	*67%*	*71%*	*27%*	65%ci	72%ci	83%zcdeij	80%zcdi	85%zcdeijk	46%c	77%zcdei	83%zcdeij	79%zmnoqr	69%or	73%or	*52%*	*42%*	73%zmor	62%o	72%tu	*62%*	*65%*	*66%*	79%ztuv	*71%*
ANY (A TO G)	**564**	302	261	230	101	89	51	48	45	331	140	92	92	223	80	154	15	314	234	120	72	198	106	64	518
	29%bfghjklqw	32%zb	*26%*	73%zdefghijk	33%fghjk	25%fghjk	*16%*	*17%*	*12%*	53%zdefghjk	21%fhk	14%h	*19%*	29%lq	*24%*	46%zlmnqr	*56%*	25%l	35%zlmnq	28%w	35%zw	33%zw	30%w	*19%*	*26%*
FTB (A+B)	**312**	177	135	206	56	35	8	2	5	262	43	7	40	120	47	91	14	161	138	74	33	94	78	29	242
	16%befghjklqw	19%zb	*13%*	65%zdefghijk	19%efghjk	10%fghjk	*3%*	*1%*	*1%*	42%zdefghjk	6%fghk	*1%*	*8%*	15%lq	14%l	27%zlmnqr	*51%*	13%l	21%zlnq	17%w	16%w	16%w	22%zw	*8%*	*12%*
OWNER-OCCUPIER UP-SIZER (C)	**67**	28	39	3	21	23	10	7	4	24	33	10	4	63	-	-	-	67	-	13	8	36	7	3	55
	3%hklnorw	*3%*	*4%*	*1%*	7%zcghik	7%zcghk	3%h	*2%*	*1%*	4%ch	5%zfhk	*2%*	1%r	8%zlnoqr	-	-	-	5%zlnor	-	*3%*	4%w	6%zvw	*2%*	*1%*	*3%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b - z/c/d/e/f/g/h/i/j/k - z/l/m/n/o/p/q/r - z/s/t/u/v/w
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

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Table 13
Q.YR02
WHICH OF THESE, IF ANY, APPLY TO YOU PERSONALLY?
BASE: ALL ADULTS AGED 16+

		SEX		AGE									TENURE							ACORN					
	TOTAL (z)	MALE (a)	FEMALE (b)	16-24 (c)	25-34 (d)	35-44 (e)	45-54 (f)	55-64 (g)	65+ (h)	16-34 (i)	35-54 (j)	55+ (k)	OWNED OUTRIGHT (l)	BOUGHT ON A MORTGAGE (m)	RENTED FROM LOCAL AUTHORITY/ BELONGS TO A HOUSING ASSOCIATION (n)	RENTED FROM PRIVATE LANDLORD (o)	OTHER (p)	OWNER/ OCCUPIER (q)	RENTERS (r)	WEALTHY ACHIEVERS (s)	URBAN PROSPERITY (t)	COMFORTABLY OFF (u)	MODERATE MEANS (v)	HARD PRESSED (w)	UNWTD TOTAL
WEIGHTED BASE	**1958**	950	1008	315*	304	356	315	283	385	619	671	668	490	776	333	333	27**	1266	666	433	203	600	350	342	1958
	100%	*49%*	*51%*	*16%**	*16%*	*18%*	*16%*	*14%*	*20%*	*32%*	*34%*	*34%*	*25%*	*40%*	*17%*	*17%*	*1%***	*65%*	*34%*	*22%*	*10%*	*31%*	*18%*	*17%*	*100%*
PRS UP-SIZER (C)	**28**	16	12	7	7	8	4	2	-	13	13	2	-	-	-	28	-	-	28	3	4	5	11	4	30
	1%hklmq	*2%*	*1%*	*2%*	2%hk	2%hk	1%h	*1%*	-	2%hk	2%hk	*	-	-	-	9%zlmnqr	-	-	4%zlmnq	*1%*	*2%*	*1%*	*3%*	*1%*	*2%*
OWNER-OCCUPIER DOWN-SIZER (D)	**38**	16	22	4	2	5	7	8	13	5	12	20	21	16	-	-	-	38	-	11	5	19	-	3	44
	2%nor	*2%*	*2%*	*1%*	*	*1%*	*2%*	*3%*	3%zdi	*1%*	*2%*	3%zdi	4%znoqr	2%nor	-	-	-	3%znor	-	3%v	2%v	3%v	-	*1%*	*2%*
PRS DOWN-SIZER (D)	**19**	14	5	6	7	1	3	2	*	13	3	2	-	-	-	19	-	-	19	1	1	7	6	2	21
	1%hklq	*1%*	*	*2%*	2%zehjk	*	*1%*	*1%*	*	2%hk	*	*h	-	-	-	6%zlmnqr	-	-	3%zlmnq	*	*	*1%*	*2%*	*1%*	*1%*
ANY ACTIVE	**266**	134	131	33	70	71	39	25	28	103	110	53	30	96	39	99	3	125	137	47	35	108	38	35	260
	14%ghklq	*14%*	*13%*	*10%*	23%zcfghijk	20%zcfghjk	12%hk	*9%*	*7%*	17%cghk	16%zfghk	*8%*	*6%*	12%lq	12%l	30%zlmnqr	*11%*	10%l	21%zlmnq	*11%*	17%sw	18%zsvw	*11%*	*10%*	*13%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b - z/c/d/e/f/g/h/i/j/k - z/l/m/n/o/p/q/r - z/s/t/u/v/w
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

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Table 14
Q.YR02
WHICH OF THESE, IF ANY, APPLY TO YOU PERSONALLY?
BASE: ALL ADULTS AGED 16+

		OCCUPATION									INCOME				CHIEF INCOME EARNER		SOCIAL GRADE				ETHNICITY		
	TOTAL (z)	FULL-TIME (a)	PART-TIME (b)	SELF-EMPLOYED (c)	FT/ PT/ SELF EMPLYED (d)	NOT WORKING - HOUSEWIFE (e)	STILL IN EDUCATION (f)	UNEMPLOYED (g)	RETIRED (h)	OTHER (i)	UP TO 9499 (j)	9500 - 17499 (k)	17500 - 24999 (l)	25000 PLUS (m)	YES (n)	NO (o)	AB (p)	C1 (q)	C2 (r)	DE (s)	WHITE (t)	BME (u)	UNWTD TOTAL
UNWEIGHTED BASE	**1958**	610	216	136	962	107	145	55	593	96	204	262	139	755	1312	646	547	658	348	405	1729	221	1958
WEIGHTED BASE	**1958**	691	228	145	1064	113*	173*	62*	441	105*	183	235	128	772	1236	722	523	563	410	462	1830	117	1958
	100%	*35%*	*12%*	*7%*	*54%*	*6%**	*9%**	*3%**	*23%*	*5%**	*9%*	*12%*	*7%*	*39%*	*63%*	*37%*	*27%*	*29%*	*21%*	*24%*	*93%*	*6%*	*100%*
A. I AM LIVING AT HOME WITH PARENTS	**244**	56	27	11	94	10	115	18	3	4	21	9	6	39	42	202	75	50	64	55	211	33	180
	12%adh iklmnq t	8%h	12%hi	8%h	9%h	9%h	67%za bcdeg hi	29%zab cdehi	*1%*	4%h	11%km	*4%*	*5%*	*5%*	*3%*	28%zn	14%q	*9%*	16%q	*12%*	*12%*	28%zt	*9%*
B. I AM LOOKING TO BUY AS A FIRST-TIME BUYER IN THE NEXT 12 MONTHS	**71**	38	6	6	50	11	3	3	3	2	3	2	7	36	47	24	19	28	10	14	66	4	64
	4%hk	6%zh	*3%*	4%h	5%zh	9%zbh	*2%*	4%h	*1%*	*2%*	*1%*	*1%*	5%k	5%k	*4%*	*3%*	*4%*	5%z	*2%*	*3%*	*4%*	*3%*	*3%*
C. I AM LOOKING TO MOVE TO A LARGER PROPERTY IN THE NEXT 12 MONTHS	**109**	52	23	9	85	10	4	1	6	3	4	5	7	73	64	45	31	40	25	13	98	11	100
	6%hjk s	8%zh	10%zgh	6%h	8%zh	8%h	*3%*	*1%*	*1%*	*3%*	*2%*	*2%*	*5%*	9%zjk	*5%*	*6%*	*6%*	7%zs	*6%*	*3%*	*5%*	*9%*	*5%*
D. I AM LOOKING TO MOVE TO A SMALLER PROPERTY IN THE NEXT 12 MONTHS	**75**	32	5	3	40	3	6	4	22	-	13	10	3	33	52	23	19	23	11	23	72	3	82
	4%	5%i	*2%*	*2%*	*4%*	*3%*	*3%*	7%i	5%i	-	7%z	*4%*	*2%*	*4%*	*4%*	*3%*	*4%*	*4%*	*3%*	*5%*	*4%*	*3%*	*4%*
E. I AM LOOKING TO BUY A SECOND HOME IN THE NEXT 12 MONTHS	**20**	10	2	2	14	-	2	-	3	1	-	1	-	15	12	7	11	4	4	1	18	1	21
	1%	*1%*	*1%*	*2%*	*1%*	-	*1%*	-	*1%*	*1%*	-	*	-	2%z	*1%*	*1%*	2%s	*1%*	*1%*	*	*1%*	*1%*	*1%*
F. I AM DOUBLE RENTING (E.G. HOMEOWNERS WHO LET THEIR EXISTING HOME AND RENT IN A DIFFERENT LOCATION)	**18**	4	1	3	9	2	3	-	4	*	*	5	2	4	11	7	3	5	6	4	13	5	28
	1%t	*1%*	*	*2%*	*1%*	*2%*	*2%*	-	*1%*	*	*	2%m	*1%*	*	*1%*	*1%*	*1%*	*1%*	*1%*	*1%*	*1%*	4%zt	*1%*
G. I AM EXPECTING TO CONTRIBUTE FINANCIALLY TO A FAMILY MEMBER BUYING A PROPERTY IN NEXT 12 MONTHS	**46**	14	7	3	23	-	1	1	17	4	4	5	1	29	31	15	23	6	6	12	41	4	60
	2%q	*2%*	*3%*	*2%*	*2%*	-	*	*2%*	4%z	*3%*	*2%*	*2%*	*1%*	4%z	*2%*	*2%*	4%zq	*1%*	*1%*	*3%*	*2%*	*3%*	*3%*
DON'T KNOW	**41**	12	3	3	18	-	*	4	17	1	1	6	2	14	30	11	7	15	6	13	35	6	46
	2%	*2%*	*2%*	*2%*	*2%*	-	*	7%zad ef	4%zad	*1%*	*1%*	*3%*	*1%*	*2%*	*2%*	*2%*	*1%*	*3%*	*1%*	*3%*	*2%*	5%zt	*2%*
NONE OF THESE	**1354**	484	156	104	744	79	39	33	369	90	139	191	101	540	955	398	344	397	279	333	1293	52	1394
	69%fg ou	70%fg	68%f	72%fg	70%fg	69%f	*23%*	53%f	84%za bcdef g	86%za bcdef g	76%z	82%zm	79%z	*70%*	77%zo	*55%*	*66%*	*70%*	*68%*	*72%*	71%zu	*44%*	*71%*
ANY (A TO G)	**564**	195	69	38	301	35	133	25	56	14	43	37	25	218	251	312	171	151	125	116	501	59	518
	29%hi klnt	28%hi	30%hi	26%hi	28%hi	31%hi	77%za bcdeg hi	40%hi	*13%*	*13%*	*24%*	*16%*	*19%*	28%k	*20%*	43%zn	*33%*	*27%*	*31%*	*25%*	*27%*	51%zt	*26%*
FTB (A+B)	**312**	92	33	17	142	21	119	20	5	6	24	11	13	74	89	223	91	78	74	69	274	36	242
	16%ad hikmn t	13%hi	14%hi	12%h	13%hi	18%hi	69%za bcdeg hi	33%zab cdhi	*1%*	6%h	13%k	*5%*	*10%*	10%k	*7%*	31%zn	*17%*	*14%*	*18%*	*15%*	*15%*	31%zt	*12%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i - z/j/k/l/m - z/n/o - z/p/q/r/s - z/t/u
Overlap formulae used. * small base

J17-023392-01 24 MAR - 3 APR 2017
PUBLIC
HALIFAX HOUSING MARKET CONFIDENCE TRACKER (Q1 MAR 2017)

18 Apr 2017

Table 14
Q.YR02
WHICH OF THESE, IF ANY, APPLY TO YOU PERSONALLY?
BASE: ALL ADULTS AGED 16+

		OCCUPATION									INCOME				CHIEF INCOME EARNER		SOCIAL GRADE				ETHNICITY		
	TOTAL (z)	FULL-TIME (a)	PART-TIME (b)	SELF-EMPLOYED (c)	FT/ PT/ SELF EMPLYED (d)	NOT WORKING - HOUSEWIFE (e)	STILL IN EDUCATION (f)	UNEMPLOYED (g)	RETIRED (h)	OTHER (i)	UP TO 9499 (j)	9500 - 17499 (k)	17500 - 24999 (l)	25000 PLUS (m)	YES (n)	NO (o)	AB (p)	C1 (q)	C2 (r)	DE (s)	WHITE (t)	BME (u)	UNWTD TOTAL
WEIGHTED BASE	**1958**	691	228	145	1064	113*	173*	62*	441	105*	183	235	128	772	1236	722	523	563	410	462	1830	117	1958
	100%	*35%*	*12%*	*7%*	*54%*	*6%**	*9%**	*3%**	*23%*	*5%**	*9%*	*12%*	*7%*	*39%*	*63%*	*37%*	*27%*	*29%*	*21%*	*24%*	*93%*	*6%*	*100%*
OWNER-OCCUPIER UP-SIZER (C)	**67**	30	16	8	53	6	1	-	6	-	1	2	3	51	34	33	22	32	12	1	64	3	55
	3%hjkns	4%h	7%zhi	5%hi	5%zhi	6%hi	*1%*	-	*1%*	-	*1%*	*1%*	*2%*	7%zjk	*3%*	*5%*	4%s	6%zs	3%s	*	*3%*	*3%*	*3%*
PRS UP-SIZER (C)	**28**	19	4	*	23	2	3	-	-	-	-	1	*	20	18	11	7	7	8	6	24	4	30
	1%h	3%zh	2%h	*	2%zh	2%h	*2%*	-	-	-	-	*1%*	*	3%zj	*1%*	*2%*	*1%*	*1%*	*2%*	*1%*	*1%*	*4%*	*2%*
OWNER-OCCUPIER DOWN-SIZER (D)	**38**	15	3	2	20	1	1	1	15	-	2	5	1	18	27	10	14	11	5	7	37	1	44
	2%	*2%*	*1%*	*1%*	*2%*	*1%*	*	*2%*	3%z	-	*1%*	*2%*	*1%*	*2%*	*2%*	*1%*	*3%*	*2%*	*1%*	*1%*	*2%*	*	*2%*
PRS DOWN-SIZER (D)	**19**	8	2	2	12	1	4	2	*	-	4	3	2	9	11	8	2	8	2	7	17	2	21
	1%h	1%h	*1%*	*1%*	1%h	*1%*	*2%*	3%h	*	-	*2%*	*1%*	*1%*	*1%*	*1%*	*1%*	*	*1%*	*	*2%*	*1%*	*1%*	*1%*
ANY ACTIVE	**266**	126	35	21	181	23	15	7	33	6	19	18	16	151	171	95	76	93	50	47	246	19	260
	14%hiks	18%zhi	15%hi	14%h	17%zhi	20%hi	*9%*	*12%*	*8%*	*5%*	*10%*	*8%*	*13%*	20%zjk	*14%*	*13%*	*15%*	17%zs	*12%*	*10%*	*13%*	*16%*	*13%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i - z/j/k/l/m - z/n/o - z/p/q/r/s - z/t/u
Overlap formulae used. * small base

Table 15
Q.YR02
WHICH OF THESE, IF ANY, APPLY TO YOU PERSONALLY?
BASE: ALL ADULTS AGED 16+

		NUMBER IN HOUSEHOLD			CHILDREN IN HOUSEHOLD		CAR IN HOUSEHOLD		MAIN SHOPPER		EDUCATION				
	TOTAL (z)	1 (a)	2 (b)	3+ (c)	YES (d)	NO (e)	YES (f)	NO (g)	YES (k)	NO (l)	GCSE/ O-LV/ CSE/ NVQ12 (m)	A-LVL OR EQUIV (n)	DEGR/ MAST/ PHD (o)	NO FORML QUAL (p)	UNWTD TOTAL
UNWEIGHTED BASE	**1958**	431	674	844	510	1448	1525	433	1498	460	517	366	667	252	1958
WEIGHTED BASE	**1958**	399	592	961	608	1350	1537	421	1433	525	581	362	627	237	1958
	100%	*20%*	*30%*	*49%*	*31%*	*69%*	*78%*	*22%*	*73%*	*27%*	*30%*	*19%*	*32%*	*12%*	*100%*
A. I AM LIVING AT HOME WITH PARENTS	**244**	9	20	214	60	184	204	40	48	196	96	83	29	11	180
	12%abkop	*2%*	*3%*	22%zab	*10%*	*14%*	*13%*	*9%*	*3%*	37%zk	17%zop	23%zop	*5%*	*5%*	*9%*
B. I AM LOOKING TO BUY AS A FIRST-TIME BUYER IN THE NEXT 12 MONTHS	**71**	11	17	43	33	38	52	19	57	14	16	17	26	7	64
	4%e	*3%*	*3%*	*4%*	5%ze	*3%*	*3%*	*5%*	4%z	*3%*	*3%*	*5%*	*4%*	*3%*	*3%*
C. I AM LOOKING TO MOVE TO A LARGER PROPERTY IN THE NEXT 12 MONTHS	**109**	11	26	72	61	48	95	13	87	22	23	16	60	4	100
	6%aegp	*3%*	*4%*	7%zab	10%ze	*4%*	6%g	*3%*	6%z	*4%*	*4%*	*4%*	10%zmnp	*2%*	*5%*
D. I AM LOOKING TO MOVE TO A SMALLER PROPERTY IN THE NEXT 12 MONTHS	**75**	22	24	29	13	62	58	17	59	16	23	16	17	11	82
	4%d	*5%*	*4%*	*3%*	*2%*	5%zd	*4%*	*4%*	4%z	*3%*	*4%*	*4%*	*3%*	*5%*	*4%*
E. I AM LOOKING TO BUY A SECOND HOME IN THE NEXT 12 MONTHS	**20**	1	5	12	7	13	19	1	11	9	3	5	11	*	21
	1%k	*	*1%*	*1%*	*1%*	*1%*	*1%*	*	*1%*	*2%*	*1%*	*1%*	2%z	*	*1%*
F. I AM DOUBLE RENTING (E.G. HOMEOWNERS WHO LET THEIR EXISTING HOME AND RENT IN A DIFFERENT LOCATION)	**18**	3	6	10	5	13	10	8	14	3	4	4	6	3	28
	1%	*1%*	*1%*	*1%*	*1%*	*1%*	*1%*	2%zf	*1%*	*1%*	*1%*	*1%*	*1%*	*1%*	*1%*
G. I AM EXPECTING TO CONTRIBUTE FINANCIALLY TO A FAMILY MEMBER BUYING A PROPERTY IN NEXT 12 MONTHS	**46**	9	20	17	6	40	37	9	33	12	7	5	20	8	60
	2%d	*2%*	3%z	*2%*	*1%*	3%zd	*2%*	*2%*	*2%*	*2%*	*1%*	*1%*	*3%*	*4%*	*3%*
DON'T KNOW	**41**	9	16	16	12	29	28	13	34	7	12	2	8	12	46
	2%n	*2%*	*3%*	*2%*	*2%*	*2%*	*2%*	*3%*	2%z	*1%*	*2%*	*1%*	*1%*	5%zno	*2%*
NONE OF THESE	**1354**	328	464	556	412	942	1051	303	1102	252	405	217	456	181	1394
	69%cln	82%zc	78%zc	*58%*	*68%*	*70%*	*68%*	*72%*	77%zl	*48%*	70%n	*60%*	73%zn	76%zn	*71%*
ANY (A TO G)	**564**	62	111	388	184	379	457	106	297	266	165	143	163	45	518
	29%abkp	*16%*	*19%*	40%zab	*30%*	*28%*	*30%*	*25%*	*21%*	51%zk	28%p	39%zmop	*26%*	*19%*	*26%*
FTB (A+B)	**312**	20	36	256	93	219	253	59	105	208	112	100	53	18	242
	16%abkop	*5%*	*6%*	27%zab	*15%*	*16%*	*16%*	*14%*	*7%*	40%zk	19%op	28%zmop	*8%*	*8%*	*12%*
OWNER-OCCUPIER UP-SIZER (C)	**67**	6	16	44	38	29	66	1	51	16	9	7	45	2	55
	3%aegmp	*2%*	*3%*	5%a	6%ze	*2%*	4%zg	*	*4%*	*3%*	*2%*	*2%*	7%zmnp	*1%*	*3%*
PRS UP-SIZER (C)	**28**	2	8	18	13	16	22	6	25	3	5	8	14	1	30
	1%	*1%*	*1%*	*2%*	*2%*	*1%*	*1%*	*2%*	2%z	*1%*	*1%*	*2%*	*2%*	*	*2%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c - z/d/e - z/f/g - z/h/i/j - z/k/l - z/m/n/o/p
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

Table 15
Q.YR02
WHICH OF THESE, IF ANY, APPLY TO YOU PERSONALLY?
BASE: ALL ADULTS AGED 16+

		NUMBER IN HOUSEHOLD			CHILDREN IN HOUSEHOLD		CAR IN HOUSEHOLD		MAIN SHOPPER		EDUCATION				
	TOTAL (z)	1 (a)	2 (b)	3+ (c)	YES (d)	NO (e)	YES (f)	NO (g)	YES (k)	NO (l)	GCSE/ O-LV/ CSE/ NVQ12 (m)	A-LVL OR EQUIV (n)	DEGR/ MAST/ PHD (o)	NO FORML QUAL (p)	UNWTD TOTAL
WEIGHTED BASE	**1958**	399	592	961	608	1350	1537	421	1433	525	581	362	627	237	1958
	100%	*20%*	*30%*	*49%*	*31%*	*69%*	*78%*	*22%*	*73%*	*27%*	*30%*	*19%*	*32%*	*12%*	*100%*
OWNER-OCCUPIER DOWN-SIZER (D)	**38**	12	13	12	5	32	33	5	26	12	7	9	11	5	44
	2%	3%c	*2%*	*1%*	*1%*	*2%*	*2%*	*1%*	*2%*	*2%*	*1%*	*2%*	*2%*	*2%*	*2%*
PRS DOWN-SIZER (D)	**19**	4	4	12	6	13	12	7	18	1	7	2	6	2	21
	1%	*1%*	*1%*	*1%*	*1%*	*1%*	*1%*	*2%*	1%z	*	*1%*	*	*1%*	*1%*	*1%*
ANY ACTIVE	**266**	43	69	153	114	152	216	50	208	58	59	53	112	23	260
	14%e	*11%*	*12%*	16%a	19%ze	*11%*	*14%*	*12%*	15%z	*11%*	*10%*	*15%*	18%zmp	*9%*	*13%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c - z/d/e - z/f/g - z/h/i/j - z/k/l - z/m/n/o/p
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

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HALIFAX HOUSING MARKET CONFIDENCE TRACKER (Q1 MAR 2017)

18 Apr 2017

Table 16
Q.YR02
WHICH OF THESE, IF ANY, APPLY TO YOU PERSONALLY?
BASE: ALL ADULTS AGED 16+

		GOVERNMENT OFFICE REGION																									
	TOTAL (z)	EAST MID- LANDS (a)	EAST- ERN (b)	LON- DON (c)	NORTH EAST (d)	NORTH WEST (e)	SCOT- LAND (f)	SOUTH EAST (g)	SOUTH WEST (h)	WALES (i)	WEST MID- LANDS (j)	YORKS AND HUMBR (k)	ENG- LAND EXC. LONDON (l)	GB EXC. LONDON (m)	SOUTH ENG- LAND (n)	NORTH ENG- LAND (o)	MID- LANDS (p)	EAST- ERN (q)	LON- DON (r)	WALES (s)	SCOT- LAND (t)	GB EXC. SCOT- LAND (u)	GB EXC. NORTH ENG- LAND (v)	GB EXC. MID- LANDS (w)	GB EXC. SOUTH (x)	GB EXC. WALES (y)	UNWTD TOTAL
UNWEIGHTED BASE	**1958**	136	201	252	84	225	180	240	156	111	202	171	1415	1706	396	480	338	201	252	111	180	1778	1478	1620	1562	1847	1958
WEIGHTED BASE	**1958** ***100%***	146* *7%**	188* *10%**	251 *13%*	86* *4%**	224 *11%*	171* *9%**	275 *14%*	173 *9%*	98* *5%**	175 *9%*	172 *9%*	1438 *73%*	1707 *87%*	447 *23%*	482 *25%*	320 *16%*	188* *10%**	251 *13%*	98* *5%**	171* *9%**	1787 *91%*	1476 *75%*	1638 *84%*	1511 *77%*	1860 *95%*	1958 *100%*
A. I AM LIVING AT HOME WITH PARENTS	**244** 12%gn uw	25 17%gn	43 23%zc deghi klmno rsuvw xy	26 *11%*	7 *8%*	22 *10%*	28 17%gn	21 *8%*	14 *8%*	8 *8%*	29 17%gh no	19 *11%*	181 13%gn	217 13%gn	35 *8%*	48 *10%*	55 17%ze ghilm nosuw y	43 23%zc deghi klmno rsuvw xy	26 *11%*	8 *8%*	28 17%gn	215 12%gn	196 13%gn w	189 12%n	208 14%zg nouw	236 13%gnu w	180 *9%*
B. I AM LOOKING TO BUY AS A FIRST-TIME BUYER IN THE NEXT 12 MONTHS	**71** ***4%***	2 *2%*	8 *4%*	11 *5%*	4 *5%*	7 *3%*	6 *4%*	13 *5%*	2 *1%*	2 *2%*	7 *4%*	7 *4%*	51 *4%*	59 *3%*	15 *3%*	19 *4%*	9 *3%*	8 *4%*	11 *5%*	2 *2%*	6 *4%*	65 *4%*	52 *4%*	62 *4%*	56 *4%*	68 *4%*	64 *3%*
C. I AM LOOKING TO MOVE TO A LARGER PROPERTY IN THE NEXT 12 MONTHS	**109** ***6%***	2 *1%*	12 *6%*	16 *6%*	9 10%akp x	16 *7%*	5 *3%*	24 9%zak mpvx	10 *6%*	3 *3%*	8 *4%*	4 *2%*	84 6%p	92 *5%*	34 8%akm pv	29 6%k	10 *3%*	12 *6%*	16 *6%*	3 *3%*	5 *3%*	103 6%px	80 *5%*	99 6%x	74 *5%*	105 *6%*	100 *5%*
D. I AM LOOKING TO MOVE TO A SMALLER PROPERTY IN THE NEXT 12 MONTHS	**75** ***4%***	5 *3%*	8 *4%*	8 *3%*	3 *4%*	14 *6%*	3 *2%*	9 *3%*	5 *3%*	3 *3%*	10 *6%*	6 *3%*	60 *4%*	67 *4%*	15 *3%*	23 *5%*	15 *5%*	8 *4%*	8 *3%*	3 *3%*	3 *2%*	72 *4%*	52 *4%*	60 *4%*	60 *4%*	72 *4%*	82 *4%*
E. I AM LOOKING TO BUY A SECOND HOME IN THE NEXT 12 MONTHS	**20** ***1%***	1 *1%*	4 *2%*	4 *2%*	- -	1 *1%*	1 *1%*	4 *1%*	1 *	* *	3 *2%*	1 *1%*	14 *1%*	15 *1%*	4 *1%*	2 *	4 *1%*	4 *2%*	4 *2%*	* *	1 *1%*	19 *1%*	17 *1%*	16 *1%*	15 *1%*	19 *1%*	21 *1%*
F. I AM DOUBLE RENTING (E.G. HOMEOWNERS WHO LET THEIR EXISTING HOME AND RENT IN A DIFFERENT LOCATION)	**18** 1%lm	- -	* *	10 4%zgh lmnou vwxy	* *1%*	2 *1%*	- -	1 *	- -	- -	4 2%lmn	1 *1%*	8 *1%*	8 *	1 *	3 *1%*	4 *1%*	* *	10 4%zgh lmnou vwxy	- -	- -	18 1%lm	15 1%m	14 1%m	17 1%lm	18 1%lm	28 *1%*
G. I AM EXPECTING TO CONTRIBUTE FINANCIALLY TO A FAMILY MEMBER BUYING A PROPERTY IN NEXT 12 MONTHS	**46** 2%w	3 *2%*	5 *3%*	6 *2%*	1 *1%*	2 *1%*	1 *1%*	3 *1%*	7 *4%*	* *	16 9%zac defgi klmno prstu vwxy	2 *1%*	39 3%ow	40 2%w	10 *2%*	6 *1%*	19 6%zae gilmn osuvw xy	5 *3%*	6 *2%*	* *	1 *1%*	45 3%ow	40 3%w	27 *2%*	36 2%ow	46 2%ow	60 *3%*
DON'T KNOW	**41** 2%p	- -	8 4%p	6 *2%*	11 13%zab cefghi jklmno pqrstu vwxy	2 *1%*	- -	10 4%hkp v	- -	3 3%hkp	1 *1%*	- -	32 2%p	35 2%p	10 *2%*	13 3%ep	1 *	8 4%p	6 *2%*	3 3%hkp	- -	41 2%zp	28 2%p	40 2%p	31 2%p	38 2%p	46 *2%*
NONE OF THESE	**1354** 69%bd jqu	108 74%bd jpq	104 *55%*	163 *65%*	49 *58%*	164 73%bd jq	129 75%bd jq	191 70%bj q	136 79%zb cdjlm pqruv wxy	78 80%zb cdjlm pqruv wxy	100 *57%*	132 77%bcd jlpqru xy	983 68%bdj q	1190 70%bd jlq	327 73%bd jlpqu vy	345 72%bd jq	208 65%j	104 *55%*	163 *65%*	78 80%zb cdjlm pqruv wxy	129 75%bd jq	1225 69%bd jq	1008 68%bj q	1146 70%bd jqu	1027 68%bj q	1276 69%bd jq	1394 *71%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i/j/k/l/m/n/o/p/q/r/s/t/u/v/w/x/y
Overlap formulae used. * small base

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Table 16
Q.YR02
WHICH OF THESE, IF ANY, APPLY TO YOU PERSONALLY?
BASE: ALL ADULTS AGED 16+

		GOVERNMENT OFFICE REGION																									
	TOTAL (z)	EAST MID-LANDS (a)	EAST-ERN (b)	LON-DON (c)	NORTH EAST (d)	NORTH WEST (e)	SCOT-LAND (f)	SOUTH EAST (g)	SOUTH WEST (h)	WALES (i)	WEST MID-LANDS (j)	YORKS AND HUMBR (k)	ENG-LAND EXC. LONDON (l)	GB EXC. LONDON (m)	SOUTH ENG-LAND (n)	NORTH ENG-LAND (o)	MID-LANDS (p)	EAST-ERN (q)	LON-DON (r)	WALES (s)	SCOT-LAND (t)	GB EXC. SCOT-LAND (u)	GB EXC. NORTH ENG-LAND (v)	GB EXC. MID-LANDS (w)	GB EXC. SOUTH (x)	GB EXC. WALES (y)	UNWTD TOTAL
WEIGHTED BASE	**1958** ***100%***	146* *7%**	188* *10%**	251 *13%*	86* *4%**	224 *11%*	171* *9%**	275 *14%*	173 *9%*	98* *5%**	175 *9%*	172 *9%*	1438 *73%*	1707 *87%*	447 *23%*	482 *25%*	320 *16%*	188* *10%**	251 *13%*	98* *5%**	171* *9%**	1787 *91%*	1476 *75%*	1638 *84%*	1511 *77%*	1860 *95%*	1958 *100%*
ANY (A TO G)	**564** 29%isw	38 *26%*	77 41%zaefghiklmnostuvwxy	82 33%his	25 *30%*	58 *26%*	43 *25%*	73 *27%*	37 *21%*	17 *17%*	74 42%zaefghiklmnopstuvwxy	40 *23%*	422 29%himnos	482 28%is	110 *25%*	123 *26%*	112 35%zahiklmnosuw	77 41%zaefghiklmnostuvwxy	82 33%his	17 *17%*	43 *25%*	521 29%hinsw	440 30%hinsw	452 28%is	453 30%hiosw	547 29%hinsw	518 *26%*
FTB (A+B)	**312** 16%hn	28 *19%*	49 26%zceghilmnorsuvwxy	38 *15%*	11 *13%*	29 *13%*	35 20%h	34 *12%*	16 *9%*	10 *10%*	35 20%hins	26 *15%*	230 16%hn	274 16%hn	51 *11%*	67 *14%*	63 20%hins	49 26%zceghilmnorsuvwxy	38 *15%*	10 *10%*	35 20%h	278 16%hn	245 17%hn	249 15%n	262 17%zhnouw	302 16%hnu	242 *12%*
OWNER-OCCUPIER UP-SIZER (C)	**67** ***3%***	1 *1%*	7 *4%*	8 *3%*	7 9%zaklmopuvwxy	9 *4%*	4 *3%*	15 6%k	6 *4%*	3 *3%*	6 *3%*	1 *	52 4%k	59 3%k	21 5%k	17 3%k	7 *2%*	7 *4%*	8 *3%*	3 *3%*	4 *3%*	63 4%k	50 *3%*	60 4%k	45 *3%*	64 *3%*	55 *3%*
PRS UP-SIZER (C)	**28** ***1%***	1 *1%*	3 *2%*	4 *2%*	2 *2%*	2 *1%*	- -	8 *3%*	3 *2%*	- -	2 *1%*	3 *2%*	24 *2%*	24 *1%*	11 *3%*	7 *2%*	3 *1%*	3 *2%*	4 *2%*	- -	- -	28 2%zx	21 *1%*	26 *2%*	17 *1%*	28 *2%*	30 *2%*
OWNER-OCCUPIER DOWN-SIZER (D)	**38** ***2%***	3 *2%*	4 *2%*	3 *1%*	- -	4 *2%*	2 *1%*	8 *3%*	4 *2%*	2 *2%*	4 *2%*	3 *2%*	30 *2%*	34 *2%*	11 *3%*	7 *1%*	7 *2%*	4 *2%*	3 *1%*	2 *2%*	2 *1%*	36 *2%*	31 *2%*	30 *2%*	26 *2%*	35 *2%*	44 *2%*
PRS DOWN-SIZER (D)	**19** 1%v	1 *1%*	- -	3 *1%*	2 3%nv	8 4%zghlmnpuvwxy	- -	2 *1%*	- -	- -	1 *1%*	1 *1%*	16 1%v	16 1%v	2 *	12 2%zlmnuvwxy	2 *1%*	- -	3 *1%*	- -	- -	19 1%v	7 *	17 1%v	17 1%v	19 1%v	21 *1%*
ANY ACTIVE	**266** ***14%***	10 *7%*	30 *16%*	40 16%a	17 20%aft	35 *15%*	13 *8%*	48 18%aft	18 *11%*	9 *9%*	27 16%p	17 *10%*	203 14%m	225 *13%*	67 *15%*	69 *14%*	38 *12%*	30 *16%*	40 16%a	9 *9%*	13 *8%*	253 14%zm	197 *13%*	228 *14%*	199 *13%*	257 *14%*	260 *13%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i/j/k/l/m/n/o/p/q/r/s/t/u/v/w/x/y
Overlap formulae used. * small base

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Table 17
Q.YR02
WHICH OF THESE, IF ANY, APPLY TO YOU PERSONALLY?
BASE: ALL ADULTS AGED 16+

		TENURE LIFESTAGE							AREA				
	TOTAL (z)	ANY (A TO G) (k)	FTB (A+B) (l)	OWNER-OCCUPIER UP-SIZER (C) (m)	PRS UP-SIZER (C) (n)	OWNER-OCCUPIER DOWN-SIZER (D) (o)	PRS DOWN-SIZER (D) (p)	ANY ACTIVE (q)	RURAL (r)	SUB URBAN (s)	URBAN (t)	METRO POL ITAN (x)	UNWTD TOTAL
UNWEIGHTED BASE	**1958**	518	242	55	30	44	21	260	392	419	688	459	1958
WEIGHTED BASE	**1958**	564	312*	67*	28**	38*	19**	266	406	431	687	435	1958
	100%	*29%*	*16%**	*3%**	*1%***	*2%**	*1%***	*14%*	*21%*	*22%*	*35%*	*22%*	*100%*
A. I AM LIVING AT HOME WITH PARENTS	**244**	244	244	-	-	1	1	6	42	54	80	67	180
	12%mq	43%zmoq	78%zkmoq	-	-	*4%*	*4%*	*2%*	*10%*	*12%*	*12%*	*15%*	*9%*
B. I AM LOOKING TO BUY AS A FIRST-TIME BUYER IN THE NEXT 12 MONTHS	**71**	71	71	1	1	-	-	71	10	14	27	20	64
	4%	13%zmo	23%zkmo	*2%*	*3%*	-	-	27%zkmo	*3%*	*3%*	*4%*	*5%*	*3%*
C. I AM LOOKING TO MOVE TO A LARGER PROPERTY IN THE NEXT 12 MONTHS	**109**	109	3	67	28	-	2	109	23	13	47	25	100
	6%ls	19%zlo	*1%*	100%zkloq	*100%*	-	*13%*	41%zklo	*6%*	*3%*	7%s	*6%*	*5%*
D. I AM LOOKING TO MOVE TO A SMALLER PROPERTY IN THE NEXT 12 MONTHS	**75**	75	4	-	2	38	19	75	15	19	23	18	82
	4%	13%zlm	*1%*	-	*8%*	100%zklmq	*100%*	28%zklm	*4%*	*4%*	*3%*	*4%*	*4%*
E. I AM LOOKING TO BUY A SECOND HOME IN THE NEXT 12 MONTHS	**20**	20	-	1	-	2	-	20	5	4	6	4	21
	1%	3%z	-	*2%*	-	4%l	-	7%zkl	*1%*	*1%*	*1%*	*1%*	*1%*
F. I AM DOUBLE RENTING (E.G. HOMEOWNERS WHO LET THEIR EXISTING HOME AND RENT IN A DIFFERENT LOCATION)	**18**	18	1	-	-	1	-	2	1	2	3	12	28
	1%	3%zlq	*	-	-	*3%*	-	*1%*	*	*	*	*3%*	*1%*
G. I AM EXPECTING TO CONTRIBUTE FINANCIALLY TO A FAMILY MEMBER BUYING A PROPERTY IN NEXT 12 MONTHS	**46**	46	-	1	-	-	-	2	7	5	17	17	60
	2%	8%zlq	-	*2%*	-	-	-	*1%*	*2%*	*1%*	*2%*	*4%*	*3%*
DON'T KNOW	**41**	-	-	-	-	-	-	-	9	8	15	9	46
	2%kq	-	-	-	-	-	-	-	*2%*	*2%*	*2%*	*2%*	*2%*
NONE OF THESE	**1354**	-	-	-	-	-	-	-	296	316	472	269	1394
	69%klmoq	-	-	-	-	-	-	-	*73%*	*73%*	*69%*	*62%*	*71%*
ANY (A TO G)	**564**	564	312	67	28	38	19	266	101	107	199	156	518
	29%	100%z	100%z	100%z	*100%*	100%z	*100%*	100%z	*25%*	*25%*	*29%*	*36%*	*26%*
FTB (A+B)	**312**	312	312	1	1	1	1	75	51	67	108	86	242
	16%mo	55%zmoq	100%zkmoq	*2%*	*3%*	*4%*	*4%*	28%zmo	*13%*	*16%*	*16%*	*20%*	*12%*
OWNER-OCCUPIER UP-SIZER (C)	**67**	67	1	67	-	-	-	67	20	8	30	10	55
	3%	12%zlo	*	100%zkloq	-	-	-	25%zklo	*5%*	*2%*	*4%*	*2%*	*3%*
PRS UP-SIZER (C)	**28**	28	1	-	28	-	2	28	2	4	14	7	30
	1%	5%zl	*	-	*100%*	-	*13%*	11%zklmo	*1%*	*1%*	*2%*	*2%*	*2%*
OWNER-OCCUPIER DOWN-SIZER (D)	**38**	38	1	-	-	38	-	38	9	9	15	5	44
	2%	7%zl	*	-	-	100%zklmq	-	14%zklm	*2%*	*2%*	*2%*	*1%*	*2%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i/j - z/k/l/m/n/o/p/q - z/r/s/t/u
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

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Table 17
Q.YR02
WHICH OF THESE, IF ANY, APPLY TO YOU PERSONALLY?
BASE: ALL ADULTS AGED 16+

		TENURE LIFESTAGE							AREA				
	TOTAL (z)	ANY (A TO G) (k)	FTB (A+B) (l)	OWNER-OCCUPIER UP-SIZER (C) (m)	PRS UP-SIZER (C) (n)	OWNER-OCCUPIER DOWN-SIZER (D) (o)	PRS DOWN-SIZER (D) (p)	ANY ACTIVE (q)	RURAL (r)	SUB URBAN (s)	URBAN (t)	METRO POL ITAN (x)	UNWTD TOTAL
WEIGHTED BASE	**1958**	564	312*	67*	28**	38*	19**	266	406	431	687	435	1958
	100%	*29%*	*16%**	*3%**	*1%***	*2%**	*1%***	*14%*	*21%*	*22%*	*35%*	*22%*	*100%*
PRS DOWN-SIZER (D)	**19**	19	1	-	2	-	19	19	1	6	4	8	21
	1%	3%zl	*	-	*8%*	-	*100%*	7%zkl	*	*1%*	*1%*	*2%*	*1%*
ANY ACTIVE	**266**	266	75	67	28	38	19	266	53	48	102	63	260
	14%	47%zl	24%z	100%zkl	*100%*	100%zkl	*100%*	100%zkl	*13%*	*11%*	*15%*	*15%*	*13%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i/j - z/k/l/m/n/o/p/q - z/r/s/t/u
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

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Table 18
Q.YR02
WHICH OF THESE, IF ANY, APPLY TO YOU PERSONALLY?
BASE: ALL ADULTS AGED 16+

		NEXT 12 MONTHS				AVERAGE PRICE			
	TOTAL (z)	GOOD TIME BUY (a)	GOOD TIME SELL (b)	BAD TIME BUY (c)	BAD TIME SELL (d)	HIGHER (e)	SAME (f)	LOWER (g)	UNWTD TOTAL
UNWEIGHTED BASE	**1958**	1055	1028	673	695	1157	452	253	1958
WEIGHTED BASE	**1958**	1010	1024	716	672	1145	441	256	1958
	100%	*52%*	*52%*	*37%*	*34%*	*58%*	*23%*	*13%*	*100%*
A. I AM LIVING AT HOME WITH PARENTS	**244**	82	99	131	89	143	40	32	180
	12%abf	*8%*	10%a	18%zabd	13%a	*12%*	*9%*	*12%*	*9%*
B. I AM LOOKING TO BUY AS A FIRST-TIME BUYER IN THE NEXT 12 MONTHS	**71**	44	43	25	23	46	17	3	64
	4%	*4%*	*4%*	*3%*	*3%*	*4%*	*4%*	*1%*	*3%*
C. I AM LOOKING TO MOVE TO A LARGER PROPERTY IN THE NEXT 12 MONTHS	**109**	55	72	43	29	71	26	11	100
	6%	*5%*	7%zad	*6%*	*4%*	*6%*	*6%*	*4%*	*5%*
D. I AM LOOKING TO MOVE TO A SMALLER PROPERTY IN THE NEXT 12 MONTHS	**75**	38	42	28	19	34	21	14	82
	4%	*4%*	*4%*	*4%*	*3%*	*3%*	*5%*	*6%*	*4%*
E. I AM LOOKING TO BUY A SECOND HOME IN THE NEXT 12 MONTHS	**20**	7	11	11	7	12	4	3	21
	1%	*1%*	*1%*	*2%*	*1%*	*1%*	*1%*	*1%*	*1%*
F. I AM DOUBLE RENTING (E.G. HOMEOWNERS WHO LET THEIR EXISTING HOME AND RENT IN A DIFFERENT LOCATION)	**18**	5	4	13	14	14	3	2	28
	1%ab	*	*	2%ab	2%zab	*1%*	*1%*	*1%*	*1%*
G. I AM EXPECTING TO CONTRIBUTE FINANCIALLY TO A FAMILY MEMBER BUYING A PROPERTY IN NEXT 12 MONTHS	**46**	31	26	15	18	30	8	7	60
	2%	3%z	*3%*	*2%*	*3%*	*3%*	*2%*	*3%*	*3%*
DON'T KNOW	**41**	18	18	8	7	24	6	4	46
	2%d	*2%*	*2%*	*1%*	*1%*	*2%*	*1%*	*2%*	*2%*
NONE OF THESE	**1354**	736	720	450	469	779	324	180	1394
	69%c	73%zbc	70%c	*63%*	70%c	*68%*	73%z	*70%*	*71%*
ANY (A TO G)	**564**	256	287	258	196	342	111	72	518
	29%a	*25%*	28%a	36%zabd	*29%*	*30%*	*25%*	*28%*	*26%*
FTB (A+B)	**312**	123	140	156	112	186	56	35	242
	16%ab	*12%*	*14%*	22%zabd	17%a	*16%*	*13%*	*14%*	*12%*
OWNER-OCCUPIER UP-SIZER (C)	**67**	40	44	21	20	43	15	9	55
	3%	*4%*	4%z	*3%*	*3%*	*4%*	*3%*	*3%*	*3%*
PRS UP-SIZER (C)	**28**	10	19	15	5	20	7	2	30
	1%	*1%*	2%a	2%d	*1%*	*2%*	*2%*	*1%*	*2%*
OWNER-OCCUPIER DOWN-SIZER (D)	**38**	23	20	8	9	17	8	9	44
	2%	*2%*	*2%*	*1%*	*1%*	*1%*	*2%*	*3%*	*2%*
PRS DOWN-SIZER (D)	**19**	8	10	11	8	7	8	4	21
	1%	*1%*	*1%*	*2%*	*1%*	*1%*	2%ze	*1%*	*1%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d - z/e/f/g - z/h/i/j - z/k/l/m - z/n/o/p - z/q/r/s - z/t/u/v - z/w/x/y
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

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Table 18
Q.YR02
WHICH OF THESE, IF ANY, APPLY TO YOU PERSONALLY?
BASE: ALL ADULTS AGED 16+

		NEXT 12 MONTHS				AVERAGE PRICE			
	TOTAL (z)	GOOD TIME BUY (a)	GOOD TIME SELL (b)	BAD TIME BUY (c)	BAD TIME SELL (d)	HIGHER (e)	SAME (f)	LOWER (g)	UNWTD TOTAL
WEIGHTED BASE	**1958**	1010	1024	716	672	1145	441	256	1958
	100%	*52%*	*52%*	*37%*	*34%*	*58%*	*23%*	*13%*	*100%*
ANY ACTIVE	**266**	142	163	101	76	161	63	31	260
	14%	*14%*	16%zd	14%d	*11%*	*14%*	*14%*	*12%*	*13%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d - z/e/f/g - z/h/i/j - z/k/l/m - z/n/o/p - z/q/r/s - z/t/u/v - z/w/x/y
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

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Table 19
Q.YR03 SUMMARY TABLE
THINKING ABOUT THE NEXT 12 MONTHS, DO YOU THINK IT WOULD BE A GOOD TIME OR A BAD TIME FOR PEOPLE IN GENERAL TO...
BASE: ALL ADULTS AGED 16+

	A) BUY A PROPERTY?	B) SELL A PROPERTY?
UNWEIGHTED BASE	1958	1958
WEIGHTED BASE	1958	1958
(4) VERY GOOD TIME	86 *4%*	124 *6%*
(3) FAIRLY GOOD TIME	924 *47%*	900 *46%*
(2) FAIRLY BAD TIME	584 *30%*	579 *30%*
(1) VERY BAD TIME	132 *7%*	93 *5%*
GOOD TIME	1010 *52%*	1024 *52%*
BAD TIME	716 *37%*	672 *34%*
NET GOOD	294 *15%*	352 *18%*
MEAN	2.56	2.62
DON'T KNOW	232 *12%*	262 *13%*

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Table 20
Q.YR03_1
THINKING ABOUT THE NEXT 12 MONTHS, DO YOU THINK IT WOULD BE A GOOD TIME OR A BAD TIME FOR PEOPLE IN GENERAL TO...
A) BUY A PROPERTY?
BASE: ALL ADULTS AGED 16+

		SEX		AGE									TENURE							ACORN					
	TOTAL (z)	MALE (a)	FEMALE (b)	16-24 (c)	25-34 (d)	35-44 (e)	45-54 (f)	55-64 (g)	65+ (h)	16-34 (i)	35-54 (j)	55+ (k)	OWNED OUTRIGHT (l)	BOUGHT ON A MORTGAGE (m)	RENTED FROM LOCAL AUTHORITY/ BELONGS TO A HOUSING ASSOCIATION (n)	RENTED FROM PRIVATE LANDLORD (o)	OTHER (p)	OWNER/ OCCUPIER (q)	RENTERS (r)	WEALTHY ACHIEVERS (s)	URBAN PROSPERITY (t)	COMFORTABLY OFF (u)	MODERATE MEANS (v)	HARD PRESSED (w)	UNWTD TOTAL
UNWEIGHTED BASE	**1958**	952	1006	263	257	278	305	331	524	520	583	855	756	542	301	344	15	1298	645	435	231	626	327	320	1958
WEIGHTED BASE	**1958** ***100%***	950 *49%*	1008 *51%*	315* *16%**	304 *16%*	356 *18%*	315 *16%*	283 *14%*	385 *20%*	619 *32%*	671 *34%*	668 *34%*	490 *25%*	776 *40%*	333 *17%*	333 *17%*	27** *1%***	1266 *65%*	666 *34%*	433 *22%*	203 *10%*	600 *31%*	350 *18%*	342 *17%*	1958 *100%*
(4) VERY GOOD TIME	**86** 4%et	44 *5%*	42 *4%*	8 *3%*	16 5%ei	6 *2%*	20 6%ej	17 6%e	19 5%e	24 *4%*	26 4%e	36 5%e	26 *5%*	36 *5%*	11 *3%*	13 *4%*	- -	63 *5%*	23 *4%*	20 *5%*	3 *2%*	31 5%t	22 6%t	10 *3%*	102 *5%*
(3) FAIRLY GOOD TIME	**924** 47%cinor	462 *49%*	461 *46%*	100 *32%*	141 46%ci	173 49%ci	144 46%c	155 55%zcfij	210 55%zcfij	241 *39%*	317 47%ci	366 55%zcdfij	264 54%znoqr	393 51%nor	134 *40%*	123 *37%*	10 *37%*	657 52%znor	257 *39%*	224 52%v	86 *42%*	301 50%v	142 *41%*	158 *46%*	953 *49%*
(2) FAIRLY BAD TIME	**584** 30%ghkln	288 *30%*	296 *29%*	144 46%zdefghjk	91 30%hk	105 29%hk	95 30%hk	67 *24%*	82 *21%*	235 38%zdghjk	200 30%hk	149 *22%*	121 *25%*	256 33%ln	82 *25%*	111 33%lnr	13 *50%*	378 30%l	193 29%n	132 *31%*	83 41%zsuw	159 *26%*	117 *34%*	86 *25%*	550 *28%*
(1) VERY BAD TIME	**132** 7%lmqs	59 *6%*	73 *7%*	27 *8%*	24 *8%*	24 *7%*	20 *6%*	15 *5%*	22 *6%*	50 *8%*	44 *7%*	37 *6%*	18 *4%*	30 *4%*	41 12%zlmq	42 13%zlmq	1 *3%*	48 *4%*	83 12%zlmq	13 *3%*	13 *7%*	38 6%s	19 *6%*	39 11%zsuv	123 *6%*
GOOD TIME	**1010** 52%cinort	506 *53%*	504 *50%*	109 *34%*	157 52%ci	179 50%c	164 52%ci	173 61%zcdefij	229 59%zceij	265 43%c	343 51%ci	402 60%zcdefij	290 59%znoqr	430 55%nor	144 *43%*	136 *41%*	10 *37%*	720 57%znor	280 *42%*	244 56%t	89 *44%*	332 55%t	164 *47%*	168 *49%*	1055 *54%*
BAD TIME	**716** 37%ghklq	347 *37%*	369 *37%*	171 54%zdefghjk	115 38%hk	129 36%hk	116 37%hk	82 *29%*	104 *27%*	285 46%zdefghjk	244 36%ghk	186 *28%*	139 *28%*	286 37%l	123 37%l	153 46%zlmnqr	14 *53%*	425 34%l	277 42%zlnq	145 *33%*	97 47%zsuw	197 *33%*	137 *39%*	125 *37%*	673 *34%*
NET GOOD	**294** 15%cinortv	159 *17%*	135 *13%*	-62 *-20%*	42 14%i	50 14%i	48 15%i	90 32%zcdefij	125 33%zcdefij	-20 *-3%*	99 15%ci	215 32%zcdefij	151 31%zmnoqr	143 18%znor	21 6%or	-18 *-5%*	-4 *-17%*	295 23%zmnor	4 *1%*	99 23%ztvw	-7 *-3%*	135 22%ztvw	28 8%t	43 13%t	382 *20%*
MEAN	2.56cinort	2.58	2.54	2.32	2.55ci	2.52c	2.59ci	2.68zceij	2.68zcdeij	2.43	2.55ci	2.68zcdeij	2.70znoqr	2.61nor	2.43	2.37	2.37	2.64znor	2.40	2.65ztw	2.43	2.61tw	2.55	2.48	2.60
DON'T KNOW	**232** 12%mq	96 *10%*	136 *13%*	36 *11%*	32 *11%*	48 *14%*	35 *11%*	28 *10%*	52 *14%*	68 *11%*	83 *12%*	80 *12%*	60 12%mq	60 *8%*	65 20%zlmq	44 13%m	3 *10%*	120 *9%*	109 16%zmoq	44 *10%*	17 *9%*	71 *12%*	49 *14%*	49 *14%*	230 *12%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b - z/c/d/e/f/g/h/i/j/k - z/l/m/n/o/p/q/r - z/s/t/u/v/w
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

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Table 21
Q.YR03_1
THINKING ABOUT THE NEXT 12 MONTHS, DO YOU THINK IT WOULD BE A GOOD TIME OR A BAD TIME FOR PEOPLE IN GENERAL TO...
A) BUY A PROPERTY?
BASE: ALL ADULTS AGED 16+

		OCCUPATION								
	TOTAL (z)	FULL-TIME (a)	PART-TIME (b)	SELF-EMPLOYED (c)	FT/PT/SELF EMPLYED (d)	NOT WORKING - HOUSEWIFE (e)	STILL IN EDUCATION (f)	UNEMPLOYED (g)	RETIRED (h)	OTHER (i)
UNWEIGHTED BASE	1958	610	216	136	962	107	145	55	593	96
WEIGHTED BASE	1958	691	228	145	1064	113*	173*	62*	441	105*
	100%	*35%*	*12%*	*7%*	*54%*	*6%**	*9%**	*3%**	*23%*	*5%**
(4) VERY GOOD TIME	86	41	6	10	56	2	1	-	24	3
	4%s	6%z	*3%*	*7%*	*5%*	*2%*	*1%*	-	*5%*	*3%*
(3) FAIRLY GOOD TIME	924	327	114	68	509	48	56	27	245	39
	47%u	*47%*	50%f	*47%*	*48%*	*43%*	*32%*	*44%*	56%zadfi	*37%*
(2) FAIRLY BAD TIME	584	214	66	45	325	41	86	15	88	29
	30%hkns	31%h	29%h	31%h	31%h	37%h	50%zabdghi	*25%*	*20%*	*28%*
(1) VERY BAD TIME	132	41	11	4	56	10	16	9	27	14
	7%dp	*6%*	*5%*	*3%*	*5%*	*8%*	*9%*	15%zabcdh	*6%*	13%zabcdh
GOOD TIME	1010	368	120	78	565	50	57	27	269	41
	52%fisu	53%fi	53%f	54%f	53%fi	*45%*	*33%*	*44%*	61%zadefgi	*40%*
BAD TIME	716	254	77	49	381	51	102	25	114	43
	37%hln	37%h	*34%*	*34%*	36%h	45%h	59%zabcdh	40%h	*26%*	41%h
NET GOOD	294	113	43	29	185	*	-46	2	155	-2
	15%efgijoru	16%efgi	19%egi	20%egi	17%zefgi	*	*-26%*	4%ei	35%zabcdefgi	*-1%*
MEAN	2.56fijsu	2.59fgi	2.58fi	2.66efgi	2.60zfgi	2.42	2.26	2.34	2.69zadefgi	2.36
DON'T KNOW	232	69	31	18	118	12	14	10	58	20
	12%mpt	*10%*	*14%*	*12%*	*11%*	*10%*	*8%*	*16%*	*13%*	19%zad

	INCOME				CHIEF INCOME EARNER		SOCIAL GRADE				ETHNICITY		
	UP TO 9499 (j)	9500 - 17499 (k)	17500 - 24999 (l)	25000 PLUS (m)	YES (n)	NO (o)	AB (p)	C1 (q)	C2 (r)	DE (s)	WHITE (t)	BME (u)	UNWTD TOTAL
UNWEIGHTED BASE	204	262	139	755	1312	646	547	658	348	405	1729	221	1958
WEIGHTED BASE	183	235	128	772	1236	722	523	563	410	462	1830	117	1958
	9%	*12%*	*7%*	*39%*	*63%*	*37%*	*27%*	*29%*	*21%*	*24%*	*93%*	*6%*	*100%*
(4) VERY GOOD TIME	4	8	8	42	55	31	29	26	23	9	81	5	102
	2%	*3%*	*6%*	*5%*	*4%*	*4%*	5%s	5%s	6%s	*2%*	*4%*	*4%*	*5%*
(3) FAIRLY GOOD TIME	84	120	74	395	602	322	258	280	180	206	882	40	953
	46%	*51%*	58%z	51%z	49%z	*45%*	*49%*	*50%*	*44%*	*45%*	48%zu	*34%*	*49%*
(2) FAIRLY BAD TIME	60	53	30	236	349	235	191	164	127	103	540	40	550
	33%k	*23%*	*23%*	31%k	*28%*	*33%*	36%zqs	29%s	31%s	*22%*	*30%*	*34%*	*28%*
(1) VERY BAD TIME	18	21	5	42	86	46	16	31	33	52	121	10	123
	10%	*9%*	*4%*	*5%*	*7%*	*6%*	*3%*	*6%*	8%p	11%zpq	*7%*	*9%*	*6%*
GOOD TIME	88	128	82	437	657	353	286	306	203	215	964	45	1055
	48%	*55%*	64%zj	57%zj	53%z	*49%*	*55%*	54%s	*49%*	*47%*	53%zu	*38%*	*54%*
BAD TIME	77	75	35	278	435	281	206	195	160	155	662	51	673
	42%kl	*32%*	*27%*	*36%*	*35%*	*39%*	*39%*	*35%*	*39%*	*33%*	*36%*	*43%*	*34%*
NET GOOD	11	53	47	159	222	72	80	110	43	61	302	-6	382
	6%	23%zj	37%zjkm	21%zj	18%zo	*10%*	*15%*	20%zrs	*10%*	*13%*	17%zu	*-5%*	*20%*
MEAN	2.45	2.57	2.73zj	2.61zj	2.57	2.53	2.61s	2.60s	2.53	2.47	2.57u	2.41	2.60
DON'T KNOW	18	32	12	57	144	88	30	62	48	92	204	21	230
	10%	14%m	*9%*	*7%*	*12%*	*12%*	*6%*	11%p	12%p	20%zpqr	*11%*	18%zt	*12%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i - z/j/k/l/m - z/n/o - z/p/q/r/s - z/t/u
Overlap formulae used. * small base

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Table 22
Q.YR03_1
THINKING ABOUT THE NEXT 12 MONTHS, DO YOU THINK IT WOULD BE A GOOD TIME OR A BAD TIME FOR PEOPLE IN GENERAL TO...
A) BUY A PROPERTY?
BASE: ALL ADULTS AGED 16+

		NUMBER IN HOUSEHOLD			CHILDREN IN HOUSEHOLD		CAR IN HOUSEHOLD		DAILY READERSHIP			MAIN SHOPPER		EDUCATION				
	TOTAL (z)	1 (a)	2 (b)	3+ (c)	YES (d)	NO (e)	YES (f)	NO (g)	BROAD SHEET (h)	MID MAR-KET (i)	TAB-LOID (j)	YES (k)	NO (l)	GCSE/ O-LV/ CSE/ NVQ12 (m)	A-LVL OR EQUIV (n)	DEGR/ MAST/ PHD (o)	NO FORML QUAL (p)	UNWTD TOTAL
UNWEIGHTED BASE	**1958**	431	674	844	510	1448	1525	433	-	-	-	1498	460	517	366	667	252	1958
WEIGHTED BASE	**1958**	399	592	961	608	1350	1537	421	-**	-**	-**	1433	525	581	362	627	237	1958
	100%	*20%*	*30%*	*49%*	*31%*	*69%*	*78%*	*22%*	-**	-**	-**	*73%*	*27%*	*30%*	*19%*	*32%*	*12%*	*100%*
(4) VERY GOOD TIME	**86**	21	24	41	25	62	74	12	-	-	-	67	19	24	14	27	14	102
	4%	*5%*	*4%*	*4%*	*4%*	*5%*	*5%*	*3%*	-	-	-	5%z	*4%*	*4%*	*4%*	*4%*	*6%*	*5%*
(3) FAIRLY GOOD TIME	**924**	199	318	405	269	655	766	158	-	-	-	695	229	276	163	323	92	953
	47%cgp	50%c	54%zc	*42%*	*44%*	*49%*	50%zg	*37%*	-	-	-	49%z	*44%*	*48%*	*45%*	51%zp	*39%*	*49%*
(2) FAIRLY BAD TIME	**584**	98	154	331	192	393	450	134	-	-	-	395	190	164	115	210	60	550
	30%abk	*25%*	*26%*	34%zab	*32%*	*29%*	*29%*	*32%*	-	-	-	*28%*	36%zk	*28%*	*32%*	34%zp	*25%*	*28%*
(1) VERY BAD TIME	**132**	33	31	68	43	89	80	52	-	-	-	101	31	36	35	29	24	123
	7%fo	*8%*	*5%*	*7%*	*7%*	*7%*	*5%*	12%zf	-	-	-	7%z	*6%*	*6%*	10%o	*5%*	10%zo	*6%*
GOOD TIME	**1010**	220	342	446	293	717	840	170	-	-	-	762	248	300	177	350	106	1055
	52%cgp	55%c	58%zc	*46%*	*48%*	*53%*	55%zg	*40%*	-	-	-	53%z	*47%*	*52%*	*49%*	56%zp	*45%*	*54%*
BAD TIME	**716**	131	185	399	235	481	530	186	-	-	-	495	221	199	150	239	84	673
	37%bfk	*33%*	*31%*	42%zab	*39%*	*36%*	*35%*	44%zf	-	-	-	*35%*	42%k	*34%*	*41%*	*38%*	*36%*	*34%*
NET GOOD	**294**	89	158	47	58	236	310	-16	0	0	0	266	28	101	27	111	21	382
	15%cdglnp	22%zc	27%zc	*5%*	*10%*	17%zd	20%zg	*-4%*	*0%*	*0%*	*0%*	19%zl	*5%*	17%np	*7%*	18%znp	*9%*	*20%*
MEAN	2.56cg	2.59	2.64zc	2.50	2.52	2.58	2.61zg	2.37	-	-	-	2.58z	2.50	2.58	2.48	2.59n	2.50	2.60
DON'T KNOW	**232**	48	65	115	80	152	167	65	-	-	-	175	57	82	36	38	47	230
	12%o	*12%*	*11%*	*12%*	*13%*	*11%*	*11%*	15%zf	-	-	-	12%z	*11%*	14%o	*10%*	*6%*	20%zno	*12%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c - z/d/e - z/f/g - z/h/i/j - z/k/l - z/m/n/o/p
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

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Table 23
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THINKING ABOUT THE NEXT 12 MONTHS, DO YOU THINK IT WOULD BE A GOOD TIME OR A BAD TIME FOR PEOPLE IN GENERAL TO...
A) BUY A PROPERTY?
BASE: ALL ADULTS AGED 16+

		GOVERNMENT OFFICE REGION																									
	TOTAL (z)	EAST MID-LANDS (a)	EAST-ERN (b)	LON-DON (c)	NORTH EAST (d)	NORTH WEST (e)	SCOT-LAND (f)	SOUTH EAST (g)	SOUTH WEST (h)	WALES (i)	WEST MID-LANDS (j)	YORKS AND HUMBR (k)	ENG-LAND EXC. LONDON (l)	GB EXC. LONDON (m)	SOUTH ENG-LAND (n)	NORTH ENG-LAND (o)	MID-LANDS (p)	EAST-ERN (q)	LON-DON (r)	WALES (s)	SCOT-LAND (t)	GB EXC. SCOT-LAND (u)	GB EXC. NORTH ENG-LAND (v)	GB EXC. MID-LANDS (w)	GB EXC. SOUTH (x)	GB EXC. WALES (y)	UNWTD TOTAL
UNWEIGHTED BASE	**1958**	136	201	252	84	225	180	240	156	111	202	171	1415	1706	396	480	338	201	252	111	180	1778	1478	1620	1562	1847	1958
WEIGHTED BASE	**1958** *100%*	146* *7%**	188* *10%**	251 *13%*	86* *4%**	224 *11%*	171* *9%**	275 *14%*	173 *9%*	98* *5%**	175 *9%*	172 *9%*	1438 *73%*	1707 *87%*	447 *23%*	482 *25%*	320 *16%*	188* *10%**	251 *13%*	98* *5%**	171* *9%**	1787 *91%*	1476 *75%*	1638 *84%*	1511 *77%*	1860 *95%*	1958 *100%*
(4) VERY GOOD TIME	**86** 4%cr	8 *5%*	8 *4%*	3 *1%*	1 *2%*	7 *3%*	6 *4%*	14 5%cr	6 *3%*	8 8%crv	9 5%cr	16 9%zcde lmnoru vwxy	69 5%cry	83 5%zcr y	19 *4%*	25 5%cr	17 5%cr	8 *4%*	3 *1%*	8 8%crv	6 *4%*	80 4%cr	61 4%cr	70 4%cr	67 4%cr	78 4%cr	102 *5%*
(3) FAIRLY GOOD TIME	**924** 47%cg ru	80 55%cg r	79 *42%*	96 *38%*	37 *43%*	117 52%cg r	92 53%cg r	108 *39%*	90 52%cg nr	53 54%cg r	92 53%cg r	82 *48%*	684 48%cgr	828 49%zc gruwy	197 44%g	236 49%cg r	172 54%zc glnru vwy	79 *42%*	96 *38%*	53 54%cg r	92 53%cg r	832 47%cg r	688 47%cg r	752 46%cg r	726 48%cg r	871 47%cg r	953 *49%*
(2) FAIRLY BAD TIME	**584** 30%ei ms	34 *23%*	76 40%za eijlm opsux	93 37%za eijlm opsux	25 29%is	45 *20%*	55 32%ei s	93 34%ei ps	51 30%is	12 *12%*	44 25%is	57 33%eis	424 29%eis	491 29%ei s	144 32%ei s	126 26%ei s	78 24%is	76 40%za eijlm opsux	93 37%za eijlm opsux	12 *12%*	55 32%ei s	529 30%ei s	459 31%ei mps	506 31%ei mos	440 29%ei s	572 31%ze imops u	550 *28%*
(1) VERY BAD TIME	**132** 7%fkm tx	10 *7%*	8 *4%*	28 11%zf hklmo tuvwx y	9 11%fko t	12 *5%*	2 *1%*	37 13%zbe fhjklm nopqtu vwxy	7 *4%*	7 7%fkt	11 6%k	2 *1%*	95 7%k	104 6%k	43 10%zfh klmotw xy	23 5%k	20 6%k	8 *4%*	28 11%zfh klmotu vwxy	7 7%fkt	2 *1%*	130 7%zfk motxy	109 7%fkm tx	111 7%fkt	88 6%k	125 7%fkt	123 *6%*
GOOD TIME	**1010** 52%cg rw	88 60%cd gr	87 *46%*	98 *39%*	38 *44%*	125 56%cg r	98 57%cr	121 *44%*	95 55%cr	61 62%zb cdgnq ruvwy	100 58%cg r	98 57%cgr	753 52%cgr	912 53%zc gnruv wy	217 48%cr	261 54%cg r	188 59%zc dglnr uvwxy	87 *46%*	98 *39%*	61 62%zb cdgnq ruvwy	98 57%cr	912 51%cg r	749 51%cg r	822 50%cr	793 53%cg rw	949 51%cg r	1055 *54%*
BAD TIME	**716** 37%ei mosx	43 *30%*	84 45%ei ops	121 48%za efhij klmop stuvw xy	34 40%ei s	56 *25%*	57 *33%*	130 47%za efhij klmno pstuv wxy	58 33%is	19 *19%*	55 32%is	59 34%is	519 36%eim os	595 35%ei s	188 42%ze hijlm opsux	149 31%ei s	98 31%is	84 45%ei ops	121 48%za efhij klmop stuvw xy	19 *19%*	57 *33%*	659 37%ei mopsx	567 38%ze imops x	618 38%ei mosx	529 35%ei os	697 37%ze imops x	673 *34%*
NET GOOD	**294** 15%bc dgnqr uvwy	45 31%zbc dglmnq ruvwxy	3 *1%*	-22 *-9%*	4 *5%*	68 31%zb cdglm noqru vwxy	41 24%zb cdgnq ruvwy	-8 *-3%*	37 22%zb cdgnq ruvwy	42 43%zb cdefg hjklm nopqr tuvwx y	45 26%zb cdglm nqruv wxy	40 23%zbc dglnqr uvwy	234 16%zbc dgnqru vwy	316 19%zbc dglnqr uvwy	29 7%cg r	112 23%zb cdglm nqruv wxy	90 28%zbc dglmnq ruvwxy	3 *1%*	-22 *-9%*	42 43%zb cdefg hjklm nopqr tuvwx y	41 24%zb cdgnq ruvwy	253 14%bc dgnqr vw	182 12%bc gnqr	204 12%bc dgnqr	265 18%zb cdgnq ruvwy	252 14%bc dgnqr w	382 *20%*
MEAN	2.56c gnru	2.66c gr	2.50	2.34	2.42	2.67z cdgnr uvwy	2.66c dgr	2.39	2.62c gnr	2.78z bcdgl mnqru vwxy	2.63c dgnr	2.72zb cdglnq ruvwxy	2.57cg nry	2.59z cdgln ruvwy	2.48g	2.64z cdgln ruvwy	2.64c dgnru vy	2.50	2.34	2.78z bcdgl mnqru vwxy	2.66c dgr	2.55c gr	2.53c gr	2.54c gr	2.58z cdgnr uvwy	2.55c gnr	2.60

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i/j/k/l/m/n/o/p/q/r/s/t/u/v/w/x/y
Overlap formulae used. * small base

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THINKING ABOUT THE NEXT 12 MONTHS, DO YOU THINK IT WOULD BE A GOOD TIME OR A BAD TIME FOR PEOPLE IN GENERAL TO...
A) BUY A PROPERTY?
BASE: ALL ADULTS AGED 16+

		GOVERNMENT OFFICE REGION																									
	TOTAL (z)	EAST MID-LANDS (a)	EAST-ERN (b)	LON-DON (c)	NORTH EAST (d)	NORTH WEST (e)	SCOT-LAND (f)	SOUTH EAST (g)	SOUTH WEST (h)	WALES (i)	WEST MID-LANDS (j)	YORKS AND HUMBR (k)	ENG-LAND EXC. LONDON (l)	GB EXC. LONDON (m)	SOUTH ENG-LAND (n)	NORTH ENG-LAND (o)	MID-LANDS (p)	EAST-ERN (q)	LON-DON (r)	WALES (s)	SCOT-LAND (t)	GB EXC. SCOT-LAND (u)	GB EXC. NORTH ENG-LAND (v)	GB EXC. MID-LANDS (w)	GB EXC. SOUTH (x)	GB EXC. WALES (y)	UNWTD TOTAL
WEIGHTED BASE	**1958**	146*	188*	251	86*	224	171*	275	173	98*	175	172	1438	1707	447	482	320	188*	251	98*	171*	1787	1476	1638	1511	1860	1958
	100%	*7%**	*10%**	*13%*	*4%**	*11%*	*9%**	*14%*	*9%*	*5%**	*9%*	*9%*	*73%*	*87%*	*23%*	*25%*	*16%*	*10%**	*13%*	*5%**	*9%**	*91%*	*75%*	*84%*	*77%*	*95%*	*100%*
DON'T KNOW	**232**	14	17	32	14	43	16	23	20	18	19	15	166	200	43	72	33	17	32	18	16	215	160	198	189	214	230
	12%	*10%*	*9%*	*13%*	*16%*	19%zb gjklm nopqu vwxy	*10%*	*9%*	*12%*	18%zg kmnv	*11%*	*9%*	*12%*	*12%*	*10%*	15%zg klmnv y	*10%*	*9%*	*13%*	18%zg kmnv	*10%*	12%v	*11%*	*12%*	*12%*	*11%*	*12%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i/j/k/l/m/n/o/p/q/r/s/t/u/v/w/x/y
Overlap formulae used. * small base

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Table 24
Q.YR03_1
THINKING ABOUT THE NEXT 12 MONTHS, DO YOU THINK IT WOULD BE A GOOD TIME OR A BAD TIME FOR PEOPLE IN GENERAL TO...
A) BUY A PROPERTY?
BASE: ALL ADULTS AGED 16+

		TENURE LIFESTAGE							AREA				
	TOTAL (z)	ANY (A TO G) (k)	FTB (A+B) (l)	OWNER-OCCUPIER UP-SIZER (C) (m)	PRS UP-SIZER (C) (n)	OWNER-OCCUPIER DOWN-SIZER (D) (o)	PRS DOWN-SIZER (D) (p)	ANY ACTIVE (q)	RURAL (r)	SUB URBAN (s)	URBAN (t)	METRO POL ITAN (x)	UNWTD TOTAL
UNWEIGHTED BASE	**1958**	518	242	55	30	44	21	260	392	419	688	459	1958
WEIGHTED BASE	**1958**	564	312*	67*	28**	38*	19**	266	406	431	687	435	1958
	100%	*29%*	*16%**	*3%**	*1%***	*2%**	*1%***	*14%*	*21%*	*22%*	*35%*	*22%*	*100%*
(4) VERY GOOD TIME	**86**	20	7	1	2	5	-	12	25	25	23	13	102
	4%	*3%*	*2%*	*2%*	*7%*	12%zklmq	-	5%k	*6%*	*6%*	*3%*	*3%*	*5%*
(3) FAIRLY GOOD TIME	**924**	236	117	39	8	18	8	130	204	226	325	169	953
	47%	*42%*	*37%*	58%kl	*29%*	*49%*	*41%*	49%kl	*50%*	52%z	*47%*	*39%*	*49%*
(2) FAIRLY BAD TIME	**584**	209	134	13	9	8	8	75	123	107	197	157	550
	30%s	37%zmoq	43%zmoq	*20%*	*32%*	*20%*	*40%*	*28%*	*30%*	*25%*	*29%*	*36%*	*28%*
(1) VERY BAD TIME	**132**	50	22	8	6	1	4	27	14	23	56	39	123
	7%r	*9%*	*7%*	*12%*	*23%*	*2%*	*19%*	10%zk	*3%*	*5%*	8%r	*9%*	*6%*
GOOD TIME	**1010**	256	123	40	10	23	8	142	229	251	348	182	1055
	52%kl	*45%*	*39%*	60%kl	*36%*	61%kl	*41%*	54%kl	*56%*	58%ztu	*51%*	*42%*	*54%*
BAD TIME	**716**	258	156	21	15	8	11	101	137	130	253	196	673
	37%ss	46%zmoq	50%zmoq	*32%*	*54%*	*22%*	*59%*	38%o	*34%*	*30%*	*37%*	*45%*	*34%*
NET GOOD	**294**	-2	-33	19	-5	15	-3	41	92	121	95	-15	382
	15%kl	*	*-10%*	28%zkq	*-19%*	39%zkq	*-19%*	15%kl	23%ztu	28%ztu	*14%*	*-3%*	*20%*
MEAN	2.56kl	2.44	2.39	2.54	2.22	2.86zkl q	2.22	2.52k	2.66zt	2.67ztu	2.52	2.41	2.60
DON'T KNOW	**232**	49	33	6	3	6	-	22	40	50	86	57	230
	12%	*9%*	*11%*	*8%*	*10%*	17%q	-	*8%*	*10%*	*12%*	*13%*	*13%*	*12%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i/j - z/k/l/m/n/o/p/q - z/r/s/t/u
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

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Table 25
Q.YR03_1
THINKING ABOUT THE NEXT 12 MONTHS, DO YOU THINK IT WOULD BE A GOOD TIME OR A BAD TIME FOR PEOPLE IN GENERAL TO...
A) BUY A PROPERTY?
BASE: ALL ADULTS AGED 16+

		NEXT 12 MONTHS				AVERAGE PRICE			
	TOTAL (z)	GOOD TIME BUY (a)	GOOD TIME SELL (b)	BAD TIME BUY (c)	BAD TIME SELL (d)	HIGHER (e)	SAME (f)	LOWER (g)	UNWTD TOTAL
UNWEIGHTED BASE	**1958**	1055	1028	673	695	1157	452	253	1958
WEIGHTED BASE	**1958**	1010	1024	716	672	1145	441	256	1958
	100%	*52%*	*52%*	*37%*	*34%*	*58%*	*23%*	*13%*	*100%*
(4) VERY GOOD TIME	**86**	86	60	-	23	57	15	13	102
	4%c	9%zbcd	6%zc	-	3%c	*5%*	*3%*	*5%*	*5%*
(3) FAIRLY GOOD TIME	**924**	924	674	-	231	598	206	93	953
	47%cdg	91%zbcd	66%zcd	-	34%c	52%zg	47%g	*36%*	*49%*
(2) FAIRLY BAD TIME	**584**	-	207	584	337	321	135	103	550
	30%ab	-	20%a	82%zabd	50%zab	*28%*	*30%*	40%zef	*28%*
(1) VERY BAD TIME	**132**	-	55	132	74	67	33	28	123
	7%ab	-	5%a	18%zabd	11%zab	*6%*	*8%*	11%ze	*6%*
GOOD TIME	**1010**	1010	734	-	254	655	221	106	1055
	52%cdg	100%zbcd	72%zcd	-	38%c	57%zfg	*50%*	*42%*	*54%*
BAD TIME	**716**	-	263	716	411	388	168	131	673
	37%abe	-	26%a	100%zabd	61%zab	*34%*	*38%*	51%zef	*34%*
NET GOOD	**294**	1010	472	-716	-157	267	53	-24	382
	15%dg	100%zbcd	46%zd	*-100%*	*-23%*	23%zfg	12%g	*-9%*	*20%*
MEAN	2.56cdg	3.09zbc d	2.74zcd	1.82	2.31c	2.62zfg	2.52	2.39	2.60
DON'T KNOW	**232**	-	27	-	7	103	53	19	230
	12%abcde g	-	3%ac	-	1%ac	*9%*	*12%*	*7%*	*12%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d - z/e/f/g - z/h/i/j - z/k/l/m - z/n/o/p - z/q/r/s - z/t/u/v - z/w/x/y
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

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Table 26
Q.YR03_2
THINKING ABOUT THE NEXT 12 MONTHS, DO YOU THINK IT WOULD BE A GOOD TIME OR A BAD TIME FOR PEOPLE IN GENERAL TO...
B) SELL A PROPERTY?
BASE: ALL ADULTS AGED 16+

		SEX		AGE									TENURE							ACORN					
	TOTAL (z)	MALE (a)	FEMALE (b)	16-24 (c)	25-34 (d)	35-44 (e)	45-54 (f)	55-64 (g)	65+ (h)	16-34 (i)	35-54 (j)	55+ (k)	OWNED OUTRIGHT (l)	BOUGHT ON A MORTGAGE (m)	RENTED FROM LOCAL AUTHORITY/ BELONGS TO A HOUSING ASSOCIATION (n)	RENTED FROM PRIVATE LANDLORD (o)	OTHER (p)	OWNER/ OCCUPIER (q)	RENTERS (r)	WEALTHY ACHIEVERS (s)	URBAN PROSPERITY (t)	COMFORTABLY OFF (u)	MODERATE MEANS (v)	HARD PRESSED (w)	UNWTD TOTAL
UNWEIGHTED BASE	**1958**	952	1006	263	257	278	305	331	524	520	583	855	756	542	301	344	15	1298	645	435	231	626	327	320	1958
WEIGHTED BASE	**1958**	950	1008	315*	304	356	315	283	385	619	671	668	490	776	333	333	27**	1266	666	433	203	600	350	342	1958
	100%	*49%*	*51%*	*16%**	*16%*	*18%*	*16%*	*14%*	*20%*	*32%*	*34%*	*34%*	*25%*	*40%*	*17%*	*17%*	*1%***	*65%*	*34%*	*22%*	*10%*	*31%*	*18%*	*17%*	*100%*
(4) VERY GOOD TIME	**124**	58	66	23	28	17	22	10	24	51	39	34	32	43	17	29	3	75	46	34	6	24	38	15	129
	6%gktu	*6%*	*7%*	*7%*	9%gk	*5%*	*7%*	*4%*	*6%*	8%g	*6%*	*5%*	*6%*	*6%*	*5%*	*9%*	*11%*	*6%*	*7%*	8%tu	*3%*	*4%*	11%ztuw	*4%*	*7%*
(3) FAIRLY GOOD TIME	**900**	471	429	110	126	186	152	149	177	236	338	326	233	410	121	123	12	644	244	232	95	285	136	140	899
	46%bcinor	50%zb	*43%*	*35%*	42%i	52%zcdi	48%ci	53%zcdi	46%i	*38%*	50%zcdi	49%zci	48%nor	53%znor	*36%*	*37%*	*46%*	51%zlnor	*37%*	54%zvw	*47%*	*48%*	*39%*	*41%*	*46%*
(2) FAIRLY BAD TIME	**579**	276	302	104	96	100	87	80	111	200	187	191	148	211	103	108	9	359	211	116	80	163	104	110	602
	30%	*29%*	*30%*	*33%*	*32%*	*28%*	*28%*	*28%*	*29%*	*32%*	*28%*	*29%*	30%q	*27%*	*31%*	*32%*	*33%*	*28%*	*32%*	*27%*	39%zsu	*27%*	*30%*	*32%*	*31%*
(1) VERY BAD TIME	**93**	51	42	15	21	13	17	12	16	36	30	28	13	26	29	25	-	39	54	15	7	33	9	29	93
	5%lq	*5%*	*4%*	*5%*	*7%*	*4%*	*5%*	*4%*	*4%*	*6%*	*4%*	*4%*	*3%*	*3%*	9%zlmq	7%zlmq	-	*3%*	8%zlmq	*3%*	*4%*	*6%*	*3%*	9%zstv	*5%*
GOOD TIME	**1024**	529	495	133	154	203	174	160	201	287	377	360	265	454	138	152	15	718	290	265	101	309	174	155	1028
	52%bcinorw	56%zb	*49%*	*42%*	51%i	57%ci	55%ci	56%ci	*52%*	*46%*	56%zci	54%ci	54%nor	58%znor	*42%*	*46%*	*57%*	57%zlnor	*44%*	61%ztuvw	*50%*	*51%*	*50%*	*45%*	*53%*
BAD TIME	**672**	327	345	119	117	113	104	92	127	236	217	219	161	237	133	133	9	398	265	131	87	196	112	139	695
	34%q	*34%*	*34%*	*38%*	*39%*	*32%*	*33%*	*32%*	*33%*	*38%*	*32%*	*33%*	*33%*	*31%*	40%zmq	40%zmq	*33%*	*31%*	40%zlmq	*30%*	43%zsuv	*33%*	*32%*	41%zsu	*35%*
NET GOOD	**352**	202	151	14	37	90	69	68	74	52	159	142	104	217	6	20	7	320	25	135	14	113	61	15	333
	18%bcdinortw	21%zb	*15%*	*4%*	12%ci	25%zcdi	22%cdi	24%zcdi	19%cdi	*8%*	24%zcdi	21%zcdi	21%znor	28%zlnor	*2%*	6%nr	*25%*	25%zlnor	4%n	31%ztuvw	*7%*	19%tw	18%tw	*5%*	*17%*
MEAN	2.62nrw	2.63	2.62	2.56	2.60	2.66	2.64	2.63	2.64	2.58	2.65	2.63	2.67nor	2.68znor	2.46	2.55	2.76	2.68znor	2.51	2.72ztuw	2.53	2.59	2.71tw	2.48	2.62
DON'T KNOW	**262**	94	168	64	32	40	37	32	57	96	77	89	63	86	62	48	3	149	110	37	15	95	64	49	235
	13%aqst	*10%*	17%za	20%zdegj	*11%*	*11%*	*12%*	*11%*	*15%*	16%d	*11%*	*13%*	*13%*	*11%*	19%zlmq	*14%*	*10%*	*12%*	17%zmq	*9%*	*8%*	16%st	18%st	14%st	*12%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b - z/c/d/e/f/g/h/i/j/k - z/l/m/n/o/p/q/r - z/s/t/u/v/w
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

Table 27
Q.YR03_2
THINKING ABOUT THE NEXT 12 MONTHS, DO YOU THINK IT WOULD BE A GOOD TIME OR A BAD TIME FOR PEOPLE IN GENERAL TO...
B) SELL A PROPERTY?
BASE: ALL ADULTS AGED 16+

		OCCUPATION									INCOME				CHIEF INCOME EARNER		SOCIAL GRADE				ETHNICITY		
	TOTAL (z)	FULL-TIME (a)	PART-TIME (b)	SELF-EMPLOYED (c)	FT/PT/SELF EMPLYED (d)	NOT WORKING - HOUSEWIFE (e)	STILL IN EDUCATION (f)	UNEMPLOYED (g)	RETIRED (h)	OTHER (i)	UP TO 9499 (j)	9500 - 17499 (k)	17500 - 24999 (l)	25000 PLUS (m)	YES (n)	NO (o)	AB (p)	C1 (q)	C2 (r)	DE (s)	WHITE (t)	BME (u)	UNWTD TOTAL
UNWEIGHTED BASE	**1958**	610	216	136	962	107	145	55	593	96	204	262	139	755	1312	646	547	658	348	405	1729	221	1958
WEIGHTED BASE	**1958** ***100%***	691 *35%*	228 *12%*	145 *7%*	1064 *54%*	113* *6%**	173* *9%**	62* *3%**	441 *23%*	105* *5%**	183 *9%*	235 *12%*	128 *7%*	772 *39%*	1236 *63%*	722 *37%*	523 *27%*	563 *29%*	410 *21%*	462 *24%*	1830 *93%*	117 *6%*	1958 *100%*
(4) VERY GOOD TIME	**124** ***6%***	48 *7%*	10 *5%*	12 *9%*	71 *7%*	13 *11%*	13 *7%*	1 *1%*	24 *5%*	3 *3%*	6 *3%*	17 *7%*	7 *6%*	59 *8%*	75 *6%*	49 *7%*	30 *6%*	38 *7%*	22 *5%*	34 *7%*	115 *6%*	9 *7%*	129 *7%*
(3) FAIRLY GOOD TIME	**900** 46%eg ijsu	349 50%ze fgi	117 51%ef gi	77 53%ef gi	542 51%ze fgi	38 *34%*	56 *32%*	16 *26%*	212 48%eg i	35 *34%*	69 *38%*	112 *48%*	60 *47%*	400 52%zj	583 *47%*	317 *44%*	273 52%zr s	281 50%zr s	166 *40%*	181 *39%*	857 47%zu	42 *36%*	899 *46%*
(2) FAIRLY BAD TIME	**579** ***30%***	199 *29%*	63 *27%*	37 *26%*	299 *28%*	44 *39%*	54 *31%*	22 *35%*	120 *27%*	40 38%h	74 40%zk m	62 *27%*	39 *30%*	226 *29%*	374 *30%*	205 *28%*	147 *28%*	158 *28%*	141 *34%*	133 *29%*	538 *29%*	37 *32%*	602 *31%*
(1) VERY BAD TIME	**93** 5%m	28 *4%*	12 *5%*	3 *2%*	43 *4%*	6 *5%*	2 *1%*	14 22%zab cdefhi	20 *5%*	8 *8%*	18 10%zm	15 7%m	6 *5%*	25 *3%*	62 *5%*	31 *4%*	13 *3%*	21 *4%*	25 6%p	33 7%zpq	82 *4%*	11 10%zt	93 *5%*
GOOD TIME	**1024** 52%gi jrsu	396 57%zf gi	128 56%gi	89 62%ze fgi	613 58%zf gi	51 *45%*	69 *40%*	17 *28%*	236 53%gi	38 *36%*	75 *41%*	129 55%j	67 *52%*	459 59%zj	658 *53%*	366 *51%*	303 58%zr s	319 57%zr s	188 *46%*	215 *46%*	973 53%u	50 *43%*	1028 *53%*
BAD TIME	**672** 34%d	226 *33%*	75 *33%*	40 *28%*	341 *32%*	50 44%cd	57 *33%*	35 57%za bcdfh	141 *32%*	48 46%za bcdh	91 50%zk lm	78 *33%*	45 *35%*	251 *32%*	436 *35%*	236 *33%*	160 *31%*	179 *32%*	166 41%zp q	166 *36%*	620 *34%*	49 *42%*	695 *35%*
NET GOOD	**352** 18%eg ijrsu	170 25%ze fgi	53 23%ef gi	49 34%zd efghi	272 26%zef gi	1 *1%*	12 7%i	-18 *-29%*	95 22%z efgi	-10 *-10%*	-16 *-9%*	51 22%j	22 17%j	208 27%zj l	222 *18%*	130 *18%*	143 27%zr s	140 25%zrs	21 *5%*	48 10%r	353 19%zu	1 *1%*	333 *17%*
MEAN	2.62g ijru	2.67g i	2.62g i	2.76z gi	2.67z gi	2.57g	2.63g i	2.09	2.64g i	2.38	2.38	2.63j	2.61j	2.69z j	2.61	2.64	2.69z rs	2.68z rs	2.52	2.56	2.63u	2.48	2.62
DON'T KNOW	**262** 13%ad mn	68 *10%*	26 *11%*	15 *10%*	109 *10%*	12 *11%*	47 27%za bcde	10 *16%*	65 15%ad	19 18%ad	16 *9%*	28 *12%*	16 *12%*	62 *8%*	142 *12%*	120 17%n	60 *11%*	65 *12%*	56 *14%*	81 18%zp q	237 *13%*	18 *16%*	235 *12%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i - z/j/k/l/m - z/n/o - z/p/q/r/s - z/t/u
Overlap formulae used. * small base

Table 28
Q.YR03_2
THINKING ABOUT THE NEXT 12 MONTHS, DO YOU THINK IT WOULD BE A GOOD TIME OR A BAD TIME FOR PEOPLE IN GENERAL TO...
B) SELL A PROPERTY?
BASE: ALL ADULTS AGED 16+

		NUMBER IN HOUSEHOLD			CHILDREN IN HOUSEHOLD		CAR IN HOUSEHOLD		DAILY READERSHIP			MAIN SHOPPER		EDUCATION				
	TOTAL (z)	1 (a)	2 (b)	3+ (c)	YES (d)	NO (e)	YES (f)	NO (g)	BROAD SHEET (h)	MID MAR-KET (i)	TAB-LOID (j)	YES (k)	NO (l)	GCSE/ O-LV/ CSE/ NVQ12 (m)	A-LVL OR EQUIV (n)	DEGR/ MAST/ PHD (o)	NO FORML QUAL (p)	UNWTD TOTAL
UNWEIGHTED BASE	**1958**	431	674	844	510	1448	1525	433	-	-	-	1498	460	517	366	667	252	1958
WEIGHTED BASE	**1958**	399	592	961	608	1350	1537	421	-**	-**	-**	1433	525	581	362	627	237	1958
	100%	*20%*	*30%*	*49%*	*31%*	*69%*	*78%*	*22%*	-**	-**	-**	*73%*	*27%*	*30%*	*19%*	*32%*	*12%*	*100%*
(4) VERY GOOD TIME	**124**	27	32	64	41	83	105	19	-	-	-	104	20	31	34	34	20	129
	6%	*7%*	*5%*	*7%*	*7%*	*6%*	*7%*	*4%*	-	-	-	7%z	*4%*	*5%*	9%zo	*5%*	*9%*	*7%*
(3) FAIRLY GOOD TIME	**900**	182	294	423	295	605	752	148	-	-	-	659	241	275	160	326	83	899
	46%gp	*45%*	50%z	*44%*	*48%*	*45%*	49%zg	*35%*	-	-	-	*46%*	*46%*	47%p	44%p	52%znp	*35%*	*46%*
(2) FAIRLY BAD TIME	**579**	123	171	284	169	410	423	156	-	-	-	423	156	138	109	211	71	602
	30%fm	*31%*	*29%*	*30%*	*28%*	*30%*	*27%*	37%zf	-	-	-	*30%*	*30%*	*24%*	*30%*	34%zm	*30%*	*31%*
(1) VERY BAD TIME	**93**	21	20	52	35	58	63	31	-	-	-	66	27	34	17	17	16	93
	5%bfo	*5%*	*3%*	*5%*	*6%*	*4%*	*4%*	7%zf	-	-	-	*5%*	*5%*	6%o	*5%*	*3%*	7%o	*5%*
GOOD TIME	**1024**	208	326	487	336	688	857	167	-	-	-	763	261	305	195	360	103	1028
	52%gp	*52%*	*55%*	*51%*	*55%*	*51%*	56%zg	*40%*	-	-	-	53%z	*50%*	*53%*	54%p	57%zp	*44%*	*53%*
BAD TIME	**672**	144	191	336	204	468	485	187	-	-	-	489	183	172	126	228	86	695
	34%f	*36%*	*32%*	*35%*	*33%*	*35%*	*32%*	44%zf	-	-	-	*34%*	*35%*	*30%*	*35%*	*36%*	*36%*	*35%*
NET GOOD	**352**	64	135	151	132	220	372	-20	0	0	0	274	78	133	68	132	17	333
	18%egp	*16%*	23%zac	*16%*	22%ze	*16%*	24%zg	*-5%*	*0%*	*0%*	*0%*	19%z	*15%*	23%zp	19%p	21%zp	*7%*	*17%*
MEAN	2.62g	2.61	2.65	2.61	2.63	2.62	2.67zg	2.44	-	-	-	2.64z	2.57	2.63	2.66	2.64	2.57	2.62
DON'T KNOW	**262**	46	74	137	69	193	194	68	-	-	-	180	82	103	41	40	48	235
	13%ko	*12%*	*13%*	*14%*	*11%*	*14%*	*13%*	*16%*	-	-	-	*13%*	*16%*	18%zno	11%o	*6%*	20%zno	*12%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c - z/d/e - z/f/g - z/h/i/j - z/k/l - z/m/n/o/p
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

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Table 29
Q.YR03_2
THINKING ABOUT THE NEXT 12 MONTHS, DO YOU THINK IT WOULD BE A GOOD TIME OR A BAD TIME FOR PEOPLE IN GENERAL TO...
B) SELL A PROPERTY?
BASE: ALL ADULTS AGED 16+

	TOTAL (z)	GOVERNMENT OFFICE REGION											
		EAST MID-LANDS (a)	EAST-ERN (b)	LON-DON (c)	NORTH EAST (d)	NORTH WEST (e)	SCOT-LAND (f)	SOUTH EAST (g)	SOUTH WEST (h)	WALES (i)	WEST MID-LANDS (j)	YORKS AND HUMBR (k)	ENG-LAND EXC. LONDON (l)
UNWEIGHTED BASE	**1958**	136	201	252	84	225	180	240	156	111	202	171	1415
WEIGHTED BASE	**1958** *100%*	146* *7%**	188* *10%**	251 *13%*	86* *4%**	224 *11%*	171* *9%**	275 *14%*	173 *9%*	98* *5%**	175 *9%*	172 *9%*	1438 *73%*
(4) VERY GOOD TIME	**124** 6%ex	4 *3%*	22 12%ceo prx	10 *4%*	3 *4%*	5 *2%*	7 *4%*	30 11%zac elmopr uvwxy	14 8%e	5 *5%*	10 *6%*	15 9%eo	102 7%eoxy
(3) FAIRLY GOOD TIME	**900** 46%dw	74 51%d	86 *46%*	116 *46%*	29 *34%*	100 *45%*	71 *41%*	118 *43%*	93 54%do w	41 *42%*	98 56%zd efgik lmost uvwxy	74 *43%*	672 47%dow
(2) FAIRLY BAD TIME	**579** 30%h	44 *30%*	45 *24%*	81 32%h	26 *31%*	61 *27%*	57 *33%*	86 *31%*	37 *22%*	27 *28%*	51 *29%*	62 36%h	413 *29%*
(1) VERY BAD TIME	**93** ***5%***	8 *5%*	5 *3%*	16 6%h	12 14%zbc efghjk lmnopq rtuvwx y	8 *4%*	6 *4%*	17 6%h	2 *1%*	9 9%hjv	4 *3%*	6 *3%*	63 *4%*
GOOD TIME	**1024** 52%do	79 54%d	108 57%d	126 *50%*	32 *37%*	105 *47%*	78 *45%*	148 54%d	107 62%zc defim orstu wxy	46 *47%*	108 62%zc defil morst uvwxy	88 *51%*	774 54%dem owx
BAD TIME	**672** 34%h	52 *36%*	50 *26%*	97 38%h	38 45%be hlmnq uy	69 *31%*	64 37%h	103 38%hn	40 *23%*	36 36%h	56 *32%*	68 40%h	476 33%h
NET GOOD	**352** 18%cd fortw x	27 18%do	58 31%zc defgi klmor stuvw xy	30 12%d	-7 *-8%*	36 16%do	14 8%d	44 16%do	67 39%za cdefg iklmn oprst uvwxy	11 11%d	52 30%zc defgi klmop rstuv wxy	20 12%d	298 21%zcd fikmor stuwxy
MEAN	2.62d ox	2.58	2.79z acdef ilmor stuvw xy	2.54	2.33	2.58d	2.55d	2.64d	2.81z acdef iklmo prstu vwxy	2.52	2.69d o	2.62d	2.65zd ouxy
DON'T KNOW	**262** 13%gj pu	14 *10%*	31 16%jp	29 *11%*	16 18%gj p	50 22%za cgjkl mnopr uvwxy	30 18%gjp	23 *9%*	26 15%jp	16 16%jp	11 *6%*	16 *9%*	187 13%gjp

	GOVERNMENT OFFICE REGION													UNWTD TOTAL
	GB EXC. LONDON (m)	SOUTH ENG-LAND (n)	NORTH ENG-LAND (o)	MID-LANDS (p)	EAST-ERN (q)	LON-DON (r)	WALES (s)	SCOT-LAND (t)	GB EXC. SCOT-LAND (u)	GB EXC. NORTH ENG-LAND (v)	GB EXC. MID-LANDS (w)	GB EXC. SOUTH (x)	GB EXC. WALES (y)	
UNWEIGHTED BASE	1706	396	480	338	201	252	111	180	1778	1478	1620	1562	1847	1958
WEIGHTED BASE	1707 *87%*	447 *23%*	482 *25%*	320 *16%*	188* *10%**	251 *13%*	98* *5%**	171* *9%**	1787 *91%*	1476 *75%*	1638 *84%*	1511 *77%*	1860 *95%*	1958 *100%*
(4) VERY GOOD TIME	114 7%ex	44 10%zce lmopru vwxy	23 5%e	14 *5%*	22 12%ceo prx	10 *4%*	5 *5%*	7 *4%*	117 7%ex	101 7%ex	109 7%ex	80 5%e	119 6%ex	129 *7%*
(3) FAIRLY GOOD TIME	784 46%d	211 47%d	202 *42%*	173 54%zd glmou vwxy	86 *46%*	116 *46%*	41 *42%*	71 *41%*	829 46%do w	698 47%dw	728 44%d	689 46%d	859 46%dw	899 *46%*
(2) FAIRLY BAD TIME	498 *29%*	124 *28%*	149 *31%*	95 *30%*	45 *24%*	81 32%h	27 *28%*	57 *33%*	521 *29%*	430 *29%*	483 30%h	455 *30%*	552 30%h	602 *31%*
(1) VERY BAD TIME	78 *5%*	19 4%h	26 *5%*	12 *4%*	5 *3%*	16 6%h	9 9%hjv	6 *4%*	87 5%h	67 *5%*	81 5%h	74 *5%*	85 *5%*	93 *5%*
GOOD TIME	898 53%do	255 57%de ow	225 *47%*	187 58%de ox	108 57%d	126 *50%*	46 *47%*	78 *45%*	947 53%zd owx	799 54%zd owx	837 51%do	770 51%do	978 53%do	1028 *53%*
BAD TIME	575 34%h	143 32%h	176 36%eh	108 34%h	50 *26%*	97 38%h	36 36%h	64 37%h	608 34%h	496 34%h	564 34%h	529 35%h	636 34%h	695 *35%*
NET GOOD	323 19%zc dfiko rstwx	111 25%zc defgi klmor stuvw xy	49 10%d	79 25%zc defgi kmors tuwxy	58 31%zc defgi klmor stuvw xy	30 12%d	11 11%d	14 8%d	338 19%zc dfiko rstwx	303 21%zc dfiko rstuw xy	273 17%df ot	241 16%do	342 18%cd fortw x	333 *17%*
MEAN	2.63d ox	2.70z cdorw xy	2.55d	2.64d	2.79z acdef ilmor stuvw xy	2.54	2.52	2.55d	2.63d ox	2.64c dorx	2.62d	2.60d	2.63d ox	2.62
DON'T KNOW	233 14%gj p	50 *11%*	81 17%zgj klmnpu vy	25 *8%*	31 16%jp	29 *11%*	16 16%jp	30 18%gj p	232 13%gj p	180 12%jp	236 14%zg jnpuv y	212 14%gj p	246 13%gj p	235 *12%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i/j/k/l/m/n/o/p/q/r/s/t/u/v/w/x/y
Overlap formulae used. * small base

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Table 30
Q.YR03_2
THINKING ABOUT THE NEXT 12 MONTHS, DO YOU THINK IT WOULD BE A GOOD TIME OR A BAD TIME FOR PEOPLE IN GENERAL TO...
B) SELL A PROPERTY?
BASE: ALL ADULTS AGED 16+

		TENURE LIFESTAGE							AREA				
	TOTAL (z)	ANY (A TO G) (k)	FTB (A+B) (l)	OWNER-OCCUPIER UP-SIZER (C) (m)	PRS UP-SIZER (C) (n)	OWNER-OCCUPIER DOWN-SIZER (D) (o)	PRS DOWN-SIZER (D) (p)	ANY ACTIVE (q)	RURAL (r)	SUB URBAN (s)	URBAN (t)	METRO POL ITAN (x)	UNWTD TOTAL
UNWEIGHTED BASE	**1958**	518	242	55	30	44	21	260	392	419	688	459	1958
WEIGHTED BASE	**1958**	564	312*	67*	28**	38*	19**	266	406	431	687	435	1958
	100%	*29%*	*16%**	*3%**	*1%***	*2%**	*1%***	*14%*	*21%*	*22%*	*35%*	*22%*	*100%*
(4) VERY GOOD TIME	**124**	46	25	4	6	4	1	28	21	31	50	22	129
	6%	*8%*	*8%*	*6%*	*20%*	*10%*	*7%*	11%zk	*5%*	*7%*	*7%*	*5%*	*7%*
(3) FAIRLY GOOD TIME	**900**	241	115	40	14	16	8	135	192	197	327	184	899
	46%	*43%*	*37%*	60%zkl	*48%*	*44%*	*44%*	51%kl	*47%*	*46%*	*48%*	*42%*	*46%*
(2) FAIRLY BAD TIME	**579**	162	94	13	4	9	7	57	121	135	187	136	602
	30%q	29%q	*30%*	*19%*	*14%*	*23%*	*36%*	*22%*	*30%*	*31%*	*27%*	*31%*	*31%*
(1) VERY BAD TIME	**93**	33	18	8	1	1	1	19	14	26	31	22	93
	5%	*6%*	*6%*	12%z	*5%*	*2%*	*6%*	7%k	*4%*	*6%*	*5%*	*5%*	*5%*
GOOD TIME	**1024**	287	140	44	19	20	10	163	213	228	377	206	1028
	52%	*51%*	*45%*	66%kl	*68%*	*54%*	*51%*	61%zkl	*52%*	*53%*	*55%*	*47%*	*53%*
BAD TIME	**672**	196	112	20	5	9	8	76	136	160	218	158	695
	34%	35%q	*36%*	*30%*	*19%*	*25%*	*42%*	*29%*	*33%*	*37%*	*32%*	*36%*	*35%*
NET GOOD	**352**	91	28	24	14	11	2	87	77	68	159	48	333
	18%l	16%l	*9%*	35%zkl	*49%*	29%kl	*10%*	33%zkl	*19%*	*16%*	23%zsu	*11%*	*17%*
MEAN	**2.62**	2.62	2.58	2.62	2.96	2.79	2.56	2.72zk	2.63	2.60	2.67	2.57	2.62
DON'T KNOW	**262**	81	61	3	4	8	1	27	57	43	91	71	235
	13%s	14%mq	20%mq	*4%*	*13%*	22%mq	*7%*	*10%*	*14%*	*10%*	*13%*	*16%*	*12%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i/j - z/k/l/m/n/o/p/q - z/r/s/t/u
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

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Table 31
Q.YR03_2
THINKING ABOUT THE NEXT 12 MONTHS, DO YOU THINK IT WOULD BE A GOOD TIME OR A BAD TIME FOR PEOPLE IN GENERAL TO...
B) SELL A PROPERTY?
BASE: ALL ADULTS AGED 16+

		NEXT 12 MONTHS				AVERAGE PRICE			
	TOTAL (z)	GOOD TIME BUY (a)	GOOD TIME SELL (b)	BAD TIME BUY (c)	BAD TIME SELL (d)	HIGHER (e)	SAME (f)	LOWER (g)	UNWTD TOTAL
UNWEIGHTED BASE	**1958**	1055	1028	673	695	1157	452	253	1958
WEIGHTED BASE	**1958**	1010	1024	716	672	1145	441	256	1958
	100%	*52%*	*52%*	*37%*	*34%*	*58%*	*23%*	*13%*	*100%*
(4) VERY GOOD TIME	**124**	70	124	52	-	89	24	10	129
	6%d	7%d	12%zacd	7%d	-	8%z	*6%*	*4%*	*7%*
(3) FAIRLY GOOD TIME	**900**	664	900	211	-	605	203	70	899
	46%cdg	66%zcd	88%zacd	29%d	-	53%zfg	46%g	*27%*	*46%*
(2) FAIRLY BAD TIME	**579**	227	-	347	579	290	146	134	602
	30%abe	22%b	-	49%zab	86%zabc	*25%*	33%e	52%zef	*31%*
(1) VERY BAD TIME	**93**	27	-	64	93	39	23	24	93
	5%abe	3%b	-	9%zab	14%zabc	*3%*	*5%*	9%ze	*5%*
GOOD TIME	**1024**	734	1024	263	-	693	227	79	1028
	52%cdg	73%zcd	100%zacd	37%d	-	61%zfg	52%g	*31%*	*53%*
BAD TIME	**672**	254	-	411	672	329	168	158	695
	34%abe	25%b	-	57%zab	100%zabc	*29%*	38%e	61%zef	*35%*
NET GOOD	**352**	480	1024	-148	-672	364	59	-78	333
	18%cfg	48%zc	100%zac d	*-21%*	*-100%*	32%zfg	*13%*	*-30%*	*17%*
MEAN	2.62cdg	2.79zcd	3.12zac d	2.37d	1.86	2.73zfg	2.58g	2.28	2.62
DON'T KNOW	**262**	22	-	42	-	123	46	19	235
	13%abcde fg	2%bd	-	6%abd	-	*11%*	*10%*	*7%*	*12%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d - z/e/f/g - z/h/i/j - z/k/l/m - z/n/o/p - z/q/r/s - z/t/u/v - z/w/x/y
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

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Table 32
YR03 SUMMARY TABLE
BASE: ALL ADULTS AGED 16+

		SEX		AGE									TENURE							ACORN					
	TOTAL (z)	MALE (a)	FEMALE (b)	16-24 (c)	25-34 (d)	35-44 (e)	45-54 (f)	55-64 (g)	65+ (h)	16-34 (i)	35-54 (j)	55+ (k)	OWNED OUTRIGHT (l)	BOUGHT ON A MORTGAGE (m)	RENTED FROM LOCAL AUTHORITY/ BELONGS TO A HOUSING ASSOCIATION (n)	RENTED FROM PRIVATE LANDLORD (o)	OTHER (p)	OWNER/ OCCUPIER (q)	RENTERS (r)	WEALTHY ACHIEVERS (s)	URBAN PROSPERITY (t)	COMFORTABLY OFF (u)	MODERATE MEANS (v)	HARD PRESSED (w)	UNWTD TOTAL
UNWEIGHTED BASE	**1958**	952	1006	263	257	278	305	331	524	520	583	855	756	542	301	344	15	1298	645	435	231	626	327	320	1958
WEIGHTED BASE	**1958**	950	1008	315*	304	356	315	283	385	619	671	668	490	776	333	333	27**	1266	666	433	203	600	350	342	1958
	100%	*49%*	*51%*	*16%**	*16%*	*18%*	*16%*	*14%*	*20%*	*32%*	*34%*	*34%*	*25%*	*40%*	*17%*	*17%*	*1%***	*65%*	*34%*	*22%*	*10%*	*31%*	*18%*	*17%*	*100%*
12 MTHS GOOD TIME BUY	**1010**	506	504	109	157	179	164	173	229	265	343	402	290	430	144	136	10	720	280	244	89	332	164	168	1055
	52%cinort	*53%*	*50%*	*34%*	52%ci	50%c	52%ci	61%zcdefij	59%zceij	43%c	51%ci	60%zcdefij	59%znoqr	55%nor	*43%*	*41%*	*37%*	57%znor	*42%*	56%t	*44%*	55%t	*47%*	*49%*	*54%*
12 MTHS GOOD TIME SELL	**1024**	529	495	133	154	203	174	160	201	287	377	360	265	454	138	152	15	718	290	265	101	309	174	155	1028
	52%bcinorw	56%zb	*49%*	*42%*	51%i	57%ci	55%ci	56%ci	*52%*	*46%*	56%zci	54%ci	54%nor	58%znor	*42%*	*46%*	*57%*	57%zlnor	*44%*	61%ztuvw	*50%*	*51%*	*50%*	*45%*	*53%*
12 MTHS BAD TIME BUY	**716**	347	369	171	115	129	116	82	104	285	244	186	139	286	123	153	14	425	277	145	97	197	137	125	673
	37%ghklq	*37%*	*37%*	54%zdefghjk	38%hk	36%hk	37%hk	*29%*	*27%*	46%zdefghjk	36%ghk	*28%*	*28%*	37%l	37%l	46%zlmnqr	*53%*	34%l	42%zlnq	*33%*	47%zsuw	*33%*	*39%*	*37%*	*34%*
12 MTHS BAD TIME SELL	**672**	327	345	119	117	113	104	92	127	236	217	219	161	237	133	133	9	398	265	131	87	196	112	139	695
	34%q	*34%*	*34%*	*38%*	*39%*	*32%*	*33%*	*32%*	*33%*	*38%*	*32%*	*33%*	*33%*	*31%*	40%zmq	40%zmq	*33%*	*31%*	40%zlmq	*30%*	43%zsuv	*33%*	*32%*	41%zsu	*35%*
12 MTHS GOOD TIME BUY GOOD TIME SELL	**734**	370	364	68	111	140	128	124	164	178	268	288	209	336	92	87	10	546	179	186	62	246	115	116	759
	38%cinort	*39%*	*36%*	*21%*	36%ci	39%ci	41%ci	44%zci	42%zci	29%c	40%ci	43%zci	43%znor	43%znor	*28%*	*26%*	*37%*	43%znor	*27%*	43%ztvw	*31%*	41%t	*33%*	*34%*	*39%*
12 MTHS GOOD TIME BUY BAD TIME SELL	**254**	129	125	40	42	38	34	42	58	81	73	100	75	87	50	43	-	162	92	52	27	75	45	52	274
	13%	*14%*	*12%*	*13%*	*14%*	*11%*	*11%*	*15%*	*15%*	*13%*	*11%*	15%zj	15%zq	*11%*	*15%*	*13%*	-	*13%*	*14%*	*12%*	*13%*	*13%*	*13%*	*15%*	*14%*
12 MTHS BAD TIME BUY GOOD TIME SELL	**263**	145	118	58	40	55	44	31	34	98	99	65	50	108	40	59	6	158	99	67	36	60	52	37	247
	13%hklu	*15%*	*12%*	19%hk	*13%*	15%hk	14%h	*11%*	*9%*	16%dhk	15%hk	*10%*	*10%*	*14%*	*12%*	18%zlq	*21%*	12%l	15%l	15%u	18%uw	*10%*	*15%*	*11%*	*13%*
12 MTHS BAD TIME BUY BAD TIME SELL	**411**	196	215	79	73	72	70	49	68	152	142	117	85	147	81	89	9	232	170	78	59	118	66	87	412
	21%hklq	*21%*	*21%*	*25%*	24%k	*20%*	*22%*	*17%*	*18%*	25%ghk	*21%*	*17%*	*17%*	*19%*	24%lq	27%zlmq	*33%*	*18%*	26%zlmq	*18%*	29%zsuv	*20%*	*19%*	25%s	*21%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b - z/c/d/e/f/g/h/i/j/k - z/l/m/n/o/p/q/r - z/s/t/u/v/w
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

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Table 33
YR03 SUMMARY TABLE
BASE: ALL ADULTS AGED 16+

		OCCUPATION									INCOME				CHIEF INCOME EARNER		SOCIAL GRADE				ETHNICITY		
	TOTAL (z)	FULL-TIME (a)	PART-TIME (b)	SELF-EMPLOYED (c)	FT/ PT/ SELF EMPLYED (d)	NOT WORKING - HOUSEWIFE (e)	STILL IN EDUCATION (f)	UNEMPLOYED (g)	RETIRED (h)	OTHER (i)	UP TO 9499 (j)	9500 - 17499 (k)	17500 - 24999 (l)	25000 PLUS (m)	YES (n)	NO (o)	AB (p)	C1 (q)	C2 (r)	DE (s)	WHITE (t)	BME (u)	UNWTD TOTAL
UNWEIGHTED BASE	**1958**	610	216	136	962	107	145	55	593	96	204	262	139	755	1312	646	547	658	348	405	1729	221	1958
WEIGHTED BASE	**1958** ***100%***	691 *35%*	228 *12%*	145 *7%*	1064 *54%*	113* *6%**	173* *9%**	62* *3%**	441 *23%*	105* *5%**	183 *9%*	235 *12%*	128 *7%*	772 *39%*	1236 *63%*	722 *37%*	523 *27%*	563 *29%*	410 *21%*	462 *24%*	1830 *93%*	117 *6%*	1958 *100%*
12 MTHS GOOD TIME BUY	**1010** 52%fisu	368 53%fi	120 53%f	78 54%f	565 53%fi	50 *45%*	57 *33%*	27 *44%*	269 61%zadefgi	41 *40%*	88 *48%*	128 *55%*	82 64%zj	437 57%zj	657 53%z	353 *49%*	286 *55%*	306 54%s	203 *49%*	215 *47%*	964 53%zu	45 *38%*	1055 *54%*
12 MTHS GOOD TIME SELL	**1024** 52%gijrsu	396 57%zfgi	128 56%gi	89 62%zefgi	613 58%zfgi	51 *45%*	69 *40%*	17 *28%*	236 53%gi	38 *36%*	75 *41%*	129 55%j	67 *52%*	459 59%zj	658 *53%*	366 *51%*	303 58%zrs	319 57%zrs	188 *46%*	215 *46%*	973 53%u	50 *43%*	1028 *53%*
12 MTHS BAD TIME BUY	**716** 37%hln	254 37%h	77 *34%*	49 *34%*	381 36%h	51 45%h	102 59%zabcdh	25 40%h	114 *26%*	43 41%h	77 42%kl	75 *32%*	35 *27%*	278 *36%*	435 *35%*	281 *39%*	206 *39%*	195 *35%*	160 *39%*	155 *33%*	662 *36%*	51 *43%*	673 *34%*
12 MTHS BAD TIME SELL	**672** 34%d	226 *33%*	75 *33%*	40 *28%*	341 *32%*	50 44%cd	57 *33%*	35 57%zabcdfh	141 *32%*	48 46%zabcdh	91 50%zklm	78 *33%*	45 *35%*	251 *32%*	436 *35%*	236 *33%*	160 *31%*	179 *32%*	166 41%zpq	166 *36%*	620 *34%*	49 *42%*	695 *35%*
12 MTHS GOOD TIME BUY GOOD TIME SELL	**734** 38%fgijsu	277 40%fgi	97 42%fgi	63 44%fgi	437 41%zfgi	36 *32%*	36 *21%*	10 *17%*	194 44%zfgi	21 *20%*	54 *30%*	95 40%j	59 46%j	328 42%zj	477 *39%*	258 *36%*	215 41%s	238 42%zrs	136 *33%*	145 *31%*	702 38%zu	31 *27%*	759 *39%*
12 MTHS GOOD TIME BUY BAD TIME SELL	**254** 13%d	85 *12%*	23 *10%*	13 *9%*	121 *11%*	14 *12%*	18 *11%*	16 25%zabcd	66 *15%*	19 *19%*	32 18%z	33 *14%*	20 *15%*	100 *13%*	171 14%z	83 *11%*	66 *13%*	62 *11%*	58 *14%*	68 *15%*	241 *13%*	13 *11%*	274 *14%*
12 MTHS BAD TIME BUY GOOD TIME SELL	**263** 13%hl	108 16%h	25 *11%*	23 16%h	156 15%h	15 *14%*	33 *19%*	6 *10%*	38 *9%*	14 *14%*	20 *11%*	32 *14%*	8 *6%*	123 16%zl	168 *14%*	95 *13%*	82 *16%*	76 *14%*	47 *11%*	58 *12%*	244 *13%*	19 *16%*	247 *13%*
12 MTHS BAD TIME BUY BAD TIME SELL	**411** 21%h	141 *20%*	49 *22%*	26 *18%*	216 *20%*	36 31%zacdh	38 *22%*	19 30%h	74 *17%*	29 27%h	57 31%zklm	43 *18%*	26 *20%*	149 *19%*	259 *21%*	152 *21%*	92 *18%*	116 *21%*	107 26%zp	96 *21%*	375 *21%*	32 *27%*	412 *21%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i - z/j/k/l/m - z/n/o - z/p/q/r/s - z/t/u
Overlap formulae used. * small base

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Table 34
YR03 SUMMARY TABLE
BASE: ALL ADULTS AGED 16+

		NUMBER IN HOUSEHOLD			CHILDREN IN HOUSEHOLD		CAR IN HOUSEHOLD		MAIN SHOPPER		EDUCATION				
	TOTAL (z)	1 (a)	2 (b)	3+ (c)	YES (d)	NO (e)	YES (f)	NO (g)	YES (k)	NO (l)	GCSE/ O-LV/ CSE/ NVQ12 (m)	A-LVL OR EQUIV (n)	DEGR/ MAST/ PHD (o)	NO FORML QUAL (p)	UNWTD TOTAL
UNWEIGHTED BASE	**1958**	431	674	844	510	1448	1525	433	1498	460	517	366	667	252	1958
WEIGHTED BASE	**1958**	399	592	961	608	1350	1537	421	1433	525	581	362	627	237	1958
	100%	*20%*	*30%*	*49%*	*31%*	*69%*	*78%*	*22%*	*73%*	*27%*	*30%*	*19%*	*32%*	*12%*	*100%*
12 MTHS GOOD TIME BUY	**1010**	220	342	446	293	717	840	170	762	248	300	177	350	106	1055
	52%cgp	55%c	58%zc	*46%*	*48%*	*53%*	55%zg	*40%*	53%z	*47%*	*52%*	*49%*	56%zp	*45%*	*54%*
12 MTHS GOOD TIME SELL	**1024**	208	326	487	336	688	857	167	763	261	305	195	360	103	1028
	52%gp	*52%*	*55%*	*51%*	*55%*	*51%*	56%zg	*40%*	53%z	*50%*	*53%*	54%p	57%zp	*44%*	*53%*
12 MTHS BAD TIME BUY	**716**	131	185	399	235	481	530	186	495	221	199	150	239	84	673
	37%bfk	*33%*	*31%*	42%zab	*39%*	*36%*	*35%*	44%zf	*35%*	42%k	*34%*	*41%*	*38%*	*36%*	*34%*
12 MTHS BAD TIME SELL	**672**	144	191	336	204	468	485	187	489	183	172	126	228	86	695
	34%f	*36%*	*32%*	*35%*	*33%*	*35%*	*32%*	44%zf	*34%*	*35%*	*30%*	*35%*	*36%*	*36%*	*35%*
12 MTHS GOOD TIME BUY GOOD TIME SELL	**734**	154	250	329	228	507	634	100	545	189	235	118	258	74	759
	38%gp	*39%*	42%zc	*34%*	*37%*	*38%*	41%zg	*24%*	38%z	*36%*	40%p	*33%*	41%znp	*31%*	*39%*
12 MTHS GOOD TIME BUY BAD TIME SELL	**254**	63	80	111	63	191	187	67	199	55	58	53	89	29	274
	13%	*16%*	*13%*	*12%*	*10%*	*14%*	*12%*	*16%*	14%z	*10%*	*10%*	*15%*	*14%*	*12%*	*14%*
12 MTHS BAD TIME BUY GOOD TIME SELL	**263**	49	68	146	97	165	201	62	201	61	57	72	99	26	247
	13%m	*12%*	*11%*	*15%*	*16%*	*12%*	*13%*	*15%*	14%z	*12%*	*10%*	20%zmp	16%zm	*11%*	*13%*
12 MTHS BAD TIME BUY BAD TIME SELL	**411**	81	111	219	136	275	292	119	284	127	111	73	135	57	412
	21%fk	*20%*	*19%*	*23%*	*22%*	*20%*	*19%*	28%zf	*20%*	*24%*	*19%*	*20%*	*22%*	*24%*	*21%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c - z/d/e - z/f/g - z/h/i/j - z/k/l - z/m/n/o/p
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

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Table 35
YR03 SUMMARY TABLE
BASE: ALL ADULTS AGED 16+

		GOVERNMENT OFFICE REGION																								
	TOTAL (z)	EAST MID-LANDS (a)	EAST-ERN (b)	LON-DON (c)	NORTH EAST (d)	NORTH WEST (e)	SCOT-LAND (f)	SOUTH EAST (g)	SOUTH WEST (h)	WALES (i)	WEST MID-LANDS (j)	YORKS AND HUMBR (k)	ENG-LAND EXC. LONDON (l)	GB EXC. LONDON (m)	SOUTH ENG-LAND (n)	NORTH ENG-LAND (o)	MID-LANDS (p)	EAST-ERN (q)	LON-DON (r)	WALES (s)	SCOT-LAND (t)	GB EXC. SCOT-LAND (u)	GB EXC. NORTH ENG-LAND (v)	GB EXC. MID-LANDS (w)	GB EXC. SOUTH (x)	GB EXC. WALES (y)	UNWTD TOTAL
UNWEIGHTED BASE	1958	136	201	252	84	225	180	240	156	111	202	171	1415	1706	396	480	338	201	252	111	180	1778	1478	1620	1562	1847	1958
WEIGHTED BASE	1958 100%	146* 7%*	188* 10%*	251 13%	86* 4%*	224 11%	171* 9%*	275 14%	173 9%	98* 5%*	175 9%	172 9%	1438 73%	1707 87%	447 23%	482 25%	320 16%	188* 10%*	251 13%	98* 5%*	171* 9%*	1787 91%	1476 75%	1638 84%	1511 77%	1860 95%	1958 100%
12 MTHS GOOD TIME BUY	1010 52%cg rw	88 60%cd gr	87 46%	98 39%	38 44%	125 56%cg r	98 57%cr	121 44%	95 55%cr	61 62%zb cdgnq ruvwy	100 58%cg r	98 57%cgr	753 52%cgr	912 53%zc gnruv wy	217 48%cr	261 54%cg r	188 59%zc dglnr uvwxy	87 46%	98 39%	61 62%zb cdgnq ruvwy	98 57%cr	912 51%cg r	749 51%cg r	822 50%cr	793 53%cg rw	949 51%cg r	1055 54%
12 MTHS GOOD TIME SELL	1024 52%do	79 54%d	108 57%d	126 50%	32 37%	105 47%	78 45%	148 54%d	107 62%zc defim orstu wxy	46 47%	108 62%zc defil morst uvwxy	88 51%	774 54%dem owx	898 53%do	255 57%de ow	225 47%	187 58%de ox	108 57%d	126 50%	46 47%	78 45%	947 53%zd owx	799 54%zd owx	837 51%do	770 51%do	978 53%do	1028 53%
12 MTHS BAD TIME BUY	716 37%ei mosx	43 30%	84 45%ei ops	121 48%za efhij klmop stuvw xy	34 40%ei s	56 25%	57 33%	130 47%za efhij klmno pstuv wxy	58 33%is	19 19%	55 32%is	59 34%is	519 36%eim os	595 35%ei s	188 42%ze hijlm opsux	149 31%ei s	98 31%is	84 45%ei ops	121 48%za efhij klmop stuvw xy	19 19%	57 33%	659 37%ei mopsx	567 38%ze imops x	618 38%ei mosx	529 35%ei os	697 37%ze imops x	673 34%
12 MTHS BAD TIME SELL	672 34%h	52 36%	50 26%	97 38%h	38 45%be hlmnq uy	69 31%	64 37%h	103 38%hn	40 23%	36 36%h	56 32%	68 40%h	476 33%h	575 34%h	143 32%h	176 36%eh	108 34%h	50 26%	97 38%h	36 36%h	64 37%h	608 34%h	496 34%h	564 34%h	529 35%h	636 34%h	695 35%
12 MTHS GOOD TIME BUY GOOD TIME SELL	734 38%cg rw	71 49%zc dgnru vwxy	69 37%	72 29%	23 27%	86 38%	64 37%	85 31%	72 42%cd r	40 41%cr	81 47%zc dglmn oruvw xy	70 41%cr	558 39%cdg rwy	662 39%zc dgrwy	158 35%g	179 37%d	153 48%zc dglmn oruvw xy	69 37%	72 29%	40 41%cr	64 37%	670 38%cg rw	556 38%cg r	582 36%cr	577 38%cd rw	694 37%cg rw	759 39%
12 MTHS GOOD TIME BUY BAD TIME SELL	254 13%u	16 11%	17 9%	26 10%	11 12%	33 15%	32 19%	35 13%	17 10%	21 21%zb chjlm npqru vwxy	18 11%	28 16%	175 12%	228 13%lu	53 12%	71 15%	34 11%	17 9%	26 10%	21 21%zb chjlm npqru vwxy	32 19%	222 12%	183 12%	220 13%u	201 13%	233 13%	274 14%
12 MTHS BAD TIME BUY GOOD TIME SELL	263 13%aei mopsx	7 5%	37 20%ae fimop stx	50 20%zad efijkl mopstu vwxy	7 9%	18 8%	10 6%	60 22%za defij klmop stuvw xy	34 20%zad efijkm opstx	4 4%	18 10%	17 10%	199 14%aei mopsx	213 12%ae iops	94 21%zad efijkl mopstu vwxy	42 9%	25 8%	37 20%ae fimop stx	50 20%zad efijkl mopstu vwxy	4 4%	10 6%	253 14%za efimo pstx	221 15%za efimo pstx	238 15%za efimo pstx	169 11%is	259 14%ae fimop stx	247 13%
12 MTHS BAD TIME BUY BAD TIME SELL	411 21%hm	36 25%h	32 17%	69 27%ze hilms uvwxy	26 30%zb ehilm oqsw	36 16%	31 18%	68 25%eh n	22 12%	15 15%	37 21%	39 23%h	296 21%h	342 20%h	90 20%h	101 21%eh	73 23%h	32 17%	69 27%ze hilms uvwxy	15 15%	31 18%	380 21%hm	310 21%h	338 21%h	321 21%h	396 21%hm	412 21%

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i/j/k/l/m/n/o/p/q/r/s/t/u/v/w/x/y
Overlap formulae used. * small base

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Table 36
YR03 SUMMARY TABLE
BASE: ALL ADULTS AGED 16+

		TENURE LIFESTAGE							AREA				
	TOTAL (z)	ANY (A TO G) (k)	FTB (A+B) (l)	OWNER-OCCUPIER UP-SIZER (C) (m)	PRS UP-SIZER (C) (n)	OWNER-OCCUPIER DOWN-SIZER (D) (o)	PRS DOWN-SIZER (D) (p)	ANY ACTIVE (q)	RURAL (r)	SUB URBAN (s)	URBAN (t)	METRO POL ITAN (x)	UNWTD TOTAL
UNWEIGHTED BASE	**1958**	518	242	55	30	44	21	260	392	419	688	459	1958
WEIGHTED BASE	**1958**	564	312*	67*	28**	38*	19**	266	406	431	687	435	1958
	100%	*29%*	*16%**	*3%**	*1%***	*2%**	*1%***	*14%*	*21%*	*22%*	*35%*	*22%*	*100%*
12 MTHS GOOD TIME BUY	**1010**	256	123	40	10	23	8	142	229	251	348	182	1055
	52%kl	*45%*	*39%*	60%kl	*36%*	61%kl	*41%*	54%kl	*56%*	58%ztu	*51%*	*42%*	*54%*
12 MTHS GOOD TIME SELL	**1024**	287	140	44	19	20	10	163	213	228	377	206	1028
	52%	*51%*	*45%*	66%kl	*68%*	*54%*	*51%*	61%zkl	*52%*	*53%*	*55%*	*47%*	*53%*
12 MTHS BAD TIME BUY	**716**	258	156	21	15	8	11	101	137	130	253	196	673
	37%ss	46%zmoq	50%zmoq	*32%*	*54%*	*22%*	*59%*	38%o	*34%*	*30%*	*37%*	*45%*	*34%*
12 MTHS BAD TIME SELL	**672**	196	112	20	5	9	8	76	136	160	218	158	695
	34%	35%q	*36%*	*30%*	*19%*	*25%*	*42%*	*29%*	*33%*	*37%*	*32%*	*36%*	*35%*
12 MTHS GOOD TIME BUY GOOD TIME SELL	**734**	186	85	35	8	17	3	108	160	178	270	126	759
	38%l	*33%*	*27%*	53%zkl	*29%*	45%l	*14%*	41%kl	*39%*	*41%*	*39%*	*29%*	*39%*
12 MTHS GOOD TIME BUY BAD TIME SELL	**254**	60	34	5	2	5	4	28	65	68	69	52	274
	13%t	*11%*	*11%*	*7%*	*6%*	*14%*	*20%*	*11%*	16%t	16%t	*10%*	*12%*	*14%*
12 MTHS BAD TIME BUY GOOD TIME SELL	**263**	88	46	6	11	3	7	51	50	37	100	76	247
	13%ss	*16%*	*15%*	*9%*	*39%*	*9%*	*38%*	19%zkm	*12%*	*9%*	15%s	*17%*	*13%*
12 MTHS BAD TIME BUY BAD TIME SELL	**411**	135	78	15	3	4	4	47	70	92	147	103	412
	21%	24%oq	*25%*	*23%*	*10%*	*11%*	*22%*	*18%*	*17%*	*21%*	*21%*	*24%*	*21%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i/j - z/k/l/m/n/o/p/q - z/r/s/t/u
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

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Table 37
YR03 SUMMARY TABLE
BASE: ALL ADULTS AGED 16+

		NEXT 12 MONTHS				AVERAGE PRICE			
	TOTAL (z)	GOOD TIME BUY (a)	GOOD TIME SELL (b)	BAD TIME BUY (c)	BAD TIME SELL (d)	HIGHER (e)	SAME (f)	LOWER (g)	UNWTD TOTAL
UNWEIGHTED BASE	**1958**	1055	1028	673	695	1157	452	253	1958
WEIGHTED BASE	**1958**	1010	1024	716	672	1145	441	256	1958
	100%	*52%*	*52%*	*37%*	*34%*	*58%*	*23%*	*13%*	*100%*
12 MTHS GOOD TIME BUY	**1010**	1010	734	-	254	655	221	106	1055
	52%cdg	100%zbcd	72%zcd	-	38%c	57%zfg	*50%*	*42%*	*54%*
12 MTHS GOOD TIME SELL	**1024**	734	1024	263	-	693	227	79	1028
	52%cdg	73%zcd	100%zacd	37%d	-	61%zfg	52%g	*31%*	*53%*
12 MTHS BAD TIME BUY	**716**	-	263	716	411	388	168	131	673
	37%abe	-	26%a	100%zabd	61%zab	*34%*	*38%*	51%zef	*34%*
12 MTHS BAD TIME SELL	**672**	254	-	411	672	329	168	158	695
	34%abe	25%b	-	57%zab	100%zabc	*29%*	38%e	61%zef	*35%*
12 MTHS GOOD TIME BUY GOOD TIME SELL	**734**	734	734	-	-	509	154	52	759
	38%cdg	73%zcd	72%zcd	-	-	44%zfg	35%g	*20%*	*39%*
12 MTHS GOOD TIME BUY BAD TIME SELL	**254**	254	-	-	254	131	63	54	274
	13%bc	25%zbc	-	-	38%zabc	*11%*	*14%*	21%zef	*14%*
12 MTHS BAD TIME BUY GOOD TIME SELL	**263**	-	263	263	-	171	62	27	247
	13%ad	-	26%zad	37%zabd	-	*15%*	*14%*	*10%*	*13%*
12 MTHS BAD TIME BUY BAD TIME SELL	**411**	-	-	411	411	195	103	102	412
	21%abe	-	-	57%zab	61%zab	*17%*	23%e	40%zef	*21%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d - z/e/f/g - z/h/i/j - z/k/l/m - z/n/o/p - z/q/r/s - z/t/u/v - z/w/x/y
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

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Table 38
YR03 SUMMARY TABLE
BASE: ALL OWNER OCCUPIERS

		SEX		AGE									TENURE			ACORN					
	TOTAL (z)	MALE (a)	FEMALE (b)	16-24 (c)	25-34 (d)	35-44 (e)	45-54 (f)	55-64 (g)	65+ (h)	16-34 (i)	35-54 (j)	55+ (k)	OWNED OUTRIGHT (l)	BOUGHT ON A MORTGAGE (m)	OWNER/ OCCUPIER (q)	WEALTHY ACHIEVERS (s)	URBAN PROSPERIT Y (t)	COMFORTAB LY OFF (u)	MODERATE MEANS (v)	HARD PRESSED (w)	UNWTD TOTAL
UNWEIGHTED BASE	**1298**	645	653	86	131	169	222	263	427	217	391	690	756	542	1298	382	111	482	195	120	1298
WEIGHTED BASE	**1266** ***100%***	624 *49%*	642 *51%*	138** *11%***	166 *13%*	239 *19%*	233 *18%*	211 *17%*	279 *22%*	305* *24%**	471 *37%*	490 *39%*	490 *39%*	776 *61%*	1266 *100%*	369 *29%*	101* *8%**	455 *36%*	209* *17%**	117* *9%**	1298 *100%*
12 MTHS GOOD TIME BUY	**720** 57%it	354 *57%*	366 *57%*	42 *30%*	90 *54%*	136 57%i	135 58%i	148 70%zdefhi jk	169 60%i	132 *43%*	271 58%i	317 65%zdhij	290 59%zq	430 *55%*	720 *57%*	216 59%t	44 *44%*	269 59%t	109 *52%*	73 62%t	769 *59%*
12 MTHS GOOD TIME SELL	**718** 57%il	360 *58%*	359 *56%*	52 *38%*	89 *53%*	153 64%i	144 62%i	128 61%i	152 *55%*	141 *46%*	297 63%zhi	280 *57%*	265 *54%*	454 *58%*	718 57%l	230 62%z	57 *56%*	245 *54%*	110 *53%*	65 *56%*	736 *57%*
12 MTHS BAD TIME BUY	**425** 34%ghklw	205 *33%*	221 *34%*	89 *64%*	60 36%gk	79 33%gk	79 34%gk	45 *21%*	73 *26%*	149 49%zefghj k	158 33%ghk	119 *24%*	139 *28%*	286 37%l	425 34%l	120 *32%*	51 50%zsuw	143 *31%*	79 *38%*	29 *24%*	395 *30%*
12 MTHS BAD TIME SELL	**398** ***31%***	202 *32%*	196 *31%*	48 *35%*	64 *39%*	67 *28%*	68 *29%*	63 *30%*	88 *31%*	113 *37%*	135 *29%*	151 *31%*	161 *33%*	237 *31%*	398 *31%*	108 *29%*	39 *39%*	147 *32%*	65 *31%*	37 *31%*	428 *33%*
12 MTHS GOOD TIME BUY GOOD TIME SELL	**546** 43%i	266 *43%*	280 *44%*	30 *21%*	62 *37%*	112 47%i	112 48%i	108 51%zdi	122 44%i	92 *30%*	224 48%zi	230 47%zhi	209 *43%*	336 *43%*	546 *43%*	167 *45%*	35 *35%*	201 *44%*	78 *37%*	56 *48%*	574 *44%*
12 MTHS GOOD TIME BUY BAD TIME SELL	**162** 13%j	83 *13%*	78 *12%*	12 *9%*	26 *16%*	24 *10%*	22 *9%*	36 17%zfj	42 15%fj	38 *12%*	45 *10%*	78 16%zfj	75 15%zq	87 *11%*	162 *13%*	43 *12%*	9 *9%*	62 *14%*	29 *14%*	16 *14%*	181 *14%*
12 MTHS BAD TIME BUY GOOD TIME SELL	**158** 12%ghklu	86 *14%*	72 *11%*	21 *15%*	23 *14%*	36 15%k	32 *14%*	18 *8%*	28 *10%*	44 *14%*	69 15%gk	45 *9%*	50 *10%*	108 *14%*	158 12%l	55 15%u	21 21%zuw	40 *9%*	29 *14%*	9 *8%*	146 *11%*
12 MTHS BAD TIME BUY BAD TIME SELL	**232** 18%gk	116 *19%*	116 *18%*	36 *26%*	37 22%gk	42 *18%*	46 20%g	26 *12%*	44 *16%*	73 24%gk	88 *19%*	70 *14%*	85 *17%*	147 *19%*	232 *18%*	64 *17%*	30 30%zsuvw	83 *18%*	34 *16%*	20 *17%*	240 *18%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b - z/c/d/e/f/g/h/i/j/k - z/l/m/n/o/p/q/r - z/s/t/u/v/w
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

Table 39
YR03 SUMMARY TABLE
BASE: ALL OWNER OCCUPIERS

		OCCUPATION									INCOME				CHIEF INCOME EARNER		SOCIAL GRADE				ETHNICITY		
	TOTAL (z)	FULL-TIME (a)	PART-TIME (b)	SELF-EMPLOYED (c)	FT/ PT/ SELF EMPLYED (d)	NOT WORKING - HOUSEWIFE (e)	STILL IN EDUCATION (f)	UNEMPLOYED (g)	RETIRED (h)	OTHER (i)	UP TO 9499 (j)	9500 - 17499 (k)	17500 - 24999 (l)	25000 PLUS (m)	YES (n)	NO (o)	AB (p)	C1 (q)	C2 (r)	DE (s)	WHITE (t)	BME (u)	UNWTD TOTAL
UNWEIGHTED BASE	**1298**	420	143	103	666	59	36	19	486	32	76	163	93	599	824	474	484	451	207	156	1196	98	1298
WEIGHTED BASE	**1266**	486	145	115*	746	65**	79**	22**	323	31**	60*	124	80*	610	738	527	467	394	240	165	1215	46*	1298
	100%	*38%*	*11%*	*9%**	*59%*	*5%***	*6%***	*2%***	*26%*	*2%***	*5%**	*10%*	*6%**	*48%*	*58%*	*42%*	*37%*	*31%*	*19%*	*13%*	*96%*	*4%**	*100%*
12 MTHS GOOD TIME BUY	**720**	277	91	64	432	34	24	10	204	16	38	72	57	364	450	270	259	228	136	97	698	21	769
	57%ou	*57%*	*63%*	*56%*	*58%*	*53%*	*30%*	*45%*	63%z	*52%*	*63%*	*58%*	71%z	*60%*	61%zo	*51%*	*56%*	*58%*	*57%*	*59%*	57%u	*45%*	*59%*
12 MTHS GOOD TIME SELL	**718**	294	95	74	463	34	24	6	180	12	30	69	46	378	439	279	276	235	123	85	694	23	736
	57%	*60%*	66%z	*64%*	62%z	*52%*	*31%*	*25%*	*56%*	*37%*	*51%*	*56%*	*58%*	62%z	59%z	*53%*	*59%*	*60%*	*51%*	*51%*	*57%*	*49%*	*57%*
12 MTHS BAD TIME BUY	**425**	168	46	36	250	28	53	7	78	10	17	40	15	205	215	211	180	123	82	40	404	19	395
	34%hlns	35%h	*32%*	*31%*	34%h	*43%*	*67%*	*30%*	*24%*	*32%*	*28%*	32%l	*19%*	34%l	*29%*	40%zn	39%s	*31%*	*34%*	*24%*	*33%*	*41%*	*30%*
12 MTHS BAD TIME SELL	**398**	154	43	29	226	28	20	11	98	15	24	45	21	193	230	168	137	116	94	51	375	21	428
	31%	*32%*	*30%*	*25%*	*30%*	*44%*	*26%*	*48%*	*30%*	*49%*	*41%*	*36%*	*27%*	*32%*	*31%*	*32%*	*29%*	*29%*	39%zq	*31%*	*31%*	45%zt	*33%*
12 MTHS GOOD TIME BUY GOOD TIME SELL	**546**	218	74	54	346	25	16	3	149	6	26	52	43	282	341	205	197	187	95	67	530	13	574
	43%u	*45%*	*51%*	*47%*	46%z	*39%*	*21%*	*14%*	*46%*	*20%*	*43%*	*42%*	*54%*	46%z	46%z	*39%*	*42%*	47%z	*39%*	*41%*	44%u	*29%*	*44%*
12 MTHS GOOD TIME BUY BAD TIME SELL	**162**	57	17	8	82	8	5	6	50	10	12	20	10	77	105	57	58	38	38	28	154	7	181
	13%dq	*12%*	*12%*	*7%*	*11%*	*13%*	*7%*	*25%*	16%zcd	*32%*	*21%*	*16%*	*13%*	*13%*	14%z	*11%*	*12%*	*10%*	*16%*	17%q	*13%*	*16%*	*14%*
12 MTHS BAD TIME BUY GOOD TIME SELL	**158**	69	20	17	106	8	8	2	29	5	5	16	3	87	91	67	73	44	24	17	149	9	146
	12%hl	14%h	*14%*	*15%*	14%zh	*13%*	*10%*	*11%*	*9%*	*15%*	*8%*	13%l	*4%*	14%l	*12%*	*13%*	*16%*	*11%*	*10%*	*10%*	*12%*	*19%*	*11%*
12 MTHS BAD TIME BUY BAD TIME SELL	**232**	96	26	19	141	19	15	4	46	5	12	23	11	115	121	111	78	77	56	22	220	10	240
	18%hn	20%h	*18%*	*17%*	*19%*	*30%*	*19%*	*20%*	*14%*	*17%*	*20%*	*19%*	*14%*	*19%*	*16%*	*21%*	*17%*	*20%*	23%s	*13%*	*18%*	*22%*	*18%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i - z/j/k/l/m - z/n/o - z/p/q/r/s - z/t/u
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

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Table 40
YR03 SUMMARY TABLE
BASE: ALL OWNER OCCUPIERS

		NUMBER IN HOUSEHOLD			CHILDREN IN HOUSEHOLD		CAR IN HOUSEHOLD		MAIN SHOPPER		EDUCATION				
	TOTAL (z)	1 (a)	2 (b)	3+ (c)	YES (d)	NO (e)	YES (f)	NO (g)	YES (k)	NO (l)	GCSE/ O-LV/ CSE/ NVQ12 (m)	A-LVL OR EQUIV (n)	DEGR/ MAST/ PHD (o)	NO FORML QUAL (p)	UNWTD TOTAL
UNWEIGHTED BASE	**1298**	257	533	503	302	996	1188	110	965	333	330	210	520	144	1298
WEIGHTED BASE	**1266**	211	441	610	381	885	1172	94*	884	382	357	213	495	116	1298
	100%	*17%*	*35%*	*48%*	*30%*	*70%*	*93%*	*7%**	*70%*	*30%*	*28%*	*17%*	*39%*	*9%*	*100%*
12 MTHS GOOD TIME BUY	**720**	131	279	308	204	516	677	43	526	194	200	119	292	62	769
	57%cg	62%c	63%zc	*50%*	*54%*	*58%*	58%g	*46%*	*60%*	*51%*	*56%*	*56%*	*59%*	*53%*	*59%*
12 MTHS GOOD TIME SELL	**718**	122	259	334	234	485	675	43	519	200	203	118	302	54	736
	57%gp	*58%*	*59%*	*55%*	*61%*	*55%*	58%g	*46%*	*59%*	*52%*	*57%*	*55%*	61%zp	*47%*	*57%*
12 MTHS BAD TIME BUY	**425**	56	119	249	147	279	385	40	269	157	116	76	175	32	395
	34%ab	*27%*	*27%*	41%zab	*38%*	*32%*	*33%*	*43%*	*30%*	41%zk	*33%*	*36%*	*35%*	*27%*	*30%*
12 MTHS BAD TIME SELL	**398**	65	135	199	123	275	358	40	277	121	83	77	166	38	428
	31%m	*31%*	*31%*	*33%*	*32%*	*31%*	*31%*	43%zf	*31%*	*32%*	*23%*	36%m	34%m	*33%*	*33%*
12 MTHS GOOD TIME BUY GOOD TIME SELL	**546**	99	204	241	165	380	520	25	395	151	165	85	222	42	574
	43%g	*47%*	*46%*	*39%*	*43%*	*43%*	44%zg	*27%*	*45%*	*39%*	*46%*	*40%*	*45%*	*36%*	*44%*
12 MTHS GOOD TIME BUY BAD TIME SELL	**162**	30	67	64	39	123	145	17	122	40	29	32	69	18	181
	13%	*14%*	15%z	*10%*	*10%*	*14%*	*12%*	*18%*	*14%*	*10%*	*8%*	*15%*	*14%*	16%m	*14%*
12 MTHS BAD TIME BUY GOOD TIME SELL	**158**	21	48	88	65	93	141	17	114	44	34	29	77	11	146
	12%e	*10%*	*11%*	*14%*	17%ze	*11%*	*12%*	*19%*	*13%*	*12%*	*10%*	*14%*	16%z	*9%*	*11%*
12 MTHS BAD TIME BUY BAD TIME SELL	**232**	34	67	132	82	150	209	23	151	81	51	45	97	20	240
	18%b	*16%*	*15%*	22%b	*21%*	*17%*	*18%*	*24%*	*17%*	*21%*	*14%*	*21%*	*20%*	*17%*	*18%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c - z/d/e - z/f/g - z/h/i/j - z/k/l - z/m/n/o/p
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

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Table 41
YR03 SUMMARY TABLE
BASE: ALL OWNER OCCUPIERS

GOVERNMENT OFFICE REGION

	TOTAL (z)	EAST MID-LANDS (a)	EAST-ERN (b)	LON-DON (c)	NORTH EAST (d)	NORTH WEST (e)	SCOT-LAND (f)	SOUTH EAST (g)	SOUTH WEST (h)	WALES (i)	WEST MID-LANDS (j)	YORKS AND HUMBR (k)	ENG-LAND EXC. LONDON (l)
UNWEIGHTED BASE	**1298**	107	137	99	63	134	134	164	125	81	127	127	984
WEIGHTED BASE	**1266** *100%*	114* *9%**	123* *10%**	105* *8%**	61* *5%**	127 *10%*	129* *10%**	184 *15%*	133* *11%**	64* *5%**	103* *8%**	122* *10%**	967 *76%*
12 MTHS GOOD TIME BUY	**720** 57%cr	74 65%cdr	61 *49%*	46 *44%*	28 *46%*	85 67%zbcdglmnoqruvwxy	70 *54%*	96 *52%*	78 *59%*	45 70%zbcdgmnqruvwxy	64 62%cr	73 *60%*	559 58%cry
12 MTHS GOOD TIME SELL	**718** 57%d	65 57%d	79 64%d	64 60%d	23 *38%*	72 57%d	61 *48%*	102 55%d	87 65%dow	32 *50%*	68 66%zdfimostxy	65 *53%*	561 58%dmo
12 MTHS BAD TIME BUY	**425** 34%eimps	28 *25%*	56 46%aeijmops	51 48%zaeijklmopsuvwxy	25 42%eiops	27 *21%*	45 *35%*	70 38%eips	45 34%e	12 *19%*	29 *28%*	37 *31%*	317 33%eis
12 MTHS BAD TIME SELL	**398** ***31%***	37 *33%*	25 *20%*	37 *35%*	29 48%zbehjlmnopquvwxy	36 *28%*	38 *30%*	65 *35%*	33 *25%*	26 40%bhq	27 *26%*	45 *37%*	297 *31%*
12 MTHS GOOD TIME BUY GOOD TIME SELL	**546** 43%dw	60 52%dg	51 *41%*	41 *39%*	18 *29%*	64 50%dgw	50 *39%*	66 *36%*	60 *45%*	28 *44%*	55 54%zdglmnuvwxy	53 *43%*	426 44%dgw
12 MTHS GOOD TIME BUY BAD TIME SELL	**162** 13%cry	13 *11%*	10 *8%*	6 *5%*	8 *13%*	19 15%cr	18 *14%*	29 16%cr	14 *11%*	17 26%zabchjlmnopqruvwxy	8 *8%*	19 16%cr	121 *13%*
12 MTHS BAD TIME BUY GOOD TIME SELL	**158** 12%aopx	5 *4%*	27 22%aefimopstx	21 20%zadefikmopstx	4 *7%*	9 *7%*	9 *7%*	34 19%zadefilmopstuxy	26 20%zadefiklmopstxy	3 *5%*	10 10%p	10 *9%*	125 13%aemopx
12 MTHS BAD TIME BUY BAD TIME SELL	**232** 18%m	24 *21%*	15 *12%*	30 28%zbehlmnquvwxy	21 34%zbefghijlmnopqstuvwxy	16 *13%*	21 *16%*	35 *19%*	18 *14%*	9 *14%*	18 *18%*	25 *20%*	172 *18%*

	GB EXC. LONDON (m)	SOUTH ENG-LAND (n)	NORTH ENG-LAND (o)	MID-LANDS (p)	EAST-ERN (q)	LON-DON (r)	WALES (s)	SCOT-LAND (t)	GB EXC. SCOT-LAND (u)	GB EXC. NORTH ENG-LAND (v)	GB EXC. MID-LANDS (w)	GB EXC. SOUTH (x)	GB EXC. WALES (y)	UNWTD TOTAL
UNWEIGHTED BASE	1199	289	324	234	137	99	81	134	1164	974	1064	1009	1217	1298
WEIGHTED BASE	1160 *92%*	318 *25%*	310 *25%*	217 *17%*	123* *10%**	105* *8%**	64* *5%**	129* *10%**	1137 *90%*	955 *75%*	1049 *83%*	948 *75%*	1201 *95%*	1298 *100%*
12 MTHS GOOD TIME BUY	674 58%zcrwy	174 *55%*	186 60%cdr	138 64%cdrvy	61 *49%*	46 *44%*	45 70%zbcdgmnqruvwxy	70 *54%*	651 57%cr	534 56%cr	582 56%cr	546 58%cr	675 56%cr	769 *59%*
12 MTHS GOOD TIME SELL	655 56%d	189 60%d	160 52%d	133 61%d	79 64%d	64 60%d	32 *50%*	61 *48%*	657 58%zdmow	558 58%d	585 56%d	529 56%d	686 57%do	736 *57%*
12 MTHS BAD TIME BUY	374 32%eis	114 36%eis	90 29%e	57 *26%*	56 46%aeijmops	51 48%zaeijklmopsuvwxy	12 *19%*	45 *35%*	381 33%eips	336 35%eimps	368 35%eimops	311 33%eis	413 34%eilmops	395 *30%*
12 MTHS BAD TIME SELL	361 *31%*	98 *31%*	110 35%e	64 *29%*	25 *20%*	37 *35%*	26 40%bhq	38 *30%*	360 *32%*	288 *30%*	334 *32%*	300 *32%*	372 *31%*	428 *33%*
12 MTHS GOOD TIME BUY GOOD TIME SELL	505 43%dgw	126 *40%*	134 43%d	115 53%zdglmnuvwxy	51 *41%*	41 *39%*	28 *44%*	50 *39%*	495 44%dgw	411 43%dg	430 *41%*	419 44%dw	517 43%d	574 *44%*
12 MTHS GOOD TIME BUY BAD TIME SELL	156 13%y	44 *14%*	47 15%cr	21 *10%*	10 *8%*	6 *5%*	17 26%zabchjlmnopqruvwxy	18 *14%*	144 13%cr	115 *12%*	140 13%cr	118 12%cr	145 *12%*	181 *14%*
12 MTHS BAD TIME BUY GOOD TIME SELL	137 12%op	60 19%zadefijklmopstuvwxy	23 *8%*	15 *7%*	27 22%aefimopstx	21 20%zadefikmopstx	3 *5%*	9 *7%*	149 13%zaeimopsx	135 14%zaeimopsx	143 14%zaeimopsx	98 *10%*	155 13%aemopx	146 *11%*
12 MTHS BAD TIME BUY BAD TIME SELL	202 *17%*	53 *17%*	62 20%e	42 *19%*	15 *12%*	30 28%zbehlmnquvwxy	9 *14%*	21 *16%*	211 19%m	170 *18%*	190 *18%*	179 *19%*	223 *19%*	240 *18%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i/j/k/l/m/n/o/p/q/r/s/t/u/v/w/x/y
Overlap formulae used. * small base

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Table 42
YR03 SUMMARY TABLE
BASE: ALL OWNER OCCUPIERS

		TENURE LIFESTAGE					AREA				
	TOTAL (z)	ANY (A TO G) (k)	FTB (A+B) (l)	OWNER-OCCUPIER UP-SIZER (C) (m)	OWNER-OCCUPIER DOWN-SIZER (D) (o)	ANY ACTIVE (q)	RURAL (r)	SUB URBAN (s)	URBAN (t)	METRO POL ITAN (x)	UNWTD TOTAL
UNWEIGHTED BASE	**1298**	272	108	55	44	119	294	287	505	212	1298
WEIGHTED BASE	**1266**	314*	161*	67*	38*	125*	291	277	488	209*	1298
	100%	*25%**	*13%**	*5%**	*3%**	*10%**	*23%*	*22%*	*39%*	*17%**	*100%*
12 MTHS GOOD TIME BUY	**720**	149	54	40	23	72	172	178	278	93	769
	57%kl	*47%*	*33%*	60%kl	61%kl	57%kl	*59%*	64%z	*57%*	*44%*	*59%*
12 MTHS GOOD TIME SELL	**718**	154	60	44	20	77	167	158	290	104	736
	57%l	*49%*	*37%*	66%kl	*54%*	61%kl	*57%*	*57%*	*59%*	*50%*	*57%*
12 MTHS BAD TIME BUY	**425**	143	95	21	8	42	98	66	164	97	395
	34%ss	46%zmoq	59%zmoq	*32%*	*22%*	*33%*	34%s	*24%*	34%s	*46%*	*30%*
12 MTHS BAD TIME SELL	**398**	107	59	20	9	38	87	89	152	70	428
	31%	34%q	*37%*	*30%*	*25%*	*30%*	*30%*	*32%*	*31%*	*34%*	*33%*
12 MTHS GOOD TIME BUY GOOD TIME SELL	**546**	113	39	35	17	60	128	129	220	69	574
	43%l	*36%*	*24%*	53%kl	*45%*	48%kl	*44%*	*47%*	*45%*	*33%*	*44%*
12 MTHS GOOD TIME BUY BAD TIME SELL	**162**	31	13	5	5	11	42	46	53	20	181
	13%	10%q	*8%*	*7%*	*14%*	*8%*	*14%*	*16%*	*11%*	*10%*	*14%*
12 MTHS BAD TIME BUY GOOD TIME SELL	**158**	34	18	6	3	14	39	22	64	34	146
	12%s	*11%*	*11%*	*9%*	*9%*	*11%*	*13%*	*8%*	*13%*	*16%*	*11%*
12 MTHS BAD TIME BUY BAD TIME SELL	**232**	76	46	15	4	27	44	43	97	47	240
	18%	24%oq	*28%*	*23%*	*11%*	22%o	*15%*	*16%*	*20%*	*23%*	*18%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i/j - z/k/l/m/n/o/p/q - z/r/s/t/u
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

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Table 43
YR03 SUMMARY TABLE
BASE: ALL OWNER OCCUPIERS

		NEXT 12 MONTHS				AVERAGE PRICE			
	TOTAL (z)	GOOD TIME BUY (a)	GOOD TIME SELL (b)	BAD TIME BUY (c)	BAD TIME SELL (d)	HIGHER (e)	SAME (f)	LOWER (g)	UNWTD TOTAL
UNWEIGHTED BASE	**1298**	769	736	395	428	784	311	155	1298
WEIGHTED BASE	**1266**	720	718	425	398	757	287	154	1298
	100%	*57%*	*57%*	*34%*	*31%*	*60%*	*23%*	*12%*	*100%*
12 MTHS GOOD TIME	**720**	720	546	-	162	472	161	68	769
BUY	57%cdg	100%zbcd	76%zcd	-	41%c	62%zg	56%g	*44%*	*59%*
12 MTHS GOOD TIME	**718**	546	718	158	-	490	156	55	736
SELL	57%cdg	76%zcd	100%zacd	37%d	-	65%zfg	54%g	*36%*	*57%*
12 MTHS BAD TIME	**425**	-	158	425	232	235	97	73	395
BUY	34%ab	-	22%a	100%zabd	58%zab	*31%*	*34%*	48%zef	*30%*
12 MTHS BAD TIME	**398**	162	-	232	398	200	104	87	428
SELL	31%abe	22%b	-	55%zab	100%zabc	*26%*	36%ze	57%zef	*33%*
12 MTHS GOOD TIME	**546**	546	546	-	-	378	114	38	574
BUY GOOD TIME SELL	43%cdg	76%zcd	76%zcd	-	-	50%zfg	40%g	*25%*	*44%*
12 MTHS GOOD TIME	**162**	162	-	-	162	87	44	29	181
BUY BAD TIME SELL	13%bc	22%zbc	-	-	41%zabc	*11%*	*15%*	19%ze	*14%*
12 MTHS BAD TIME	**158**	-	158	158	-	106	35	16	146
BUY GOOD TIME SELL	12%ad	-	22%zad	37%zabd	-	*14%*	*12%*	*10%*	*11%*
12 MTHS BAD TIME	**232**	-	-	232	232	111	59	58	240
BUY BAD TIME SELL	18%abe	-	-	55%zab	58%zab	*15%*	21%e	38%zef	*18%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d - z/e/f/g - z/h/i/j - z/k/l/m - z/n/o/p - z/q/r/s - z/t/u/v - z/w/x/y
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

J17-023392-01 24 MAR - 3 APR 2017
PUBLIC
HALIFAX HOUSING MARKET CONFIDENCE TRACKER (Q1 MAR 2017)

18 Apr 2017

Table 44
Q.YR04
AS YOU MAY KNOW, THE AVERAGE PROPERTY PRICE IN THE UK IS £219,949 ACCORDING TO THE FEBRUARY 2017 HALIFAX HOUSE PRICE INDEX.
THIS CARD SHOWS POSSIBLE PERCENTAGE CHANGES IN THE AVERAGE PROPERTY PRICE WITH EQUIVALENT AMOUNTS.
DO YOU THINK THE AVERAGE PROPERTY PRICE IN THE UK WILL BE HIGHER OR LOWER IN 12 MONTHS TIME, OR WILL IT BE THE SAME?
BASE: ALL ADULTS AGED 16+

		SEX		AGE									TENURE							ACORN					
	TOTAL (z)	MALE (a)	FEMALE (b)	16-24 (c)	25-34 (d)	35-44 (e)	45-54 (f)	55-64 (g)	65+ (h)	16-34 (i)	35-54 (j)	55+ (k)	OWNED OUTRIGHT (l)	BOUGHT ON A MORTGAGE (m)	RENTED FROM LOCAL AUTHORITY/ BELONGS TO A HOUSING ASSOCIATION (n)	RENTED FROM PRIVATE LANDLORD (o)	OTHER (p)	OWNER/ OCCUPIER (q)	RENTERS (r)	WEALTHY ACHIEVERS (s)	URBAN PROSPERITY (t)	COMFORTABLY OFF (u)	MODERATE MEANS (v)	HARD PRESSED (w)	UNWTD TOTAL
UNWEIGHTED BASE	**1958**	952	1006	263	257	278	305	331	524	520	583	855	756	542	301	344	15	1298	645	435	231	626	327	320	1958
WEIGHTED BASE	**1958**	950	1008	315*	304	356	315	283	385	619	671	668	490	776	333	333	27**	1266	666	433	203	600	350	342	1958
	100%	*49%*	*51%*	*16%**	*16%*	*18%*	*16%*	*14%*	*20%*	*32%*	*34%*	*34%*	*25%*	*40%*	*17%*	*17%*	*1%***	*65%*	*34%*	*22%*	*10%*	*31%*	*18%*	*17%*	*100%*
(4) A. HIGHER BY 15% OR MORE...	**36**	23	13	12	4	3	7	4	4	17	10	9	5	4	18	9	-	9	27	3	5	7	4	15	42
	2%lmq	*2%*	*1%*	*4%*	*1%*	*1%*	*2%*	*2%*	*1%*	3%d	*2%*	*1%*	*1%*	*1%*	5%zlmq	3%mq	-	*1%*	4%zlmq	*1%*	*2%*	*1%*	*1%*	4%zsu	*2%*
(3) B. HIGHER BY 10% OR MORE BUT LESS THAN 15%...	**140**	74	65	28	31	21	15	18	26	59	36	44	26	52	31	26	4	78	57	24	19	41	24	31	138
	7%jl	*8%*	*6%*	*9%*	10%fj	*6%*	*5%*	*6%*	*7%*	10%fj	*5%*	*7%*	*5%*	*7%*	9%l	*8%*	*16%*	*6%*	9%l	*6%*	*9%*	*7%*	*7%*	*9%*	*7%*
(2) C. HIGHER BY 5% OR MORE BUT LESS THAN 10%...	**381**	186	195	50	47	78	71	68	67	97	148	136	97	156	64	62	3	252	125	106	35	131	44	60	398
	19%v	*20%*	*19%*	*16%*	*16%*	*22%*	22%i	24%zdhik	*17%*	*16%*	22%i	20%h	*20%*	*20%*	*19%*	*19%*	*12%*	*20%*	*19%*	25%zv	*17%*	22%v	*12%*	*17%*	*20%*
(1) D. HIGHER BUT LESS THAN 5% HIGHER...	**589**	314	275	95	86	107	92	86	123	181	199	209	165	252	63	106	3	417	169	134	56	185	133	68	579
	30%bnrw	33%zb	*27%*	*30%*	*28%*	*30%*	*29%*	*30%*	*32%*	*29%*	*30%*	*31%*	34%znr	32%nr	*19%*	32%nr	*11%*	33%znr	25%n	31%w	*28%*	31%w	38%ztw	*20%*	*30%*
(0) E. THE SAME...	**441**	189	253	53	73	70	78	60	108	127	147	167	120	167	86	60	9	287	145	90	53	121	101	71	452
	23%a	*20%*	25%za	*17%*	24%i	*20%*	*25%*	*21%*	28%zcegijk	*20%*	*22%*	25%z	24%oq	*22%*	26%or	*18%*	*34%*	*23%*	22%o	*21%*	*26%*	*20%*	29%zu	*21%*	*23%*
(-1) F. LOWER BUT LESS THAN 5% LOWER...	**140**	68	71	22	25	26	21	19	26	47	47	45	31	60	22	24	3	91	46	30	19	43	21	26	139
	7%	*7%*	*7%*	*7%*	*8%*	*7%*	*7%*	*7%*	*7%*	*8%*	*7%*	*7%*	*6%*	*8%*	*7%*	*7%*	*10%*	*7%*	*7%*	*7%*	*9%*	*7%*	*6%*	*7%*	*7%*
(-2) G. LOWER BY 5% OR MORE BUT LESS THAN 10%...	**70**	43	27	15	11	20	10	10	4	26	30	14	11	32	8	19	-	43	27	10	8	25	11	14	68
	4%hkl	*5%*	*3%*	*5%*	*4%*	6%hk	*3%*	3%h	*1%*	4%h	5%hk	2%h	*2%*	*4%*	*2%*	6%l	-	3%l	*4%*	*2%*	*4%*	*4%*	*3%*	*4%*	*3%*
(-3) H. LOWER BY 10% OR MORE BUT LESS THAN 15%...	**33**	14	19	5	4	7	3	6	8	9	10	14	6	9	9	6	3	15	15	5	1	11	1	15	35
	2%	*1%*	*2%*	*2%*	*1%*	*2%*	*1%*	*2%*	*2%*	*1%*	*1%*	*2%*	*1%*	*1%*	*3%*	*2%*	*11%*	*1%*	*2%*	*1%*	*1%*	*2%*	*	4%zstv	*2%*
(-4) I. LOWER BY 15% OR MORE...	**13**	10	4	2	6	2	3	1	-	8	5	1	1	4	8	1	-	5	9	4	-	*	2	7	11
	1%ku	*1%*	*	*	2%zhik	*	*1%*	*	-	*1%*	*1%*	*	*	*	2%zlmq	*	-	*	1%o	*1%*	-	*	*1%*	2%zu	*1%*
DON'T KNOW	**115**	30	86	33	16	21	16	12	17	49	38	29	28	41	25	20	2	68	45	26	8	37	8	35	96
	6%akv	*3%*	8%za	10%ghk	*5%*	*6%*	*5%*	*4%*	*5%*	8%dk	*6%*	*4%*	*6%*	*5%*	*7%*	*6%*	*7%*	*5%*	*7%*	*6%*	*4%*	*6%*	*2%*	10%ztv	*5%*
LOT HIGHER (10%+)	**175**	97	78	41	35	25	22	22	31	76	46	53	31	56	49	35	4	87	84	28	23	49	28	46	180
	9%jlq	*10%*	*8%*	*13%*	12%j	*7%*	*7%*	*8%*	*8%*	12%zfjk	*7%*	*8%*	*6%*	*7%*	15%zlmq	11%l	*16%*	*7%*	13%zlmq	*6%*	*11%*	*8%*	*8%*	14%zsu	*9%*
LITTLE HIGHER (UNDER 10%)	**970**	499	471	145	133	185	163	154	190	278	347	344	262	408	126	168	6	669	294	240	91	315	177	128	977
	50%nrw	53%zb	*47%*	*46%*	*44%*	*52%*	*52%*	54%di	*49%*	*45%*	*52%*	*52%*	53%znr	53%nr	*38%*	50%nr	*23%*	53%znr	44%n	56%ztw	*45%*	53%w	51%w	*37%*	*50%*
HIGHER	**1145**	597	549	186	169	209	184	176	221	354	393	397	293	464	175	203	10	757	378	268	115	364	205	174	1157
	58%bnw	63%zb	*54%*	*59%*	*56%*	*59%*	*58%*	*62%*	*57%*	*57%*	*59%*	*59%*	*60%*	*60%*	*53%*	*61%*	*38%*	60%n	*57%*	62%w	*56%*	61%w	*59%*	*51%*	*59%*
LOWER	**256**	135	121	44	46	55	37	35	39	89	92	74	49	104	47	50	6	154	97	49	29	78	35	62	253
	13%hkl	*14%*	*12%*	*14%*	*15%*	16%h	*12%*	*12%*	*10%*	*14%*	*14%*	*11%*	*10%*	*13%*	*14%*	15%l	*21%*	12%l	15%l	*11%*	*14%*	*13%*	*10%*	18%zsv	*13%*
LITTLE LOWER (UNDER 10%)	**210**	112	98	37	36	47	31	29	31	73	78	59	42	92	30	43	3	134	73	40	27	67	32	40	207
	11%hkl	*12%*	*10%*	*12%*	*12%*	13%h	*10%*	*10%*	*8%*	*12%*	*12%*	*9%*	*9%*	*12%*	*9%*	*13%*	*10%*	11%l	*11%*	*9%*	*13%*	*11%*	*9%*	*12%*	*11%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b - z/c/d/e/f/g/h/i/j/k - z/l/m/n/o/p/q/r - z/s/t/u/v/w
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BASE: ALL ADULTS AGED 16+

		SEX		AGE									TENURE							ACORN					
	TOTAL (z)	MALE (a)	FEMALE (b)	16-24 (c)	25-34 (d)	35-44 (e)	45-54 (f)	55-64 (g)	65+ (h)	16-34 (i)	35-54 (j)	55+ (k)	OWNED OUTRIGHT (l)	BOUGHT ON A MORTGAGE (m)	RENTED FROM LOCAL AUTHORITY/ BELONGS TO A HOUSING ASSOCIATION (n)	RENTED FROM PRIVATE LANDLORD (o)	OTHER (p)	OWNER/ OCCUPIER (q)	RENTERS (r)	WEALTHY ACHIEVERS (s)	URBAN PROSPERITY (t)	COMFORTABLY OFF (u)	MODERATE MEANS (v)	HARD PRESSED (w)	UNWTD TOTAL
WEIGHTED BASE	**1958**	950	1008	315*	304	356	315	283	385	619	671	668	490	776	333	333	27**	1266	666	433	203	600	350	342	1958
	100%	*49%*	*51%*	*16%**	*16%*	*18%*	*16%*	*14%*	*20%*	*32%*	*34%*	*34%*	*25%*	*40%*	*17%*	*17%*	*1%***	*65%*	*34%*	*22%*	*10%*	*31%*	*18%*	*17%*	*100%*
LOT LOWER (10%+)	**46**	23	23	7	10	9	6	7	8	17	15	15	7	12	17	7	3	20	24	9	1	11	3	22	46
	2%q	*2%*	*2%*	*2%*	*3%*	*2%*	*2%*	*2%*	*2%*	*3%*	*2%*	*2%*	*2%*	*2%*	5%zlmq	*2%*	*11%*	*2%*	4%zloq	*2%*	*1%*	*2%*	*1%*	6%zstuv	*2%*
NET HIGHER (HOUSE PRICE OUTLOOK)	**889**	461	428	142	123	154	147	141	182	265	301	323	244	359	128	154	5	603	281	219	86	286	170	113	904
	45%bnw	49%zb	*42%*	*45%*	*40%*	*43%*	*47%*	50%d	*47%*	*43%*	*45%*	48%zd	50%znqr	*46%*	*38%*	*46%*	*17%*	48%zn	*42%*	51%zw	42%w	48%w	48%w	*33%*	*46%*
MEAN	**0.80**	0.83	0.78	0.91	0.72	0.73	0.81	0.86	0.80	0.81	0.77	0.83	0.83	0.78	0.83	0.84	0.42	0.79	0.83	0.86	0.83	0.84	0.74	0.70	0.82

Proportions/Means: Columns Tested (5% risk level) - z/a/b - z/c/d/e/f/g/h/i/j/k - z/l/m/n/o/p/q/r - z/s/t/u/v/w
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BASE: ALL ADULTS AGED 16+

		OCCUPATION									INCOME				CHIEF INCOME EARNER		SOCIAL GRADE				ETHNICITY		
	TOTAL (z)	FULL-TIME (a)	PART-TIME (b)	SELF-EMPLOYED (c)	FT/ PT/ SELF EMPLYED (d)	NOT WORKING - HOUSEWIFE (e)	STILL IN EDUCATION (f)	UNEMPLOYED (g)	RETIRED (h)	OTHER (i)	UP TO 9499 (j)	9500 - 17499 (k)	17500 - 24999 (l)	25000 PLUS (m)	YES (n)	NO (o)	AB (p)	C1 (q)	C2 (r)	DE (s)	WHITE (t)	BME (u)	UNWTD TOTAL
UNWEIGHTED BASE	**1958**	610	216	136	962	107	145	55	593	96	204	262	139	755	1312	646	547	658	348	405	1729	221	1958
WEIGHTED BASE	**1958** ***100%***	691 *35%*	228 *12%*	145 *7%*	1064 *54%*	113* *6%**	173* *9%**	62* *3%**	441 *23%*	105* *5%**	183 *9%*	235 *12%*	128 *7%*	772 *39%*	1236 *63%*	722 *37%*	523 *27%*	563 *29%*	410 *21%*	462 *24%*	1830 *93%*	117 *6%*	1958 *100%*
(4) A. HIGHER BY 15% OR MORE...	**36** 2%dmt	9 *1%*	* *	1 *1%*	11 *1%*	3 *3%*	5 *3%*	6 10%zab cdh	6 *1%*	4 4%b	6 4%m	5 *2%*	1 *1%*	7 *1%*	22 *2%*	14 *2%*	3 *1%*	10 *2%*	11 *3%*	11 *2%*	23 *1%*	13 11%zt	42 *2%*
(3) B. HIGHER BY 10% OR MORE BUT LESS THAN 15%...	**140** ***7%***	46 *7%*	22 *9%*	7 *5%*	75 *7%*	5 *5%*	16 *9%*	4 *7%*	29 *7%*	11 *10%*	17 *10%*	15 *7%*	13 *10%*	54 *7%*	89 *7%*	51 *7%*	26 *5%*	44 *8%*	30 *7%*	39 *9%*	127 *7%*	13 *11%*	138 *7%*
(2) C. HIGHER BY 5% OR MORE BUT LESS THAN 10%...	**381** 19%n	136 *20%*	52 *23%*	28 *19%*	216 *20%*	24 *21%*	29 *17%*	11 *18%*	84 *19%*	17 *16%*	30 *16%*	50 *21%*	22 *17%*	185 24%zj	227 *18%*	154 *21%*	112 *21%*	115 *20%*	71 *17%*	83 *18%*	362 *20%*	19 *16%*	398 *20%*
(1) D. HIGHER BUT LESS THAN 5% HIGHER...	**589** 30%i	223 32%bi	54 *24%*	56 38%zb gi	332 31%bi	37 *33%*	44 *26%*	11 *18%*	144 33%bi	20 *19%*	44 *24%*	67 *28%*	36 *28%*	248 *32%*	386 31%z	202 *28%*	182 35%s	162 *29%*	124 *30%*	120 *26%*	554 *30%*	32 *27%*	579 *30%*
(0) E. THE SAME...	**441** 23%u	148 *21%*	58 *26%*	33 *23%*	240 *23%*	26 *23%*	25 *15%*	12 *20%*	117 26%z	22 *21%*	37 *21%*	53 *23%*	35 *27%*	159 *21%*	274 *22%*	167 *23%*	102 *20%*	130 *23%*	100 *24%*	109 *24%*	423 23%u	17 *15%*	452 *23%*
(-1) F. LOWER BUT LESS THAN 5% LOWER...	**140** ***7%***	49 *7%*	20 *9%*	7 *4%*	76 *7%*	7 *6%*	15 *8%*	5 *8%*	28 *6%*	9 *9%*	15 *8%*	21 *9%*	7 *5%*	58 *8%*	98 8%z	42 *6%*	37 *7%*	46 *8%*	31 *7%*	25 *5%*	131 *7%*	9 *8%*	139 *7%*
(-2) G. LOWER BY 5% OR MORE BUT LESS THAN 10%...	**70** 4%h	39 6%zh	9 4%h	4 *3%*	52 5%zh	1 *	6 *4%*	2 *2%*	5 *1%*	5 5%h	10 *6%*	7 *3%*	2 *1%*	37 5%z	49 *4%*	21 *3%*	17 *3%*	30 5%zs	14 *3%*	9 *2%*	66 *4%*	3 *3%*	68 *3%*
(-3) H. LOWER BY 10% OR MORE BUT LESS THAN 15%...	**33** ***2%***	11 *2%*	3 *1%*	1 *1%*	15 *1%*	2 *2%*	3 *2%*	- -	9 *2%*	5 5%zd	7 4%zm	6 *2%*	3 *2%*	11 *1%*	22 *2%*	11 *2%*	9 *2%*	6 *1%*	6 *2%*	11 *2%*	31 *2%*	2 *1%*	35 *2%*
(-4) I. LOWER BY 15% OR MORE...	**13** ***1%***	7 1%h	* *	1 *1%*	8 *1%*	- -	- -	3 5%zab dh	- -	2 2%h	4 2%zm	3 *1%*	2 *2%*	3 *	8 *1%*	6 *1%*	1 *	3 *1%*	4 *1%*	6 *1%*	13 *1%*	* *	11 *1%*
DON'T KNOW	**115** 6%adm nqt	22 *3%*	11 *5%*	6 *4%*	39 *4%*	9 *8%*	30 18%za bcdh	7 12%ad	20 *5%*	10 9%ad	11 6%m	8 *3%*	7 6%m	12 *2%*	61 *5%*	54 *8%*	33 6%q	17 *3%*	19 *5%*	46 10%zqr	99 *5%*	9 *8%*	96 *5%*
LOT HIGHER (10%+)	**175** 9%pt	56 *8%*	22 *10%*	9 *6%*	86 *8%*	8 *7%*	21 *12%*	11 17%acd h	35 *8%*	14 *14%*	24 13%zm	21 *9%*	14 *11%*	61 *8%*	111 *9%*	65 *9%*	29 *6%*	55 10%p	41 *10%*	51 11%p	150 *8%*	25 22%zt	180 *9%*
LITTLE HIGHER (UNDER 10%)	**970** 50%ij s	359 52%gi	106 *46%*	84 58%gi	548 52%gi	62 54%i	73 *42%*	22 *36%*	227 52%gi	37 *36%*	74 *41%*	116 *50%*	58 *45%*	432 56%zj l	613 *50%*	357 *49%*	295 56%zs	277 *49%*	196 *48%*	203 *44%*	916 *50%*	51 *43%*	977 *50%*
HIGHER	**1145** ***58%***	415 *60%*	128 *56%*	93 64%i	635 *60%*	70 *62%*	94 *54%*	33 *53%*	262 *59%*	52 *49%*	98 *54%*	137 *58%*	72 *56%*	493 64%zj	724 *59%*	422 *58%*	323 *62%*	331 *59%*	237 *58%*	254 *55%*	1066 *58%*	76 *65%*	1157 *59%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i - z/j/k/l/m - z/n/o - z/p/q/r/s - z/t/u
Overlap formulae used. * small base

J17-023392-01 24 MAR - 3 APR 2017
PUBLIC
HALIFAX HOUSING MARKET CONFIDENCE TRACKER (Q1 MAR 2017)

18 Apr 2017

Table 45
Q.YR04
AS YOU MAY KNOW, THE AVERAGE PROPERTY PRICE IN THE UK IS £219,949 ACCORDING TO THE FEBRUARY 2017 HALIFAX HOUSE PRICE INDEX.
THIS CARD SHOWS POSSIBLE PERCENTAGE CHANGES IN THE AVERAGE PROPERTY PRICE WITH EQUIVALENT AMOUNTS.
DO YOU THINK THE AVERAGE PROPERTY PRICE IN THE UK WILL BE HIGHER OR LOWER IN 12 MONTHS TIME, OR WILL IT BE THE SAME?
BASE: ALL ADULTS AGED 16+

		OCCUPATION									INCOME				CHIEF INCOME EARNER		SOCIAL GRADE				ETHNICITY		
	TOTAL (z)	FULL-TIME (a)	PART-TIME (b)	SELF-EMPLOYED (c)	FT/ PT/ SELF EMPLYED (d)	NOT WORKING - HOUSEWIFE (e)	STILL IN EDUCATION (f)	UNEMPLOYED (g)	RETIRED (h)	OTHER (i)	UP TO 9499 (j)	9500 - 17499 (k)	17500 - 24999 (l)	25000 PLUS (m)	YES (n)	NO (o)	AB (p)	C1 (q)	C2 (r)	DE (s)	WHITE (t)	BME (u)	UNWTD TOTAL
WEIGHTED BASE	**1958** ***100%***	691 *35%*	228 *12%*	145 *7%*	1064 *54%*	113* *6%**	173* *9%**	62* *3%**	441 *23%*	105* *5%**	183 *9%*	235 *12%*	128 *7%*	772 *39%*	1236 *63%*	722 *37%*	523 *27%*	563 *29%*	410 *21%*	462 *24%*	1830 *93%*	117 *6%*	1958 *100%*
LOWER	**256** 13%h	106 15%h	31 *14%*	13 *9%*	150 14%h	9 *8%*	23 *14%*	10 *16%*	42 *10%*	22 21%zc eh	36 20%z	36 *15%*	14 *11%*	108 *14%*	177 14%z	79 *11%*	64 *12%*	85 *15%*	55 *13%*	52 *11%*	241 *13%*	14 *12%*	253 *13%*
LITTLE LOWER (UNDER 10%)	**210** 11%hs	88 13%h	28 *12%*	11 *8%*	127 12%h	7 *6%*	21 *12%*	7 *11%*	33 *8%*	15 *14%*	25 *14%*	27 *12%*	9 *7%*	95 *12%*	147 12%z	62 *9%*	54 *10%*	76 14%zs	45 *11%*	35 *8%*	196 *11%*	13 *11%*	207 *11%*
LOT LOWER (10%+)	**46** ***2%***	18 *3%*	3 *1%*	2 *1%*	23 *2%*	2 *2%*	3 *2%*	3 *5%*	9 *2%*	7 7%zbc dh	11 6%zm	9 *4%*	5 *4%*	13 *2%*	30 *2%*	16 *2%*	10 *2%*	9 *2%*	10 *2%*	18 4%q	45 *2%*	2 *2%*	46 *2%*
NET HIGHER (HOUSE PRICE OUTLOOK)	**889** 45%ij	309 45%i	96 42%i	80 55%za bdgi	485 46%i	61 54%i	70 *41%*	23 *37%*	220 50%zi	30 *29%*	62 *34%*	101 *43%*	58 *45%*	384 50%zj	546 *44%*	343 *47%*	259 *50%*	246 *44%*	182 *44%*	201 *44%*	825 *45%*	61 *53%*	904 *46%*
MEAN	0.80t	0.72	0.82	0.85	0.76	0.97	0.94	0.92	0.85	0.61	0.65	0.75	0.79	0.83	0.76	0.87	0.80	0.79	0.79	0.83	0.78	1.26z t	0.82

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i - z/j/k/l/m - z/n/o - z/p/q/r/s - z/t/u
Overlap formulae used. * small base

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Table 46
Q.YR04
AS YOU MAY KNOW, THE AVERAGE PROPERTY PRICE IN THE UK IS £219,949 ACCORDING TO THE FEBRUARY 2017 HALIFAX HOUSE PRICE INDEX.
THIS CARD SHOWS POSSIBLE PERCENTAGE CHANGES IN THE AVERAGE PROPERTY PRICE WITH EQUIVALENT AMOUNTS.
DO YOU THINK THE AVERAGE PROPERTY PRICE IN THE UK WILL BE HIGHER OR LOWER IN 12 MONTHS TIME, OR WILL IT BE THE SAME?
BASE: ALL ADULTS AGED 16+

		NUMBER IN HOUSEHOLD			CHILDREN IN HOUSEHOLD		CAR IN HOUSEHOLD		DAILY READERSHIP			MAIN SHOPPER		EDUCATION				
	TOTAL (z)	1 (a)	2 (b)	3+ (c)	YES (d)	NO (e)	YES (f)	NO (g)	BROAD SHEET (h)	MID MAR-KET (i)	TAB-LOID (j)	YES (k)	NO (l)	GCSE/ O-LV/ CSE/ NVQ12 (m)	A-LVL OR EQUIV (n)	DEGR/ MAST/ PHD (o)	NO FORML QUAL (p)	UNWTD TOTAL
UNWEIGHTED BASE	**1958**	431	674	844	510	1448	1525	433	-	-	-	1498	460	517	366	667	252	1958
WEIGHTED BASE	**1958**	399	592	961	608	1350	1537	421	-**	-**	-**	1433	525	581	362	627	237	1958
	100%	*20%*	*30%*	*49%*	*31%*	*69%*	*78%*	*22%*	-**	-**	-**	*73%*	*27%*	*30%*	*19%*	*32%*	*12%*	*100%*
(4) A. HIGHER BY 15% OR MORE...	**36**	10	8	17	15	21	19	17	-	-	-	27	9	17	2	9	6	42
	2%f	*3%*	*1%*	*2%*	*2%*	*2%*	*1%*	4%zf	-	-	-	*2%*	*2%*	*3%*	*1%*	*1%*	*3%*	*2%*
(3) B. HIGHER BY 10% OR MORE BUT LESS THAN 15%...	**140**	32	38	69	41	98	101	38	-	-	-	98	41	41	34	31	19	138
	7%ko	*8%*	*6%*	*7%*	*7%*	*7%*	*7%*	*9%*	-	-	-	*7%*	*8%*	*7%*	9%o	*5%*	*8%*	*7%*
(2) C. HIGHER BY 5% OR MORE BUT LESS THAN 10%...	**381**	70	125	184	115	266	315	66	-	-	-	297	84	83	84	150	41	398
	19%gm	*17%*	*21%*	*19%*	*19%*	*20%*	*20%*	*16%*	-	-	-	21%z	*16%*	*14%*	23%m	24%zm	*17%*	*20%*
(1) D. HIGHER BUT LESS THAN 5% HIGHER...	**589**	121	186	282	177	412	492	97	-	-	-	425	164	185	101	202	60	579
	30%g	*30%*	*31%*	*29%*	*29%*	*30%*	32%zg	*23%*	-	-	-	*30%*	*31%*	*32%*	*28%*	*32%*	*25%*	*30%*
(0) E. THE SAME...	**441**	99	137	206	132	309	329	113	-	-	-	333	109	149	68	121	64	452
	23%o	*25%*	*23%*	*21%*	*22%*	*23%*	*21%*	27%z	-	-	-	23%z	*21%*	26%o	*19%*	*19%*	27%no	*23%*
(-1) F. LOWER BUT LESS THAN 5% LOWER...	**140**	30	47	63	44	95	111	29	-	-	-	102	38	20	35	60	9	139
	7%m	*7%*	*8%*	*7%*	*7%*	*7%*	*7%*	*7%*	-	-	-	*7%*	*7%*	*3%*	10%mp	10%zmp	*4%*	*7%*
(-2) G. LOWER BY 5% OR MORE BUT LESS THAN 10%...	**70**	7	22	41	26	44	56	14	-	-	-	48	22	17	20	22	7	68
	4%ak	*2%*	*4%*	*4%*	*4%*	*3%*	*4%*	*3%*	-	-	-	*3%*	*4%*	*3%*	*6%*	*3%*	*3%*	*3%*
(-3) H. LOWER BY 10% OR MORE BUT LESS THAN 15%...	**33**	11	8	14	9	23	23	10	-	-	-	23	10	8	2	13	7	35
	2%	*3%*	*1%*	*1%*	*2%*	*2%*	*1%*	*2%*	-	-	-	*2%*	*2%*	*1%*	*1%*	*2%*	3%n	*2%*
(-4) I. LOWER BY 15% OR MORE...	**13**	-	*	13	10	4	10	4	-	-	-	8	6	5	*	7	1	11
	1%bek	-	*	1%zab	2%ze	*	*1%*	*1%*	-	-	-	*1%*	*1%*	*1%*	*	*1%*	*	*1%*
DON'T KNOW	**115**	19	20	72	38	78	82	33	-	-	-	71	44	55	16	13	22	96
	6%bko	*5%*	*3%*	7%b	*6%*	*6%*	*5%*	*8%*	-	-	-	*5%*	*8%*	9%zno	*4%*	*2%*	9%zno	*5%*
LOT HIGHER (10%+)	**175**	43	46	86	56	119	120	56	-	-	-	125	50	59	36	40	25	180
	9%fo	*11%*	*8%*	*9%*	*9%*	*9%*	*8%*	13%zf	-	-	-	*9%*	*10%*	*10%*	*10%*	*6%*	*11%*	*9%*
LITTLE HIGHER (UNDER 10%)	**970**	191	311	466	293	677	807	163	-	-	-	722	248	268	186	352	101	977
	50%gp	*48%*	*53%*	*49%*	*48%*	*50%*	52%zg	*39%*	-	-	-	50%z	*47%*	*46%*	*51%*	56%zm p	*43%*	*50%*
HIGHER	**1145**	233	357	552	349	796	926	219	-	-	-	847	298	327	221	391	126	1157
	58%g	*58%*	*60%*	*57%*	*57%*	*59%*	60%zg	*52%*	-	-	-	59%z	*57%*	*56%*	*61%*	62%zp	*53%*	*59%*
LOWER	**256**	48	77	131	89	167	199	57	-	-	-	181	75	50	57	101	24	253
	13%km	*12%*	*13%*	*14%*	*15%*	*12%*	*13%*	*13%*	-	-	-	*13%*	*14%*	*9%*	16%m	16%zm p	*10%*	*13%*
LITTLE LOWER (UNDER 10%)	**210**	37	69	104	70	140	167	43	-	-	-	150	60	37	55	81	16	207
	11%m	*9%*	*12%*	*11%*	*12%*	*10%*	*11%*	*10%*	-	-	-	*10%*	*11%*	*6%*	15%zm p	13%zmp	*7%*	*11%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c - z/d/e - z/f/g - z/h/i/j - z/k/l - z/m/n/o/p
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

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BASE: ALL ADULTS AGED 16+

		NUMBER IN HOUSEHOLD			CHILDREN IN HOUSEHOLD		CAR IN HOUSEHOLD		DAILY READERSHIP			MAIN SHOPPER		EDUCATION				
	TOTAL (z)	1 (a)	2 (b)	3+ (c)	YES (d)	NO (e)	YES (f)	NO (g)	BROAD SHEET (h)	MID MAR-KET (i)	TAB-LOID (j)	YES (k)	NO (l)	GCSE/ O-LV/ CSE/ NVQ12 (m)	A-LVL OR EQUIV (n)	DEGR/ MAST/ PHD (o)	NO FORML QUAL (p)	UNWTD TOTAL
WEIGHTED BASE	**1958**	399	592	961	608	1350	1537	421	-**	-**	-**	1433	525	581	362	627	237	1958
	100%	*20%*	*30%*	*49%*	*31%*	*69%*	*78%*	*22%*	-**	-**	-**	*73%*	*27%*	*30%*	*19%*	*32%*	*12%*	*100%*
LOT LOWER (10%+)	**46**	11	9	27	19	27	33	14	-	-	-	31	16	14	2	20	8	46
	2%kn	*3%*	*1%*	*3%*	*3%*	*2%*	*2%*	*3%*	-	-	-	*2%*	*3%*	*2%*	*1%*	3%n	3%n	*2%*
NET HIGHER (HOUSE PRICE OUTLOOK)	**889**	185	280	421	260	629	727	162	0	0	0	666	223	276	164	290	102	904
	45%g	*46%*	*47%*	*44%*	*43%*	*47%*	47%zg	*38%*	*0%*	*0%*	*0%*	47%z	*42%*	*48%*	*45%*	*46%*	*43%*	*46%*
MEAN	**0.80**	0.85	0.82	0.77	0.75	0.83	0.80	0.80	-	-	-	0.83	0.74	0.84	0.85	0.75	0.82	0.82

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c - z/d/e - z/f/g - z/h/i/j - z/k/l - z/m/n/o/p
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BASE: ALL ADULTS AGED 16+

		GOVERNMENT OFFICE REGION												
	TOTAL (z)	EAST MID-LANDS (a)	EAST-ERN (b)	LON-DON (c)	NORTH EAST (d)	NORTH WEST (e)	SCOT-LAND (f)	SOUTH EAST (g)	SOUTH WEST (h)	WALES (i)	WEST MID-LANDS (j)	YORKS AND HUMBR (k)	ENG-LAND EXC. LONDON (l)	GB EXC. LONDON (m)
UNWEIGHTED BASE	**1958**	136	201	252	84	225	180	240	156	111	202	171	1415	1706
WEIGHTED BASE	**1958**	146*	188*	251	86*	224	171*	275	173	98*	175	172	1438	1707
	100%	*7%**	*10%**	*13%*	*4%**	*11%*	*9%**	*14%*	*9%*	*5%**	*9%*	*9%*	*73%*	*87%*
(4) A. HIGHER BY 15% OR MORE...	**36**	2	2	15	1	4	1	3	2	2	1	1	17	20
	2%lm	1%	1%	6%zeg hjklm nopuv wxy	2%	2%	1%	1%	1%	2%	*	1%	1%	1%
(3) B. HIGHER BY 10% OR MORE BUT LESS THAN 15%...	**140**	6	15	30	2	16	6	17	10	9	22	7	95	110
	7%m	4%	8%	12%zad fklmno tuvwxy	3%	7%	3%	6%	6%	9%	12%zad fgklmn optuvw xy	4%	7%	6%
(2) C. HIGHER BY 5% OR MORE BUT LESS THAN 10%...	**381**	41	48	47	7	38	23	63	35	16	37	26	295	334
	19%do	28%zd efkot wx	26%do	19%d	9%	17%	14%	23%do	20%d	16%	21%d	15%	21%dmo w	20%do
(1) D. HIGHER BUT LESS THAN 5% HIGHER...	**589**	31	48	52	30	60	65	83	60	39	48	73	433	537
	30%cr u	21%	25%	21%	35%cr	27%	38%ac pr	30%cr	35%ac r	40%za bcepq ruxy	28%	42%zab cegjlm nopqru vwxy	30%cr	31%za clpru vy
(0) E. THE SAME...	**441**	24	43	48	22	57	50	60	51	14	35	39	330	393
	23%is u	16%	23%	19%	25%	25%is	29%is	22%	29%ac iprsu v	14%	20%	23%	23%	23%is u
(-1) F. LOWER BUT LESS THAN 5% LOWER...	**140**	17	11	19	6	21	8	21	3	6	12	15	106	120
	7%h	12%hn	6%	8%h	7%	9%h	5%	8%hn	2%	6%	7%	9%h	7%h	7%h
(-2) G. LOWER BY 5% OR MORE BUT LESS THAN 10%...	**70**	4	5	13	10	3	5	13	4	6	3	3	45	57
	4%	3%	3%	5%	11%zab efhjkl mnopqt uvwxy	1%	3%	5%	2%	7%e	2%	2%	3%	3%
(-3) H. LOWER BY 10% OR MORE BUT LESS THAN 15%...	**33**	2	*	4	3	6	1	6	1	1	6	2	27	29
	2%	2%	*	2%	3%	3%	1%	2%	1%	1%	4%v	1%	2%	2%
(-4) I. LOWER BY 15% OR MORE...	**13**	3	-	*	1	-	-	3	4	-	2	-	13	13
	1%wx	2%x	-	*	1%	-	-	1%	2%owx	-	1%	-	1%owx	1%
DON'T KNOW	**115**	14	17	23	4	19	10	5	4	6	8	5	76	92
	6%gn	10%ghn	9%ghn	9%ghk lnw	4%	8%ghn	6%	2%	2%	6%gn	5%	3%	5%gn	5%gn

	GOVERNMENT OFFICE REGION												
	SOUTH ENG-LAND (n)	NORTH ENG-LAND (o)	MID-LANDS (p)	EAST-ERN (q)	LON-DON (r)	WALES (s)	SCOT-LAND (t)	GB EXC. SCOT-LAND (u)	GB EXC. NORTH ENG-LAND (v)	GB EXC. MID-LANDS (w)	GB EXC. SOUTH (x)	GB EXC. WALES (y)	UNWTD TOTAL
UNWEIGHTED BASE	396	480	338	201	252	111	180	1778	1478	1620	1562	1847	1958
WEIGHTED BASE	447	482	320	188*	251	98*	171*	1787	1476	1638	1511	1860	1958
	23%	*25%*	*16%*	*10%**	*13%*	*5%**	*9%**	*91%*	*75%*	*84%*	*77%*	*95%*	*100%*
(4) A. HIGHER BY 15% OR MORE...	6	6	3	2	15	2	1	34	29	33	30	34	42
	1%	1%	1%	1%	6%zeg hjklm nopuv wxy	2%	1%	2%lm	2%lm	2%lm	2%lm	2%lm	2%
(3) B. HIGHER BY 10% OR MORE BUT LESS THAN 15%...	27	25	28	15	30	9	6	134	114	112	113	130	138
	6%	5%	9%	8%	12%zad fklmno tuvwxy	9%	3%	7%zlm	8%m	7%	7%o	7%	7%
(2) C. HIGHER BY 5% OR MORE BUT LESS THAN 10%...	98	71	78	48	47	16	23	358	310	303	283	365	398
	22%do	15%	24%zd owx	26%do	19%d	16%	14%	20%zd ow	21%zd owx	18%do	19%do	20%do	20%
(1) D. HIGHER BUT LESS THAN 5% HIGHER...	143	163	79	48	52	39	65	523	426	510	446	550	579
	32%cr	34%ac eprux y	25%	25%	21%	40%za bcepq ruxy	38%ac pr	29%cr	29%cr	31%cr uvy	30%cr	30%cr	30%
(0) E. THE SAME...	111	117	59	43	48	14	50	392	324	383	331	428	452
	25%is	24%is	18%	23%	19%	14%	29%is	22%	22%	23%is u	22%	23%u	23%
(-1) F. LOWER BUT LESS THAN 5% LOWER...	24	42	29	11	19	6	8	131	97	110	115	134	139
	5%h	9%h	9%h	6%	8%h	6%	5%	7%h	7%h	7%h	8%h	7%h	7%
(-2) G. LOWER BY 5% OR MORE BUT LESS THAN 10%...	17	16	8	5	13	6	5	65	54	63	53	64	68
	4%	3%e	2%	3%	5%	7%e	3%	4%	4%	4%	4%	3%	3%
(-3) H. LOWER BY 10% OR MORE BUT LESS THAN 15%...	7	11	9	*	4	1	1	32	22	24	26	32	35
	2%	2%	3%	*	2%	1%	1%	2%	2%	1%	2%	2%	2%
(-4) I. LOWER BY 15% OR MORE...	7	1	5	-	*	-	-	13	13	8	7	13	11
	2%wx	*	2%x	-	*	-	-	1%wx	1%	*	*	1%	1%
DON'T KNOW	8	28	23	17	23	6	10	105	87	92	107	109	96
	2%	6%gn	7%gjn	9%ghn	9%ghk lnw	6%gn	6%	6%gn	6%gn	6%gn	7%zgh lmnuw y	6%gn	5%

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i/j/k/l/m/n/o/p/q/r/s/t/u/v/w/x/y
Overlap formulae used. * small base

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BASE: ALL ADULTS AGED 16+

GOVERNMENT OFFICE REGION

	TOTAL (z)	EAST MID-LANDS (a)	EAST-ERN (b)	LON-DON (c)	NORTH EAST (d)	NORTH WEST (e)	SCOT-LAND (f)	SOUTH EAST (g)	SOUTH WEST (h)	WALES (i)	WEST MID-LANDS (j)	YORKS AND HUMBR (k)	ENG-LAND EXC. LONDON (l)	GB EXC. LONDON (m)
WEIGHTED BASE	**1958** ***100%***	146* *7%**	188* *10%**	251 *13%*	86* *4%**	224 *11%*	171* *9%**	275 *14%*	173 *9%*	98* *5%**	175 *9%*	172 *9%*	1438 *73%*	1707 *87%*
LOT HIGHER (10%+)	**175** 9%lm	8 *6%*	17 *9%*	45 18%zad efghkl mnoptu vwxy	3 *4%*	20 *9%*	7 *4%*	20 *7%*	12 *7%*	11 *11%*	22 13%dfk lmopt	8 *5%*	112 *8%*	130 *8%*
LITTLE HIGHER (UNDER 10%)	**970** 50%cr	72 *50%*	96 *51%*	98 *39%*	37 *44%*	98 *44%*	89 *52%*	146 53%cr	95 55%cr	54 56%cr	85 *49%*	99 58%ceo rx	728 51%cer y	872 51%zc eruxy
HIGHER	**1145** ***58%***	81 *55%*	113 *60%*	144 *57%*	41 *48%*	118 *53%*	96 *56%*	166 *61%*	107 *62%*	65 67%de	108 *62%*	107 62%d	840 *58%*	1002 59%d
LOWER	**256** 13%h	27 18%h	16 *8%*	37 15%h	19 23%zb fhklm noqtu vwxy	30 *14%*	15 *9%*	43 16%hn	12 *7%*	13 *13%*	24 *14%*	20 *12%*	192 13%h	219 13%h
LITTLE LOWER (UNDER 10%)	**210** 11%h	21 15%h	15 *8%*	32 13%h	16 19%zb hjlmn quvwx y	24 11%h	14 *8%*	34 12%hn	7 *4%*	12 13%h	15 *9%*	18 *11%*	151 11%h	178 10%h
LOT LOWER (10%+)	**46** 2%w	5 *4%*	* *	5 *2%*	3 4%bq	6 *3%*	1 *1%*	9 *3%*	5 *3%*	1 *1%*	9 5%zbm qvwxy	2 *1%*	40 3%w	42 *2%*
NET HIGHER (HOUSE PRICE OUTLOOK)	**889** 45%do	54 *37%*	97 52%d	107 43%d	22 *25%*	88 39%d	81 47%d	123 45%d	95 55%za cdelm opruw xy	52 54%ad eo	84 48%dp	87 51%do	649 45%do	782 46%do
MEAN	0.80d mo	0.72	1.03d lmowy	1.04z dlmou wxy	0.24	0.75d	0.70d	0.72d	0.83d	0.91d	0.86d	0.74d	0.77d	0.77d

	SOUTH ENG-LAND (n)	NORTH ENG-LAND (o)	MID-LANDS (p)	EAST-ERN (q)	LON-DON (r)	WALES (s)	SCOT-LAND (t)	GB EXC. SCOT-LAND (u)	GB EXC. NORTH ENG-LAND (v)	GB EXC. MID-LANDS (w)	GB EXC. SOUTH (x)	GB EXC. WALES (y)	UNWTD TOTAL
WEIGHTED BASE	447 *23%*	482 *25%*	320 *16%*	188* *10%**	251 *13%*	98* *5%**	171* *9%**	1787 *91%*	1476 *75%*	1638 *84%*	1511 *77%*	1860 *95%*	1958 *100%*
LOT HIGHER (10%+)	32 *7%*	32 *7%*	31 *10%*	17 *9%*	45 18%za defgh klmno ptuvw xy	11 *11%*	7 *4%*	168 9%zl moy	143 10%lm	145 9%m	143 9%lmo	164 9%lm	180 *9%*
LITTLE HIGHER (UNDER 10%)	241 54%ce r	234 49%cr	158 49%cr	96 *51%*	98 *39%*	54 56%cr	89 *52%*	881 49%cr	736 50%cr	812 50%cr	729 48%cr	916 49%cr	977 *50%*
HIGHER	273 61%d	266 *55%*	188 *59%*	113 *60%*	144 *57%*	65 67%de	96 *56%*	1049 59%d	879 60%d	957 *58%*	872 *58%*	1080 *58%*	1157 *59%*
LOWER	55 12%h	70 15%h	51 16%h	16 *8%*	37 15%h	13 *13%*	15 *9%*	241 13%zh	186 13%h	205 13%h	201 13%h	243 13%h	253 *13%*
LITTLE LOWER (UNDER 10%)	41 9%h	58 12%h	37 11%h	15 *8%*	32 13%h	12 13%h	14 *8%*	196 11%h	151 10%h	173 11%h	169 11%h	197 11%h	207 *11%*
LOT LOWER (10%+)	14 *3%*	12 *2%*	14 4%zbq vwx	* *	5 *2%*	1 *1%*	1 *1%*	45 3%w	35 *2%*	32 *2%*	32 *2%*	46 2%w	46 *2%*
NET HIGHER (HOUSE PRICE OUTLOOK)	218 49%de o	196 41%d	137 43%d	97 52%d	107 43%d	52 54%ad eo	81 47%d	808 45%do	693 47%do	752 46%do	671 44%d	837 45%d	904 *46%*
MEAN	0.76d	0.66d	0.80d	1.03d lmowy	1.04z dlmou wxy	0.91d	0.70d	0.81d lmo	0.85z dlmo	0.80d o	0.82d o	0.80d o	0.82

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i/j/k/l/m/n/o/p/q/r/s/t/u/v/w/x/y
Overlap formulae used. * small base

Table 48
Q.YR04
AS YOU MAY KNOW, THE AVERAGE PROPERTY PRICE IN THE UK IS £219,949 ACCORDING TO THE FEBRUARY 2017 HALIFAX HOUSE PRICE INDEX.
THIS CARD SHOWS POSSIBLE PERCENTAGE CHANGES IN THE AVERAGE PROPERTY PRICE WITH EQUIVALENT AMOUNTS.
DO YOU THINK THE AVERAGE PROPERTY PRICE IN THE UK WILL BE HIGHER OR LOWER IN 12 MONTHS TIME, OR WILL IT BE THE SAME?
BASE: ALL ADULTS AGED 16+

		TENURE LIFESTAGE							AREA				
	TOTAL (z)	ANY (A TO G) (k)	FTB (A+B) (l)	OWNER-OCCUPIER UP-SIZER (C) (m)	PRS UP-SIZER (C) (n)	OWNER-OCCUPIER DOWN-SIZER (D) (o)	PRS DOWN-SIZER (D) (p)	ANY ACTIVE (q)	RURAL (r)	SUB URBAN (s)	URBAN (t)	METRO POL ITAN (x)	UNWTD TOTAL
UNWEIGHTED BASE	**1958**	518	242	55	30	44	21	260	392	419	688	459	1958
WEIGHTED BASE	**1958**	564	312*	67*	28**	38*	19**	266	406	431	687	435	1958
	100%	*29%*	*16%**	*3%**	*1%***	*2%**	*1%***	*14%*	*21%*	*22%*	*35%*	*22%*	*100%*
(4) A. HIGHER BY 15% OR MORE...	**36**	15	10	-	2	-	*	9	6	7	2	21	42
	2%tt	*3%*	*3%*	-	*7%*	-	*3%*	*3%*	*2%*	2%t	*	*5%*	*2%*
(3) B. HIGHER BY 10% OR MORE BUT LESS THAN 15%...	**140**	55	29	3	2	3	-	22	18	29	42	50	138
	7%	10%q	*9%*	*4%*	*6%*	*7%*	-	*8%*	*5%*	*7%*	*6%*	*12%*	*7%*
(2) C. HIGHER BY 5% OR MORE BUT LESS THAN 10%...	**381**	99	44	20	8	3	3	54	84	76	151	70	398
	19%	*18%*	*14%*	30%klo	*29%*	*9%*	*17%*	20%k	*21%*	*18%*	*22%*	*16%*	*20%*
(1) D. HIGHER BUT LESS THAN 5% HIGHER...	**589**	173	104	20	8	10	3	77	129	156	191	112	579
	30%	*31%*	*33%*	*30%*	*27%*	*28%*	*17%*	*29%*	*32%*	36%ztu	*28%*	*26%*	*30%*
(0) E. THE SAME...	**441**	111	56	15	7	8	8	63	90	96	160	95	452
	23%	*20%*	*18%*	*22%*	*24%*	*21%*	*45%*	24%k	*22%*	*22%*	*23%*	*22%*	*23%*
(-1) F. LOWER BUT LESS THAN 5% LOWER...	**140**	34	19	3	1	4	2	12	23	28	59	30	139
	7%	6%q	*6%*	*5%*	*2%*	*11%*	*11%*	*4%*	*6%*	*6%*	*9%*	*7%*	*7%*
(-2) G. LOWER BY 5% OR MORE BUT LESS THAN 10%...	**70**	23	9	4	-	3	1	12	17	9	29	16	68
	4%	*4%*	*3%*	*6%*	-	*8%*	*6%*	*4%*	*4%*	*2%*	*4%*	*4%*	*3%*
(-3) H. LOWER BY 10% OR MORE BUT LESS THAN 15%...	**33**	11	5	-	1	2	*	6	3	13	14	4	35
	2%	*2%*	*2%*	-	*4%*	*5%*	*2%*	*2%*	*1%*	*3%*	*2%*	*1%*	*2%*
(-4) I. LOWER BY 15% OR MORE...	**13**	4	2	2	-	-	-	2	6	4	2	1	11
	1%	*1%*	*1%*	*2%*	-	-	-	*1%*	*1%*	*1%*	*	*	*1%*
DON'T KNOW	**115**	39	34	-	-	4	-	11	29	14	36	36	96
	6%s	7%q	11%zmq	-	-	11%mq	-	*4%*	7%s	*3%*	*5%*	*8%*	*5%*
LOT HIGHER (10%+)	**175**	70	39	3	4	3	*	31	25	36	44	71	180
	9%t	13%zm	*12%*	*4%*	*13%*	*7%*	*3%*	*11%*	*6%*	*8%*	*6%*	*16%*	*9%*
LITTLE HIGHER (UNDER 10%)	**970**	271	148	40	16	14	6	131	213	232	343	182	977
	50%	*48%*	*47%*	60%o	*56%*	*37%*	*34%*	*49%*	*53%*	*54%*	*50%*	*42%*	*50%*
HIGHER	**1145**	342	186	43	20	17	7	161	238	267	387	253	1157
	58%	61%o	*60%*	*65%*	*70%*	*44%*	*36%*	61%o	*59%*	*62%*	*56%*	*58%*	*59%*
LOWER	**256**	72	35	9	2	9	4	31	49	53	103	51	253
	13%	*13%*	*11%*	*13%*	*6%*	24%kq	*19%*	*12%*	*12%*	*12%*	*15%*	*12%*	*13%*
LITTLE LOWER (UNDER 10%)	**210**	57	28	7	1	7	3	24	40	37	87	46	207
	11%	10%q	*9%*	*11%*	*2%*	19%q	*17%*	*9%*	*10%*	*8%*	*13%*	*11%*	*11%*
LOT LOWER (10%+)	**46**	15	7	2	1	2	*	7	9	16	16	5	46
	2%	*3%*	*2%*	*2%*	*4%*	*5%*	*2%*	*3%*	*2%*	*4%*	*2%*	*1%*	*2%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i/j - z/k/l/m/n/o/p/q - z/r/s/t/u
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

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Table 48
Q.YR04
AS YOU MAY KNOW, THE AVERAGE PROPERTY PRICE IN THE UK IS £219,949 ACCORDING TO THE FEBRUARY 2017 HALIFAX HOUSE PRICE INDEX.
THIS CARD SHOWS POSSIBLE PERCENTAGE CHANGES IN THE AVERAGE PROPERTY PRICE WITH EQUIVALENT AMOUNTS.
DO YOU THINK THE AVERAGE PROPERTY PRICE IN THE UK WILL BE HIGHER OR LOWER IN 12 MONTHS TIME, OR WILL IT BE THE SAME?
BASE: ALL ADULTS AGED 16+

		TENURE LIFESTAGE							AREA				
	TOTAL (z)	ANY (A TO G) (k)	FTB (A+B) (l)	OWNER-OCCUPIER UP-SIZER (C) (m)	PRS UP-SIZER (C) (n)	OWNER-OCCUPIER DOWN-SIZER (D) (o)	PRS DOWN-SIZER (D) (p)	ANY ACTIVE (q)	RURAL (r)	SUB URBAN (s)	URBAN (t)	METRO POL ITAN (x)	UNWTD TOTAL
WEIGHTED BASE	**1958**	564	312*	67*	28**	38*	19**	266	406	431	687	435	1958
	100%	*29%*	*16%**	*3%**	*1%***	*2%**	*1%***	*14%*	*21%*	*22%*	*35%*	*22%*	*100%*
NET HIGHER (HOUSE PRICE OUTLOOK)	**889**	270	151	35	18	8	3	130	189	214	283	203	904
	45%ot	48%o	48%o	52%o	*63%*	*21%*	*18%*	49%o	*47%*	50%t	*41%*	*47%*	*46%*
MEAN	0.80o	0.89o	0.92o	0.77	1.17	0.30	0.32	0.88o	0.76	0.78	0.71	1.02	0.82

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i/j - z/k/l/m/n/o/p/q - z/r/s/t/u
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Table 49
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BASE: ALL ADULTS AGED 16+

		NEXT 12 MONTHS				AVERAGE PRICE			
	TOTAL (z)	GOOD TIME BUY (a)	GOOD TIME SELL (b)	BAD TIME BUY (c)	BAD TIME SELL (d)	HIGHER (e)	SAME (f)	LOWER (g)	UNWTD TOTAL
UNWEIGHTED BASE	**1958**	1055	1028	673	695	1157	452	253	1958
WEIGHTED BASE	**1958**	1010	1024	716	672	1145	441	256	1958
	100%	*52%*	*52%*	*37%*	*34%*	*58%*	*23%*	*13%*	*100%*
(4) A. HIGHER BY 15% OR MORE...	**36**	19	20	17	15	36	-	-	42
	2%f	*2%*	*2%*	*2%*	*2%*	3%zfg	-	-	*2%*
(3) B. HIGHER BY 10% OR MORE BUT LESS THAN 15%...	**140**	74	85	56	45	140	-	-	138
	7%fg	*7%*	*8%*	*8%*	*7%*	12%zfg	-	-	*7%*
(2) C. HIGHER BY 5% OR MORE BUT LESS THAN 10%...	**381**	215	244	136	102	381	-	-	398
	19%dfg	21%zd	24%zacd	19%d	*15%*	33%zfg	-	-	*20%*
(1) D. HIGHER BUT LESS THAN 5% HIGHER...	**589**	348	345	178	167	589	-	-	579
	30%cdfg	34%zcd	34%zcd	*25%*	*25%*	51%zfg	-	-	*30%*
(0) E. THE SAME...	**441**	221	227	168	168	-	441	-	452
	23%eg	*22%*	*22%*	*23%*	*25%*	-	100%zeg	-	*23%*
(-1) F. LOWER BUT LESS THAN 5% LOWER...	**140**	54	44	70	81	-	-	140	139
	7%abef	*5%*	*4%*	10%zab	12%zab	-	-	54%zef	*7%*
(-2) G. LOWER BY 5% OR MORE BUT LESS THAN 10%...	**70**	29	20	39	48	-	-	70	68
	4%bef	3%b	*2%*	5%zab	7%zab	-	-	27%zef	*3%*
(-3) H. LOWER BY 10% OR MORE BUT LESS THAN 15%...	**33**	16	12	15	19	-	-	33	35
	2%bef	*2%*	*1%*	*2%*	3%zb	-	-	13%zef	*2%*
(-4) I. LOWER BY 15% OR MORE...	**13**	7	4	6	10	-	-	13	11
	1%e	*1%*	*	*1%*	1%zb	-	-	5%zef	*1%*
DON'T KNOW	**115**	28	24	30	17	-	-	-	96
	6%abdef g	*3%*	*2%*	4%bd	*3%*	-	-	-	*5%*
LOT HIGHER (10%+)	**175**	92	104	73	60	175	-	-	180
	9%fg	*9%*	*10%*	*10%*	*9%*	15%zfg	-	-	*9%*
LITTLE HIGHER (UNDER 10%)	**970**	563	589	315	269	970	-	-	977
	50%cdfg	56%zcd	58%zcd	*44%*	*40%*	85%zfg	-	-	*50%*
HIGHER	**1145**	655	693	388	329	1145	-	-	1157
	58%dfg	65%zcd	68%zacd	54%d	*49%*	100%zfg	-	-	*59%*
LOWER	**256**	106	79	131	158	-	-	256	253
	13%abef	11%b	*8%*	18%zab	23%zabc	-	-	100%zef	*13%*
LITTLE LOWER (UNDER 10%)	**210**	83	64	109	129	-	-	210	207
	11%abef	8%b	*6%*	15%zab	19%zabc	-	-	82%zef	*11%*
LOT LOWER (10%+)	**46**	23	15	22	29	-	-	46	46
	2%bef	2%b	*2%*	3%b	4%zab	-	-	18%zef	*2%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d - z/e/f/g - z/h/i/j - z/k/l/m - z/n/o/p - z/q/r/s - z/t/u/v - z/w/x/y
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DO YOU THINK THE AVERAGE PROPERTY PRICE IN THE UK WILL BE HIGHER OR LOWER IN 12 MONTHS TIME, OR WILL IT BE THE SAME?
BASE: ALL ADULTS AGED 16+

		NEXT 12 MONTHS				AVERAGE PRICE			
	TOTAL (z)	GOOD TIME BUY (a)	GOOD TIME SELL (b)	BAD TIME BUY (c)	BAD TIME SELL (d)	HIGHER (e)	SAME (f)	LOWER (g)	UNWTD TOTAL
WEIGHTED BASE	**1958**	1010	1024	716	672	1145	441	256	1958
	100%	*52%*	*52%*	*37%*	*34%*	*58%*	*23%*	*13%*	*100%*
NET HIGHER (HOUSE PRICE OUTLOOK)	**889**	548	614	257	171	1145	0	-256	904
	45%cdg	54%zcd	60%zacd	36%d	*26%*	100%zg	*0%*	*-100%*	*46%*
MEAN	0.80dfg	0.90zcd	1.03zacd	0.68d	0.45	1.67zfg	0.00g	-1.69	0.82

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d - z/e/f/g - z/h/i/j - z/k/l/m - z/n/o/p - z/q/r/s - z/t/u/v - z/w/x/y
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

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Table 50
Q.YR05
NOW THINKING ABOUT THE CURRENT SITUATION, WHICH 2 OR 3 OF THESE, IF ANY, DO YOU THINK ARE THE MAIN BARRIERS TO PEOPLE IN GENERAL BEING ABLE TO BUY A PROPERTY?
BASE: ALL ADULTS AGED 16+ ASKED

		SEX		AGE									TENURE							ACORN					
	TOTAL (z)	MALE (a)	FEMALE (b)	16-24 (c)	25-34 (d)	35-44 (e)	45-54 (f)	55-64 (g)	65+ (h)	16-34 (i)	35-54 (j)	55+ (k)	OWNED OUTRIGHT (l)	BOUGHT ON A MORTGAGE (m)	RENTED FROM LOCAL AUTHORITY/ BELONGS TO A HOUSING ASSOCIATION (n)	RENTED FROM PRIVATE LANDLORD (o)	OTHER (p)	OWNER/ OCCUPIER (q)	RENTERS (r)	WEALTHY ACHIEVERS (s)	URBAN PROSPERITY (t)	COMFORTABLY OFF (u)	MODERATE MEANS (v)	HARD PRESSED (w)	UNWTD TOTAL
UNWEIGHTED BASE	**1958**	952	1006	263	257	278	305	331	524	520	583	855	756	542	301	344	15	1298	645	435	231	626	327	320	1958
WEIGHTED BASE	**1958**	950	1008	315*	304	356	315	283	385	619	671	668	490	776	333	333	27**	1266	666	433	203	600	350	342	1958
	100%	*49%*	*51%*	*16%**	*16%*	*18%*	*16%*	*14%*	*20%*	*32%*	*34%*	*34%*	*25%*	*40%*	*17%*	*17%*	*1%***	*65%*	*34%*	*22%*	*10%*	*31%*	*18%*	*17%*	*100%*
A. JOB SECURITY/THE POSSIBILITY OF PEOPLE LOSING THEIR JOBS	**803**	388	415	128	101	128	140	137	168	229	268	305	236	301	140	116	10	537	256	192	56	270	135	144	840
	41%dot	*41%*	*41%*	*41%*	*33%*	*36%*	45%dj	48%zdei j	44%d	37%d	*40%*	46%zdei	48%zmoq r	*39%*	*42%*	*35%*	*37%*	42%o	*38%*	44%t	*27%*	45%t	38%t	42%t	*43%*
B. HOUSEHOLD FINANCES	**592**	270	322	96	96	109	91	92	108	192	200	200	133	239	109	104	7	373	213	113	73	171	125	109	591
	30%l	*28%*	*32%*	*31%*	*32%*	*31%*	*29%*	*33%*	*28%*	*31%*	*30%*	*30%*	*27%*	*31%*	*33%*	*31%*	*25%*	29%l	*32%*	*26%*	36%s	*28%*	36%s	*32%*	*30%*
C. CONCERNS ABOUT RISES IN INTEREST RATES	**258**	129	129	36	45	43	46	45	44	81	89	88	67	107	41	42	2	174	83	59	34	73	43	40	268
	13%	*14%*	*13%*	*12%*	*15%*	*12%*	*15%*	*16%*	*11%*	*13%*	*13%*	*13%*	*14%*	*14%*	*12%*	*13%*	*8%*	*14%*	*12%*	*14%*	*17%*	*12%*	*12%*	*12%*	*14%*
D. RISING PROPERTY PRICES/PRICES BEING TOO HIGH	**714**	355	358	155	104	136	119	97	103	259	255	200	161	325	78	134	16	486	212	172	81	230	115	91	679
	36%hkln rw	*37%*	*36%*	49%zdgh jk	*34%*	38%hk	38%hk	34%h	*27%*	42%zdhk	38%hk	30%h	33%n	42%zlnr	*23%*	40%lnr	*58%*	38%lnr	32%n	40%w	40%w	38%w	*33%*	*27%*	*35%*
E. BEING ABLE TO RAISE ENOUGH DEPOSIT	**1280**	617	663	153	198	249	227	197	257	351	476	453	337	542	180	207	14	879	387	299	120	396	231	212	1262
	65%cinr	*65%*	*66%*	*48%*	65%ci	70%ci	72%zci	69%ci	67%ci	57%c	71%zci	68%zci	69%znr	70%znor	*54%*	*62%*	*53%*	69%znor	*58%*	69%t	*59%*	*66%*	*66%*	*62%*	*64%*
F. THE GENERAL AVAILABILITY OF MORTGAGES	**317**	166	152	57	55	62	55	34	54	112	116	89	67	106	69	74	1	173	143	78	33	75	58	65	325
	16%gklq u	*17%*	*15%*	*18%*	*18%*	*17%*	*17%*	*12%*	*14%*	*18%*	*17%*	*13%*	*14%*	*14%*	21%zlmq	22%zlmq	*4%*	*14%*	22%zlmq	18%u	*16%*	*13%*	*17%*	19%u	*17%*
G. SHORTAGE OF PROPERTY FOR SALE WHERE PEOPLE WANT TO LIVE	**205**	119	86	41	23	39	28	34	40	64	67	74	55	87	22	34	6	142	56	49	25	65	27	35	208
	10%bnr	12%zb	*9%*	*13%*	*8%*	*11%*	*9%*	*12%*	*10%*	10%d	*10%*	*11%*	11%n	*11%*	*7%*	*10%*	*24%*	11%n	*8%*	*11%*	*13%*	*11%*	*8%*	*10%*	*11%*
H. SHORTAGE OF THE RIGHT TYPE OF PROPERTY PEOPLE WANT TO BUY	**183**	93	90	24	30	38	24	25	42	54	62	67	52	82	22	26	2	134	47	52	13	62	24	29	192
	9%r	*10%*	*9%*	*8%*	*10%*	*11%*	*8%*	*9%*	*11%*	*9%*	*9%*	*10%*	11%r	*11%*	*6%*	*8%*	*7%*	11%r	*7%*	*12%*	*6%*	*10%*	*7%*	*8%*	*10%*
I. FALLING PROPERTY PRICES MAKING IT DIFFICULT TO SELL ONE PROPERTY IN ORDER TO BUY ANOTHER PROPERTY	**45**	19	26	11	4	5	8	8	8	16	14	16	14	13	10	6	1	27	17	7	2	14	8	13	47
	2%	*2%*	*3%*	*4%*	*1%*	*2%*	*3%*	*3%*	*2%*	3%d	*2%*	*2%*	3%q	*2%*	*3%*	*2%*	*4%*	*2%*	*3%*	*2%*	*1%*	*2%*	*2%*	*4%*	*2%*
J. THE FEES AND COSTS RELATED TO BUYING A HOUSE E.G. SURVEYOR/LEGAL FEES	**283**	111	172	67	65	44	46	22	39	132	89	62	56	118	53	51	4	175	104	67	25	79	46	61	255
	14%aghk l	*12%*	17%za	21%ghk	21%zegh jk	*12%*	15%gk	*8%*	*10%*	21%zegh jk	13%gk	*9%*	*12%*	*15%*	*16%*	*15%*	*15%*	14%l	*16%*	*16%*	*12%*	*13%*	*13%*	*18%*	*13%*
K. THE LEVEL OF STAMP DUTY	**119**	54	65	4	15	28	13	24	36	18	41	60	44	46	15	14	-	90	29	34	8	44	10	19	131
	6%cir	*6%*	*6%*	*1%*	5%i	8%ci	*4%*	8%cfi	9%zcdfi	*3%*	6%c	9%zcfi	9%znoqr	*6%*	*5%*	*4%*	-	*7%*	*4%*	8%v	*4%*	7%v	*3%*	*6%*	*7%*
OTHER	**49**	28	22	7	12	8	6	4	13	19	13	17	8	12	14	14	1	20	28	9	5	19	8	8	53
	3%lq	*3%*	*2%*	*2%*	*4%*	*2%*	*2%*	*1%*	*3%*	*3%*	*2%*	*3%*	*2%*	*2%*	4%lmq	4%lmq	*2%*	*2%*	4%zlmq	*2%*	*3%*	*3%*	*2%*	*2%*	*3%*
NONE OF THESE	**7**	3	4	*	-	-	1	1	5	*	1	6	2	*	4	*	-	2	5	-	3	2	-	2	8
	*	*	*	*	-	-	*	*	1%zij	*	*	1%z	*q	*	1%zmq	*	-	*	*1%*	-	2%zs	*	-	*1%*	*
DON'T KNOW	**24**	10	14	-	1	7	5	2	10	1	12	12	6	3	12	4	-	8	16	2	5	2	4	11	25
	1%iqu	*1%*	*1%*	-	*	2%i	2%i	*1%*	3%zdi	*	2%i	2%i	1%q	*	4%zlmq	*1%*	-	*1%*	2%zmq	*1%*	3%u	*	*1%*	3%zsu	*1%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b - z/c/d/e/f/g/h/i/j/k - z/l/m/n/o/p/q/r - z/s/t/u/v/w
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

J17-023392-01 24 MAR - 3 APR 2017
PUBLIC
HALIFAX HOUSING MARKET CONFIDENCE TRACKER (Q1 MAR 2017)

18 Apr 2017

Table 51
Q.YR05
NOW THINKING ABOUT THE CURRENT SITUATION, WHICH 2 OR 3 OF THESE, IF ANY, DO YOU THINK ARE THE MAIN BARRIERS TO PEOPLE IN GENERAL BEING ABLE TO BUY A PROPERTY?
BASE: ALL ADULTS AGED 16+ ASKED

		OCCUPATION									INCOME				CHIEF INCOME EARNER		SOCIAL GRADE				ETHNICITY		
	TOTAL (z)	FULL-TIME (a)	PART-TIME (b)	SELF-EMPLOYED (c)	FT/PT/SELF EMPLYED (d)	NOT WORKING - HOUSEWIFE (e)	STILL IN EDUCATION (f)	UNEMPLOYED (g)	RETIRED (h)	OTHER (i)	UP TO 9499 (j)	9500 - 17499 (k)	17500 - 24999 (l)	25000 PLUS (m)	YES (n)	NO (o)	AB (p)	C1 (q)	C2 (r)	DE (s)	WHITE (t)	BME (u)	UNWTD TOTAL
UNWEIGHTED BASE	**1958**	610	216	136	962	107	145	55	593	96	204	262	139	755	1312	646	547	658	348	405	1729	221	1958
WEIGHTED BASE	**1958**	691	228	145	1064	113*	173*	62*	441	105*	183	235	128	772	1236	722	523	563	410	462	1830	117	1958
	100%	*35%*	*12%*	*7%*	*54%*	*6%**	*9%**	*3%**	*23%*	*5%**	*9%*	*12%*	*7%*	*39%*	*63%*	*37%*	*27%*	*29%*	*21%*	*24%*	*93%*	*6%*	*100%*
A. JOB SECURITY/THE POSSIBILITY OF PEOPLE LOSING THEIR JOBS	**803**	260	102	52	414	60	69	29	196	35	81	116	64	302	493	310	186	221	200	196	748	54	840
	41%p	*38%*	*45%*	*36%*	*39%*	53%acdi	*40%*	*47%*	44%a	*33%*	*44%*	50%zm	50%m	*39%*	*40%*	*43%*	*36%*	*39%*	49%zpq	*42%*	*41%*	*46%*	*43%*
B. HOUSEHOLD FINANCES	**592**	226	56	46	328	34	62	16	123	28	52	69	41	247	377	215	169	165	113	145	540	49	591
	30%	*33%*	*25%*	*32%*	*31%*	*30%*	*36%*	*26%*	*28%*	*27%*	*28%*	*29%*	*32%*	*32%*	*31%*	*30%*	*32%*	*29%*	*28%*	*31%*	*30%*	41%zt	*30%*
C. CONCERNS ABOUT RISES IN INTEREST RATES	**258**	104	25	19	148	13	26	4	51	16	28	31	15	116	177	82	62	85	55	56	241	16	268
	13%	*15%*	*11%*	*13%*	*14%*	*12%*	*15%*	*6%*	*12%*	*16%*	*15%*	*13%*	*11%*	*15%*	14%z	*11%*	*12%*	*15%*	*13%*	*12%*	*13%*	*14%*	*14%*
D. RISING PROPERTY PRICES/PRICES BEING TOO HIGH	**714**	252	90	68	410	39	90	26	113	36	50	74	36	312	437	276	242	212	124	135	667	44	679
	36%hjrs	36%h	39%h	47%zadh	39%h	*34%*	52%zh	42%h	*26%*	*34%*	*28%*	*32%*	*28%*	40%zjkl	*35%*	*38%*	46%zqrs	38%rs	*30%*	*29%*	*36%*	*38%*	*35%*
E. BEING ABLE TO RAISE ENOUGH DEPOSIT	**1280**	488	149	104	741	72	77	30	301	61	121	143	89	556	848	432	356	386	250	288	1235	38	1262
	65%fgou	71%zfgi	65%fg	72%fgi	70%zfgi	*64%*	*44%*	*48%*	68%fg	*58%*	*66%*	*61%*	*70%*	72%zk	69%zo	*60%*	*68%*	69%zr	*61%*	*62%*	68%zu	*33%*	*64%*
F. THE GENERAL AVAILABILITY OF MORTGAGES	**317**	88	43	28	160	25	36	16	61	19	43	34	25	117	205	113	83	84	63	88	300	17	325
	16%a	*13%*	*19%*	*20%*	15%a	22%a	*21%*	25%ah	*14%*	*19%*	23%zkm	*15%*	*19%*	*15%*	*17%*	*16%*	*16%*	*15%*	*15%*	*19%*	*16%*	*14%*	*17%*
G. SHORTAGE OF PROPERTY FOR SALE WHERE PEOPLE WANT TO LIVE	**205**	71	29	15	115	4	19	10	49	8	18	21	14	97	130	74	77	63	35	29	192	9	208
	10%s	*10%*	13%e	*10%*	*11%*	*4%*	*11%*	16%e	*11%*	*7%*	*10%*	*9%*	*11%*	13%z	*11%*	*10%*	15%zrs	11%s	*9%*	*6%*	*11%*	*8%*	*11%*
H. SHORTAGE OF THE RIGHT TYPE OF PROPERTY PEOPLE WANT TO BUY	**183**	61	18	16	95	12	13	7	48	6	19	21	15	85	122	61	54	57	41	30	170	13	192
	9%s	*9%*	*8%*	*11%*	*9%*	*11%*	*8%*	*12%*	*11%*	*6%*	*10%*	*9%*	*12%*	*11%*	*10%*	*8%*	*10%*	*10%*	*10%*	*7%*	*9%*	*11%*	*10%*
I. FALLING PROPERTY PRICES MAKING IT DIFFICULT TO SELL ONE PROPERTY IN ORDER TO BUY ANOTHER PROPERTY	**45**	13	4	3	19	2	9	1	9	5	9	12	2	12	25	20	6	11	8	19	38	7	47
	2%	*2%*	*2%*	*2%*	*2%*	*2%*	*5%*	*1%*	*2%*	5%d	5%zm	5%zm	*1%*	*2%*	*2%*	*3%*	*1%*	*2%*	*2%*	4%zp	*2%*	6%zt	*2%*
J. THE FEES AND COSTS RELATED TO BUYING A HOUSE E.G. SURVEYOR/LEGAL FEES	**283**	108	31	18	157	19	36	8	49	15	30	35	23	109	151	132	76	67	68	72	268	15	255
	14%hnq	16%h	*14%*	*12%*	*15%*	*16%*	*21%*	*12%*	*11%*	*14%*	*16%*	*15%*	*18%*	*14%*	*12%*	18%zn	*14%*	*12%*	*17%*	*16%*	*15%*	*12%*	*13%*
K. THE LEVEL OF STAMP DUTY	**119**	45	7	16	68	3	1	*	44	4	8	15	7	69	77	42	45	37	12	26	112	7	131
	6%r	*6%*	*3%*	11%zbdefg	*6%*	*3%*	*	*1%*	10%zabdfg	*4%*	*4%*	*6%*	*5%*	9%z	*6%*	*6%*	9%r	7%r	*3%*	*6%*	*6%*	*6%*	*7%*
OTHER	**49**	21	4	2	27	1	3	*	14	4	2	7	1	17	32	17	12	12	9	16	46	4	53
	3%	*3%*	*2%*	*1%*	*3%*	*1%*	*2%*	*	*3%*	*4%*	*1%*	*3%*	*1%*	*2%*	*3%*	*2%*	*2%*	*2%*	*2%*	*3%*	*2%*	*3%*	*3%*
NONE OF THESE	**7**	1	-	-	1	-	2	-	5	-	3	2	*	1	6	1	2	*	2	2	7	*	8
	***d**	*	-	-	*	-	*1%*	-	1%zad	-	2%zm	*1%*	*	*	*	*	*	*	*1%*	*	*	*	*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i - z/j/k/l/m - z/n/o - z/p/q/r/s - z/t/u
Overlap formulae used. * small base

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PUBLIC
HALIFAX HOUSING MARKET CONFIDENCE TRACKER (Q1 MAR 2017)

18 Apr 2017

Table 51
Q.YR05
NOW THINKING ABOUT THE CURRENT SITUATION, WHICH 2 OR 3 OF THESE, IF ANY, DO YOU THINK ARE THE MAIN BARRIERS TO PEOPLE IN GENERAL BEING ABLE TO BUY A PROPERTY?
BASE: ALL ADULTS AGED 16+ ASKED

		OCCUPATION									INCOME				CHIEF INCOME EARNER		SOCIAL GRADE				ETHNICITY		
	TOTAL (z)	FULL-TIME (a)	PART-TIME (b)	SELF-EMPLOYED (c)	FT/ PT/ SELF EMPLYED (d)	NOT WORKING - HOUSEWIFE (e)	STILL IN EDUCATION (f)	UNEMPLOYED (g)	RETIRED (h)	OTHER (i)	UP TO 9499 (j)	9500 - 17499 (k)	17500 - 24999 (l)	25000 PLUS (m)	YES (n)	NO (o)	AB (p)	C1 (q)	C2 (r)	DE (s)	WHITE (t)	BME (u)	UNWTD TOTAL
WEIGHTED BASE	**1958**	691	228	145	1064	113*	173*	62*	441	105*	183	235	128	772	1236	722	523	563	410	462	1830	117	1958
	100%	*35%*	*12%*	*7%*	*54%*	*6%**	*9%**	*3%**	*23%*	*5%**	*9%*	*12%*	*7%*	*39%*	*63%*	*37%*	*27%*	*29%*	*21%*	*24%*	*93%*	*6%*	*100%*
DON'T KNOW	**24**	6	6	-	12	1	-	-	9	2	2	4	-	1	20	4	1	5	4	14	17	3	25
	1%mt	*1%*	*3%*	-	*1%*	*1%*	-	-	2%z	*2%*	*1%*	2%m	-	*	2%z	*1%*	*	*1%*	*1%*	3%zpq	*1%*	*2%*	*1%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i - z/j/k/l/m - z/n/o - z/p/q/r/s - z/t/u
Overlap formulae used. * small base

Table 52
Q.YR05
NOW THINKING ABOUT THE CURRENT SITUATION, WHICH 2 OR 3 OF THESE, IF ANY, DO YOU THINK ARE THE MAIN BARRIERS TO PEOPLE IN GENERAL BEING ABLE TO BUY A PROPERTY?
BASE: ALL ADULTS AGED 16+ ASKED

		NUMBER IN HOUSEHOLD			CHILDREN IN HOUSEHOLD		CAR IN HOUSEHOLD		MAIN SHOPPER		EDUCATION				
	TOTAL (z)	1 (a)	2 (b)	3+ (c)	YES (d)	NO (e)	YES (f)	NO (g)	YES (k)	NO (l)	GCSE/ O-LV/ CSE/ NVQ12 (m)	A-LVL OR EQUIV (n)	DEGR/ MAST/ PHD (o)	NO FORML QUAL (p)	UNWTD TOTAL
UNWEIGHTED BASE	**1958**	431	674	844	510	1448	1525	433	1498	460	517	366	667	252	1958
WEIGHTED BASE	**1958**	399	592	961	608	1350	1537	421	1433	525	581	362	627	237	1958
	100%	*20%*	*30%*	*49%*	*31%*	*69%*	*78%*	*22%*	*73%*	*27%*	*30%*	*19%*	*32%*	*12%*	*100%*
A. JOB SECURITY/THE POSSIBILITY OF PEOPLE LOSING THEIR JOBS	**803**	168	251	383	236	567	636	167	585	218	243	144	229	108	840
	41%o	*42%*	*42%*	*40%*	*39%*	*42%*	*41%*	*40%*	*41%*	*41%*	*42%*	*40%*	*36%*	45%o	*43%*
B. HOUSEHOLD FINANCES	**592**	111	179	301	202	390	455	137	430	162	181	106	191	68	591
	30%	*28%*	*30%*	*31%*	*33%*	*29%*	*30%*	*33%*	*30%*	*31%*	*31%*	*29%*	*30%*	*29%*	*30%*
C. CONCERNS ABOUT RISES IN INTEREST RATES	**258**	67	73	119	77	182	203	55	197	62	71	63	75	35	268
	13%	17%z	*12%*	*12%*	*13%*	*13%*	*13%*	*13%*	14%z	*12%*	*12%*	17%zo	*12%*	*15%*	*14%*
D. RISING PROPERTY PRICES/PRICES BEING TOO HIGH	**714**	124	197	392	232	482	565	149	499	214	213	144	266	54	679
	36%ab kp	*31%*	*33%*	41%za b	*38%*	*36%*	*37%*	*35%*	*35%*	*41%*	37%p	40%p	42%zp	*23%*	*35%*
E. BEING ABLE TO RAISE ENOUGH DEPOSIT	**1280**	267	413	597	397	883	1051	229	980	300	363	230	465	131	1262
	65%gl p	*67%*	70%zc	*62%*	*65%*	*65%*	68%zg	*54%*	68%zl	*57%*	*62%*	*64%*	74%zm np	*55%*	*64%*
F. THE GENERAL AVAILABILITY OF MORTGAGES	**317**	65	85	167	104	213	227	91	240	78	95	55	107	42	325
	16%f	*16%*	*14%*	*17%*	*17%*	*16%*	*15%*	21%zf	17%z	*15%*	*16%*	*15%*	*17%*	*18%*	*17%*
G. SHORTAGE OF PROPERTY FOR SALE WHERE PEOPLE WANT TO LIVE	**205**	42	62	100	49	155	163	41	141	63	53	46	77	14	208
	10%kp	*10%*	*11%*	*10%*	*8%*	*11%*	*11%*	*10%*	*10%*	*12%*	*9%*	13%p	12%p	*6%*	*11%*
H. SHORTAGE OF THE RIGHT TYPE OF PROPERTY PEOPLE WANT TO BUY	**183**	36	66	80	62	121	158	25	125	58	43	37	68	16	192
	9%gk	*9%*	*11%*	*8%*	*10%*	*9%*	10%g	*6%*	*9%*	*11%*	*7%*	*10%*	*11%*	*7%*	*10%*
I. FALLING PROPERTY PRICES MAKING IT DIFFICULT TO SELL ONE PROPERTY IN ORDER TO BUY ANOTHER PROPERTY	**45**	12	10	23	10	35	35	10	31	14	9	13	12	7	47
	2%	*3%*	*2%*	*2%*	*2%*	*3%*	*2%*	*2%*	*2%*	*3%*	*1%*	*4%*	*2%*	*3%*	*2%*
J. THE FEES AND COSTS RELATED TO BUYING A HOUSE E.G. SURVEYOR/LEGAL FEES	**283**	45	79	159	90	193	235	48	198	85	106	64	73	27	255
	14%ak o	*11%*	*13%*	17%a	*15%*	*14%*	*15%*	*11%*	*14%*	*16%*	18%o	18%o	*12%*	*11%*	*13%*
K. THE LEVEL OF STAMP DUTY	**119**	28	52	39	32	87	109	11	90	30	37	18	47	15	131
	6%cg	*7%*	9%zc	*4%*	*5%*	*6%*	7%zg	*3%*	*6%*	*6%*	*6%*	*5%*	*7%*	*6%*	*7%*
OTHER	**49**	16	14	19	15	34	36	13	39	10	10	6	15	11	53
	3%	4%z	*2%*	*2%*	*2%*	*3%*	*2%*	*3%*	3%z	*2%*	*2%*	*2%*	*2%*	*5%*	*3%*
NONE OF THESE	**7**	4	2	1	1	6	2	5	7	*	2	-	1	2	8
	***f**	1%zc	*	*	*	*	*	1%zf	*z	*	*	-	*	*1%*	*
DON'T KNOW	**24**	9	1	12	9	14	13	11	15	9	8	4	1	8	25
	1%bfk o	2%b	*	*1%*	*2%*	*1%*	*1%*	3%zf	*1%*	*2%*	*1%*	*1%*	*	3%zo	*1%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c - z/d/e - z/f/g - z/h/i/j - z/k/l - z/m/n/o/p
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

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HALIFAX HOUSING MARKET CONFIDENCE TRACKER (Q1 MAR 2017)

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Table 53
Q.YR05
NOW THINKING ABOUT THE CURRENT SITUATION, WHICH 2 OR 3 OF THESE, IF ANY, DO YOU THINK ARE THE MAIN BARRIERS TO PEOPLE IN GENERAL BEING ABLE TO BUY A PROPERTY?
BASE: ALL ADULTS AGED 16+ ASKED

		GOVERNMENT OFFICE REGION																									
	TOTAL (z)	EAST MID-LANDS (a)	EAST-ERN (b)	LON-DON (c)	NORTH EAST (d)	NORTH WEST (e)	SCOT-LAND (f)	SOUTH EAST (g)	SOUTH WEST (h)	WALES (i)	WEST MID-LANDS (j)	YORKS AND HUMBR (k)	ENG-LAND EXC. LONDON (l)	GB EXC. LONDON (m)	SOUTH ENG-LAND (n)	NORTH ENG-LAND (o)	MID-LANDS (p)	EAST-ERN (q)	LON-DON (r)	WALES (s)	SCOT-LAND (t)	GB EXC. SCOT-LAND (u)	GB EXC. NORTH ENG-LAND (v)	GB EXC. MID-LANDS (w)	GB EXC. SOUTH (x)	GB EXC. WALES (y)	UNWTD TOTAL
UNWEIGHTED BASE	**1958**	136	201	252	84	225	180	240	156	111	202	171	1415	1706	396	480	338	201	252	111	180	1778	1478	1620	1562	1847	1958
WEIGHTED BASE	**1958** ***100%***	146* *7%**	188* *10%**	251 *13%*	86* *4%**	224 *11%*	171* *9%**	275 *14%*	173 *9%*	98* *5%**	175 *9%*	172 *9%*	1438 *73%*	1707 *87%*	447 *23%*	482 *25%*	320 *16%*	188* *10%**	251 *13%*	98* *5%**	171* *9%**	1787 *91%*	1476 *75%*	1638 *84%*	1511 *77%*	1860 *95%*	1958 *100%*
A. JOB SECURITY/THE POSSIBILITY OF PEOPLE LOSING THEIR JOBS	**803** 41%gn uv	77 53%zb cghlm nqruv wy	64 *34%*	89 *35%*	52 61%zb ceghj klmno pqruv wxy	101 45%gn	93 54%zb cghjl mnqru vwy	74 *27%*	61 *36%*	51 52%zb cghlm nqruv wy	69 39%g	73 42%gn	571 40%gn	714 42%gl nuvy	136 *30%*	226 47%zb cghlm nqruv wy	145 45%cg jnrv	64 *34%*	89 *35%*	51 52%zb cghlm nqruv wy	93 54%zb cghjl mnqru vwy	710 40%gn	577 39%gn	658 40%gn	667 44%zc glmnr uvwy	752 40%gn	840 *43%*
B. HOUSEHOLD FINANCES	**592** 30%jl pu	35 *24%*	51 *27%*	79 31%jp	27 *32%*	72 32%jp	69 40%aj lp	87 32%jp	46 *26%*	39 39%ah jlmpu v	36 *21%*	51 *30%*	406 28%jp	513 30%jl p	133 30%j	151 31%jp	71 *22%*	51 *27%*	79 31%jp	39 39%ah jlmpu v	69 40%aj lp	523 29%jp	441 30%jp	521 32%zj lmpuy	459 30%jp	553 30%jl p	591 *30%*
C. CONCERNS ABOUT RISES IN INTEREST RATES	**258** ***13%***	14 *10%*	16 *9%*	33 *13%*	8 *9%*	27 *12%*	26 *15%*	49 18%zl muwy	19 *11%*	17 *17%*	28 *16%*	21 *12%*	182 *13%*	225 *13%*	67 *15%*	56 *12%*	42 *13%*	16 *9%*	33 *13%*	17 *17%*	26 *15%*	232 *13%*	203 *14%*	216 *13%*	191 *13%*	242 *13%*	268 *14%*
D. RISING PROPERTY PRICES/PRICES BEING TOO HIGH	**714** 36%ad mopx	34 *23%*	92 49%za defjk lmopt uwxy	110 44%za defjk moptu xy	15 *17%*	67 30%d	50 *29%*	129 47%za defjk lmopt uvwxy	70 41%ad op	35 36%d	58 33%dp	54 31%d	518 36%ado p	603 35%ad op	200 45%za defjk lmopt uvwxy	135 28%d	91 *29%*	92 49%za defjk lmopt uwxy	110 44%za defjk moptu xy	35 36%d	50 *29%*	664 37%za demop x	578 39%za delmo puxy	622 38%za demop xy	514 34%ad o	678 36%ad opx	679 *35%*
E. BEING ABLE TO RAISE ENOUGH DEPOSIT	**1280** 65%cr wx	112 77%zb cdiqr suvwx y	113 60%cr	118 *47%*	53 62%cr	149 66%cr	109 63%cr	192 70%ci rsw	131 76%zb cdimq rsuvw xy	55 *57%*	126 72%ci rsvwx	122 71%cir s	998 69%zci mrsuvw xy	1162 68%zc irsuv wxy	324 72%zb ciqrs uvwxy	324 67%cr	237 74%zb cdimq rsuvw xy	113 60%cr	118 *47%*	55 *57%*	109 63%cr	1171 66%cr wx	956 65%cr	1043 64%cr	956 63%cr	1225 66%cr wx	1262 *64%*
F. THE GENERAL AVAILABILITY OF MORTGAGES	**317** 16%u	30 *20%*	28 *15%*	40 *16%*	19 22%k	36 *16%*	38 22%k	48 *17%*	21 *12%*	19 *19%*	21 *12%*	18 *11%*	220 *15%*	277 16%l	69 *15%*	72 *15%*	51 16%j	28 *15%*	40 *16%*	19 *19%*	38 22%k	279 *16%*	245 *17%*	266 *16%*	249 *16%*	299 *16%*	325 *17%*
G. SHORTAGE OF PROPERTY FOR SALE WHERE PEOPLE WANT TO LIVE	**205** ***10%***	18 *13%*	29 16%ft	21 *8%*	8 *9%*	28 *12%*	8 *5%*	37 14%ft	15 *9%*	8 *8%*	19 *11%*	13 *8%*	168 12%zmw y	183 *11%*	52 *12%*	49 *10%*	37 *12%*	29 16%ft	21 *8%*	8 *8%*	8 *5%*	197 11%z	156 *11%*	167 *10%*	152 *10%*	197 *11%*	208 *11%*
H. SHORTAGE OF THE RIGHT TYPE OF PROPERTY PEOPLE WANT TO BUY	**183** 9%cr w	28 20%zc egklm noruv wxy	21 *11%*	13 *5%*	7 *9%*	15 *7%*	16 *9%*	22 *8%*	17 *10%*	8 *9%*	23 13%cor w	11 *7%*	146 10%cor w	170 10%cor w	39 *9%*	34 *7%*	52 16%zc egklm noruv wxy	21 *11%*	13 *5%*	8 *9%*	16 *9%*	167 9%cr w	149 10%crw	131 *8%*	144 10%cor w	175 9%cr w	192 *10%*
I. FALLING PROPERTY PRICES MAKING IT DIFFICULT TO SELL ONE PROPERTY IN ORDER TO BUY ANOTHER PROPERTY	**45** ***2%***	1 *1%*	3 *2%*	4 *2%*	5 5%h	6 *3%*	3 *2%*	7 *3%*	1 *1%*	2 *2%*	8 5%hpv	4 *2%*	35 *2%*	41 *2%*	9 *2%*	14 *3%*	9 *3%*	3 *2%*	4 *2%*	2 *2%*	3 *2%*	42 *2%*	31 *2%*	36 *2%*	36 *2%*	43 *2%*	47 *2%*
J. THE FEES AND COSTS RELATED TO BUYING A HOUSE E.G. SURVEYOR/LEGAL FEES	**283** 14%u	18 *12%*	28 *15%*	25 *10%*	10 *12%*	33 *15%*	42 25%zc glmno ruvwx y	28 *10%*	24 *14%*	12 *12%*	38 22%zc glmno pruvw xy	25 *15%*	203 *14%*	258 15%gl nu	52 *12%*	68 *14%*	56 17%cg r	28 *15%*	25 *10%*	12 *12%*	42 25%zc glmno ruvwx y	241 *13%*	215 15%cr	227 *14%*	231 15%cr u	271 15%u	255 *13%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i/j/k/l/m/n/o/p/q/r/s/t/u/v/w/x/y
Overlap formulae used. * small base

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Table 53
Q.YR05
NOW THINKING ABOUT THE CURRENT SITUATION, WHICH 2 OR 3 OF THESE, IF ANY, DO YOU THINK ARE THE MAIN BARRIERS TO PEOPLE IN GENERAL BEING ABLE TO BUY A PROPERTY?
BASE: ALL ADULTS AGED 16+ ASKED

		GOVERNMENT OFFICE REGION																									
	TOTAL (z)	EAST MID- LANDS (a)	EAST- ERN (b)	LON- DON (c)	NORTH EAST (d)	NORTH WEST (e)	SCOT- LAND (f)	SOUTH EAST (g)	SOUTH WEST (h)	WALES (i)	WEST MID- LANDS (j)	YORKS AND HUMBR (k)	ENG- LAND EXC. LONDON (l)	GB EXC. LONDON (m)	SOUTH ENG- LAND (n)	NORTH ENG- LAND (o)	MID- LANDS (p)	EAST- ERN (q)	LON- DON (r)	WALES (s)	SCOT- LAND (t)	GB EXC. SCOT- LAND (u)	GB EXC. NORTH ENG- LAND (v)	GB EXC. MID- LANDS (w)	GB EXC. SOUTH (x)	GB EXC. WALES (y)	UNWTD TOTAL
WEIGHTED BASE	**1958** ***100%***	146* *7%**	188* *10%**	251 *13%*	86* *4%**	224 *11%*	171* *9%**	275 *14%*	173 *9%*	98* *5%**	175 *9%*	172 *9%*	1438 *73%*	1707 *87%*	447 *23%*	482 *25%*	320 *16%*	188* *10%**	251 *13%*	98* *5%**	171* *9%**	1787 *91%*	1476 *75%*	1638 *84%*	1511 *77%*	1860 *95%*	1958 *100%*
K. THE LEVEL OF STAMP DUTY	**119** 6%crx	8 *6%*	17 9%crx	6 *2%*	1 *1%*	7 *3%*	4 *2%*	45 16%zac defhij klmnop rstuvw xy	7 *4%*	4 *4%*	9 *5%*	11 *6%*	106 7%zcde moruxy	114 7%zc orx	52 12%zcd efhijl moprst uvwxy	20 *4%*	17 *5%*	17 9%crx	6 *2%*	4 *4%*	4 *2%*	115 6%zco rx	99 7%crx	102 6%cor x	67 *4%*	115 6%cor x	131 *7%*
OTHER	**49** ***3%***	- -	2 *1%*	7 *3%*	1 *1%*	13 6%zag ilmnp suvwx y	3 *2%*	2 *1%*	8 5%agn v	1 *1%*	6 4%gp	5 *3%*	38 3%g	42 *2%*	10 2%g	19 4%zgm vx	6 *2%*	2 *1%*	7 *3%*	1 *1%*	3 *2%*	46 *3%*	30 *2%*	43 3%g	40 *3%*	49 *3%*	53 *3%*
NONE OF THESE	**7** ***lm**	- -	- -	5 2%zlm nopuv wxy	- -	1 *	- -	1 *	- -	- -	- -	- -	2 *	2 *	1 *	1 *	- -	- -	5 2%zlm nopuv wxy	- -	- -	7 *lm	6 *lm	7 *lm	6 *lm	7 *lm	8 *
DON'T KNOW	**24** 1%lmu	- -	* *	8 3%zgl mnuvw y	- -	5 2%l	5 3%l	1 *	1 *	1 *1%*	3 *1%*	- -	10 *1%*	16 1%l	2 *	5 *1%*	3 *1%*	* *	8 3%zgl mnuvw y	1 *1%*	5 3%l	19 1%l	19 1%l	21 1%l	22 1%lmu	23 1%l	25 *1%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i/j/k/l/m/n/o/p/q/r/s/t/u/v/w/x/y
Overlap formulae used. * small base

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Table 54
Q.YR05
NOW THINKING ABOUT THE CURRENT SITUATION, WHICH 2 OR 3 OF THESE, IF ANY, DO YOU THINK ARE THE MAIN BARRIERS TO PEOPLE IN GENERAL BEING ABLE TO BUY A PROPERTY?
BASE: ALL ADULTS AGED 16+ ASKED

		TENURE LIFESTAGE							AREA				
	TOTAL (z)	ANY (A TO G) (k)	FTB (A+B) (l)	OWNER-OCCUPIER UP-SIZER (C) (m)	PRS UP-SIZER (C) (n)	OWNER-OCCUPIER DOWN-SIZER (D) (o)	PRS DOWN-SIZER (D) (p)	ANY ACTIVE (q)	RURAL (r)	SUB URBAN (s)	URBAN (t)	METRO POL ITAN (x)	UNWTD TOTAL
UNWEIGHTED BASE	**1958**	518	242	55	30	44	21	260	392	419	688	459	1958
WEIGHTED BASE	**1958**	564	312*	67*	28**	38*	19**	266	406	431	687	435	1958
	100%	*29%*	*16%**	*3%**	*1%***	*2%**	*1%***	*14%*	*21%*	*22%*	*35%*	*22%*	*100%*
A. JOB SECURITY/THE POSSIBILITY OF PEOPLE LOSING THEIR JOBS	**803**	222	126	20	10	16	7	98	151	204	290	158	840
	41%	39%q	*40%*	*30%*	*35%*	*41%*	*36%*	*37%*	*37%*	47%zr	*42%*	*36%*	*43%*
B. HOUSEHOLD FINANCES	**592**	164	83	30	5	6	8	77	115	135	199	143	591
	30%	*29%*	*27%*	44%zkloq	*18%*	*17%*	*40%*	*29%*	*28%*	*31%*	*29%*	*33%*	*30%*
C. CONCERNS ABOUT RISES IN INTEREST RATES	**258**	72	32	10	5	5	2	34	53	58	91	56	268
	13%	*13%*	*10%*	*14%*	*16%*	*14%*	*11%*	*13%*	*13%*	*14%*	*13%*	*13%*	*14%*
D. RISING PROPERTY PRICES/PRICES BEING TOO HIGH	**714**	244	153	26	15	12	6	100	165	128	254	166	679
	36%ss	43%zq	49%zq	*39%*	*53%*	*33%*	*33%*	*38%*	41%s	*30%*	37%s	*38%*	*35%*
E. BEING ABLE TO RAISE ENOUGH DEPOSIT	**1280**	310	148	48	20	22	12	166	289	298	471	223	1262
	65%kl	*55%*	*47%*	71%kl	*72%*	*58%*	*66%*	62%kl	71%z	*69%*	*69%*	*51%*	*64%*
F. THE GENERAL AVAILABILITY OF MORTGAGES	**317**	104	59	8	2	9	3	51	61	83	109	65	325
	16%	*18%*	*19%*	*13%*	*6%*	*25%*	*16%*	*19%*	*15%*	*19%*	*16%*	*15%*	*17%*
G. SHORTAGE OF PROPERTY FOR SALE WHERE PEOPLE WANT TO LIVE	**205**	75	41	8	-	4	3	25	26	51	79	48	208
	10%r	13%q	*13%*	*12%*	-	*10%*	*14%*	*10%*	*7%*	12%r	11%r	*11%*	*11%*
H. SHORTAGE OF THE RIGHT TYPE OF PROPERTY PEOPLE WANT TO BUY	**183**	55	30	6	3	6	2	27	40	41	67	35	192
	9%	*10%*	*10%*	*9%*	*10%*	*17%*	*9%*	*10%*	*10%*	*10%*	*10%*	*8%*	*10%*
I. FALLING PROPERTY PRICES MAKING IT DIFFICULT TO SELL ONE PROPERTY IN ORDER TO BUY ANOTHER PROPERTY	**45**	17	11	-	-	2	-	5	8	7	14	16	47
	2%	3%q	*3%*	-	-	*4%*	-	*2%*	*2%*	*2%*	*2%*	*4%*	*2%*
J. THE FEES AND COSTS RELATED TO BUYING A HOUSE E.G. SURVEYOR/LEGAL FEES	**283**	102	65	11	4	5	3	44	72	49	94	68	255
	14%	18%q	*21%*	*16%*	*16%*	*14%*	*17%*	*17%*	18%s	*11%*	*14%*	*16%*	*13%*
K. THE LEVEL OF STAMP DUTY	**119**	27	8	8	1	4	*	23	34	32	42	11	131
	6%	*5%*	*3%*	12%kl	*3%*	11%l	*1%*	8%kl	*8%*	*7%*	*6%*	*3%*	*7%*
OTHER	**49**	17	6	2	5	2	2	12	10	5	14	21	53
	3%	*3%*	*2%*	*3%*	*17%*	*6%*	*13%*	5%zk	*2%*	*1%*	*2%*	*5%*	*3%*
NONE OF THESE	**7**	*	*	-	-	-	-	-	1	1	*	5	8
	*	*	*	-	-	-	-	-	*	*	*	*1%*	*
DON'T KNOW	**24**	*	*	-	-	-	-	-	2	3	5	14	25
	1%k	*	*	-	-	-	-	-	*	*1%*	*1%*	*3%*	*1%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i/j - z/k/l/m/n/o/p/q - z/r/s/t/u
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

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Table 55
Q.YR05
NOW THINKING ABOUT THE CURRENT SITUATION, WHICH 2 OR 3 OF THESE, IF ANY, DO YOU THINK ARE THE MAIN BARRIERS TO PEOPLE IN GENERAL BEING ABLE TO BUY A PROPERTY?
BASE: ALL ADULTS AGED 16+ ASKED

		NEXT 12 MONTHS				AVERAGE PRICE			
	TOTAL (z)	GOOD TIME BUY (a)	GOOD TIME SELL (b)	BAD TIME BUY (c)	BAD TIME SELL (d)	HIGHER (e)	SAME (f)	LOWER (g)	UNWTD TOTAL
UNWEIGHTED BASE	**1958**	1055	1028	673	695	1157	452	253	1958
WEIGHTED BASE	**1958**	1010	1024	716	672	1145	441	256	1958
	100%	*52%*	*52%*	*37%*	*34%*	*58%*	*23%*	*13%*	*100%*
A. JOB SECURITY/THE POSSIBILITY OF PEOPLE LOSING THEIR JOBS	**803**	454	406	254	300	477	171	111	840
	41%c	45%zbc	*40%*	*36%*	45%zc	*42%*	*39%*	*43%*	*43%*
B. HOUSEHOLD FINANCES	**592**	309	321	214	194	342	137	89	591
	30%	*31%*	*31%*	*30%*	*29%*	*30%*	*31%*	*35%*	*30%*
C. CONCERNS ABOUT RISES IN INTEREST RATES	**258**	134	135	108	102	143	66	44	268
	13%	*13%*	*13%*	*15%*	*15%*	*12%*	*15%*	*17%*	*14%*
D. RISING PROPERTY PRICES/PRICES BEING TOO HIGH	**714**	330	400	323	218	474	113	76	679
	36%adfg	*33%*	39%zad	45%zabd	*32%*	41%zfg	*26%*	*30%*	*35%*
E. BEING ABLE TO RAISE ENOUGH DEPOSIT	**1280**	725	733	431	417	785	291	155	1262
	65%c	72%zcd	72%zcd	*60%*	*62%*	69%zg	*66%*	*61%*	*64%*
F. THE GENERAL AVAILABILITY OF MORTGAGES	**317**	157	156	125	131	186	74	50	325
	16%	*16%*	*15%*	*17%*	20%za	*16%*	*17%*	*20%*	*17%*
G. SHORTAGE OF PROPERTY FOR SALE WHERE PEOPLE WANT TO LIVE	**205**	112	114	75	73	130	40	28	208
	10%	*11%*	*11%*	*11%*	*11%*	*11%*	*9%*	*11%*	*11%*
H. SHORTAGE OF THE RIGHT TYPE OF PROPERTY PEOPLE WANT TO BUY	**183**	112	102	60	69	114	37	29	192
	9%	11%z	*10%*	*8%*	*10%*	*10%*	*8%*	*11%*	*10%*
I. FALLING PROPERTY PRICES MAKING IT DIFFICULT TO SELL ONE PROPERTY IN ORDER TO BUY ANOTHER PROPERTY	**45**	20	18	20	22	22	8	15	47
	2%	*2%*	*2%*	*3%*	*3%*	*2%*	*2%*	6%zef	*2%*
J. THE FEES AND COSTS RELATED TO BUYING A HOUSE E.G. SURVEYOR/LEGAL FEES	**283**	142	151	112	86	184	55	31	255
	14%	*14%*	*15%*	16%d	*13%*	16%z	*12%*	*12%*	*13%*
K. THE LEVEL OF STAMP DUTY	**119**	71	80	44	35	73	27	18	131
	6%	*7%*	8%z	*6%*	*5%*	*6%*	*6%*	*7%*	*7%*
OTHER	**49**	22	20	19	20	15	21	9	53
	3%e	*2%*	*2%*	*3%*	*3%*	*1%*	5%ze	4%e	*3%*
NONE OF THESE	**7**	3	2	4	6	1	6	1	8
	***e**	*	*	*1%*	*1%*	*	1%ze	*	*
DON'T KNOW	**24**	1	2	1	2	2	6	1	25
	1%abcde	*	*	*	*	*	1%e	*	*1%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d - z/e/f/g - z/h/i/j - z/k/l/m - z/n/o/p - z/q/r/s - z/t/u/v - z/w/x/y
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

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Table 56
DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

		SEX		AGE									TENURE							ACORN					
	TOTAL (z)	MALE (a)	FEMALE (b)	16-24 (c)	25-34 (d)	35-44 (e)	45-54 (f)	55-64 (g)	65+ (h)	16-34 (i)	35-54 (j)	55+ (k)	OWNED OUTRIGHT (l)	BOUGHT ON A MORTGAGE (m)	RENTED FROM LOCAL AUTHORITY/ BELONGS TO A HOUSING ASSOCIATION (n)	RENTED FROM PRIVATE LANDLORD (o)	OTHER (p)	OWNER/ OCCUPIER (q)	RENTERS (r)	WEALTHY ACHIEVERS (s)	URBAN PROSPERITY (t)	COMFORTABLY OFF (u)	MODERATE MEANS (v)	HARD PRESSED (w)	UNWTD TOTAL
UNWEIGHTED BASE	**1958**	952	1006	263	257	278	305	331	524	520	583	855	756	542	301	344	15	1298	645	435	231	626	327	320	1958
WEIGHTED BASE	**1958**	950	1008	315*	304	356	315	283	385	619	671	668	490	776	333	333	27**	1266	666	433	203	600	350	342	1958
	100%	*49%*	*51%*	*16%**	*16%*	*18%*	*16%*	*14%*	*20%*	*32%*	*34%*	*34%*	*25%*	*40%*	*17%*	*17%*	*1%***	*65%*	*34%*	*22%*	*10%*	*31%*	*18%*	*17%*	*100%*
SEX																									
MALE	**950**	950	-	162	151	176	155	139	167	313	331	306	247	377	128	179	19	624	307	220	92	283	172	163	952
	49%bhkn	100%zb	-	*51%*	*50%*	*49%*	*49%*	*49%*	*43%*	*51%*	*49%*	*46%*	50%n	49%n	*38%*	54%nr	*71%*	49%n	46%n	*51%*	*45%*	*47%*	*49%*	*48%*	*49%*
FEMALE	**1008**	-	1008	154	152	180	160	144	218	306	340	362	243	399	205	154	8	642	358	213	111	317	178	179	1006
	51%a	-	100%za	*49%*	*50%*	*51%*	*51%*	*51%*	57%z	*49%*	*51%*	54%z	*50%*	*51%*	62%zlmoqr	*46%*	*29%*	*51%*	54%o	*49%*	*55%*	*53%*	*51%*	*52%*	*51%*
AGE																									
16-24	**315**	162	154	315	-	-	-	-	-	315	-	-	28	111	54	114	9	138	168	58	45	66	90	45	263
	16%defghjklqu	*17%*	*15%*	100%zdefghijk	-	-	-	-	-	51%zdefghjk	-	-	*6%*	14%lq	16%lq	34%zlmnqr	*35%*	11%l	25%zlmnq	*13%*	22%zsuw	*11%*	26%zsuw	*13%*	*13%*
25-34	**304**	151	152	-	304	-	-	-	-	304	-	-	23	143	43	88	6	166	132	50	33	85	68	67	257
	16%cefghjklqs	*16%*	*15%*	-	100%zcefghijk	-	-	-	-	49%zcefghjk	-	-	*5%*	18%lq	13%l	26%zlmnqr	*22%*	13%l	20%zlnq	*12%*	*16%*	*14%*	20%s	19%s	*13%*
35-44	**356**	176	180	-	-	356	-	-	-	-	356	-	23	216	52	60	5	239	112	80	45	102	50	66	278
	18%cdfghikl	*19%*	*18%*	-	-	100%zcdfghijk	-	-	-	-	53%zcdfghik	-	*5%*	28%zlnoqr	16%l	18%l	*17%*	19%l	17%l	*19%*	*22%*	*17%*	*14%*	*19%*	*14%*
45-54	**315**	155	160	-	-	-	315	-	-	-	315	-	51	182	52	30	-	233	82	87	34	103	44	46	305
	16%cdeghiklor	*16%*	*16%*	-	-	-	100%zcdeghijk	-	-	-	47%zcdeghik	-	*10%*	23%zlnoqr	16%lor	*9%*	-	18%zlor	12%o	20%zvw	*17%*	*17%*	*13%*	*13%*	*16%*
55-64	**283**	139	144	-	-	-	-	283	-	-	-	283	118	93	45	24	3	211	69	65	21	93	46	54	331
	14%cdefhijor	*15%*	*14%*	-	-	-	-	100%zcdefhijk	-	-	-	42%zcdefhij	24%zmnoqr	*12%*	14%or	*7%*	*13%*	17%zmor	10%o	*15%*	*10%*	*16%*	*13%*	*16%*	*17%*
65+	**385**	167	218	-	-	-	-	-	385	-	-	385	248	31	86	17	3	279	103	92	26	152	51	64	524
	20%cdefgijmort	*18%*	*22%*	-	-	-	-	-	100%zcdefgijk	-	-	58%zcdefgij	51%zmnoqr	*4%*	26%zmor	*5%*	*13%*	22%zmor	15%mo	21%t	*13%*	25%ztv	*15%*	*19%*	*27%*
18+	**1866**	903	963	224	304	356	315	283	385	527	671	668	480	723	322	321	20	1203	643	404	203	585	313	331	1943
	95%cimv	*95%*	*96%*	*71%*	100%zci	100%zci	100%zci	100%zci	100%zci	85%c	100%zci	100%zci	98%zmq	*93%*	*97%*	*97%*	*76%*	95%m	97%m	*93%*	100%zsuvw	97%zsv	*90%*	97%v	*99%*
TENURE																									
OWNED OUTRIGHT	**490**	247	243	28	23	23	51	118	248	51	73	366	490	-	-	-	-	490	-	164	37	183	67	38	756
	25%cdefijmnortw	*26%*	*24%*	*9%*	*8%*	*6%*	16%deij	42%zcdefij	64%zcdefgijk	*8%*	11%e	55%zcdefgij	100%zmnoqr	-	-	-	-	39%zmnor	-	38%ztuvw	18%w	30%ztvw	19%w	*11%*	*39%*
BOUGHT ON A MORTGAGE	**776**	377	399	111	143	216	182	93	31	254	398	124	-	776	-	-	-	776	-	205	64	272	142	79	542
	40%ghklnortw	*40%*	*40%*	35%hk	47%zghik	61%zcdghik	58%zcdghik	33%hk	*8%*	41%hk	59%zcdghik	19%h	-	100%zlnoqr	-	-	-	61%zlnor	-	47%ztw	*32%*	45%ztw	40%w	*23%*	*28%*
RENTED FROM LOCAL AUTHORITY	**192**	75	118	29	33	31	28	29	43	62	59	72	-	-	192	-	-	-	192	14	16	31	23	107	165
	10%almoqsu	*8%*	12%za	*9%*	*11%*	*9%*	*9%*	*10%*	*11%*	*10%*	*9%*	*11%*	-	-	58%zlmoqr	-	-	-	29%zlmoq	*3%*	8%s	*5%*	*6%*	31%zstuv	*8%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b - z/c/d/e/f/g/h/i/j/k - z/l/m/n/o/p/q/r - z/s/t/u/v/w
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

J17-023392-01 24 MAR - 3 APR 2017
PUBLIC
HALIFAX HOUSING MARKET CONFIDENCE TRACKER (Q1 MAR 2017)

18 Apr 2017

Table 56
DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

		SEX		AGE									TENURE							ACORN					
	TOTAL (z)	MALE (a)	FEMALE (b)	16-24 (c)	25-34 (d)	35-44 (e)	45-54 (f)	55-64 (g)	65+ (h)	16-34 (i)	35-54 (j)	55+ (k)	OWNED OUTRIGHT (l)	BOUGHT ON A MORTGAGE (m)	RENTED FROM LOCAL AUTHORITY/ BELONGS TO A HOUSING ASSOCIATION (n)	RENTED FROM PRIVATE LANDLORD (o)	OTHER (p)	OWNER/ OCCUPIER (q)	RENTERS (r)	WEALTHY ACHIEVERS (s)	URBAN PROSPERITY (t)	COMFORTABLY OFF (u)	MODERATE MEANS (v)	HARD PRESSED (w)	UNWTD TOTAL
WEIGHTED BASE	**1958**	950	1008	315*	304	356	315	283	385	619	671	668	490	776	333	333	27**	1266	666	433	203	600	350	342	1958
	100%	*49%*	*51%*	*16%**	*16%*	*18%*	*16%*	*14%*	*20%*	*32%*	*34%*	*34%*	*25%*	*40%*	*17%*	*17%*	*1%***	*65%*	*34%*	*22%*	*10%*	*31%*	*18%*	*17%*	*100%*
BELONGS TO HOUSING ASSOCIATION	**140**	53	87	25	11	21	24	16	43	36	46	59	-	-	140	-	-	-	140	13	16	28	37	47	136
	7%adlmoq su	*6%*	9%a	*8%*	*4%*	*6%*	*8%*	*6%*	11%zdegij k	6%d	*7%*	9%zdg	-	-	42%zlmoqr	-	-	-	21%zlmoq	*3%*	8%s	*5%*	11%su	14%zsu	*7%*
RENTED FROM PRIVATE LANDLORD	**333**	179	154	114	88	60	30	24	17	202	90	40	-	-	-	333	-	-	333	33	68	80	74	66	344
	17%fghjk lmnqsu	*19%*	*15%*	36%zefgh jk	29%zefgh jk	17%fghjk	10%h	8%h	*4%*	33%zdefg hjk	13%fghk	6%h	-	-	-	100%zlmnqr	-	-	50%zlmnq	*8%*	33%zsuvw	13%s	21%su	19%su	*18%*
OTHER	**27**	19	8	9	6	5	-	3	3	15	5	7	-	-	-	-	27	-	-	5	3	6	6	5	15
	1%lmqr	*2%*	*1%*	3%f	2%f	*1%*	-	*1%*	*1%*	2%f	*1%*	*1%*	-	-	-	-	*100%*	-	-	*1%*	*2%*	*1%*	*2%*	*2%*	*1%*
OWNER/ OCCUPIER	**1266**	624	642	138	166	239	233	211	279	305	471	490	490	776	-	-	-	1266	-	369	101	455	209	117	1298
	65%cdino rtw	*66%*	*64%*	*44%*	55%i	67%cdi	74%zcdi	74%zcdi	72%zcdi	*49%*	70%zcdi	73%zcdi	100%znor	100%znor	-	-	-	100%znor	-	85%ztuvw	50%w	76%ztvw	60%w	*34%*	*66%*
RENTERS	**666**	307	358	168	132	112	82	69	103	299	195	172	-	-	333	333	-	-	666	59	99	139	134	220	645
	34%fghjk lmqsu	*32%*	*36%*	53%zefgh jk	43%zefgh jk	*32%*	*26%*	*24%*	*27%*	48%zdefg hjk	*29%*	*26%*	-	-	100%zlmq	100%zlmq	-	-	100%zlmq	*14%*	49%zsu	23%s	38%su	64%zstuv	*33%*
ACORN																									
WEALTHY ACHIEVERS	**433**	220	213	58	50	80	87	65	92	108	167	157	164	205	26	33	5	369	59	433	-	-	-	-	435
	22%dinor tuvw	*23%*	*21%*	*18%*	*16%*	*23%*	28%zdi	*23%*	24%di	*18%*	25%di	24%di	33%zmnoq r	26%znor	*8%*	*10%*	*19%*	29%znor	*9%*	100%ztuvw	-	-	-	-	*22%*
URBAN PROSPERITY	**203**	92	111	45	33	45	34	21	26	78	79	47	37	64	32	68	3	101	99	-	203	-	-	-	231
	10%hklqs uvw	*10%*	*11%*	14%hk	*11%*	13%hk	11%k	*7%*	*7%*	13%hk	12%hk	*7%*	*7%*	*8%*	*9%*	20%zlmnq r	*12%*	*8%*	15%zlmnq	-	100%zsuvw	-	-	-	*12%*
COMFORTABLY OFF	**600**	283	317	66	85	102	103	93	152	150	205	245	183	272	58	80	6	455	139	-	-	600	-	-	626
	31%cinor stvw	*30%*	*31%*	*21%*	28%i	*29%*	33%ci	33%ci	39%zcdei j	*24%*	*31%*	37%zcdei j	37%znor	35%znor	*18%*	*24%*	*24%*	36%znor	*21%*	-	-	100%zstvw	-	-	*32%*
MODERATE MEANS	**350**	172	178	90	68	50	44	46	51	158	95	97	67	142	60	74	6	209	134	-	-	-	350	-	327
	18%hjkls tuw	*18%*	*18%*	29%zefgh jk	22%efhjk	*14%*	*14%*	*16%*	*13%*	26%zdefg hjk	*14%*	*15%*	*14%*	*18%*	*18%*	22%zlq	*24%*	17%l	20%l	-	-	-	100%zstuw	-	*17%*
HARD PRESSED	**342**	163	179	45	67	66	46	54	64	112	112	118	38	79	154	66	5	117	220	-	-	-	-	342	320
	17%lmqst uv	*17%*	*18%*	*14%*	22%fi	*19%*	*15%*	*19%*	*17%*	*18%*	*17%*	*18%*	*8%*	*10%*	46%zlmoq r	20%lmq	*21%*	9%l	33%zlmoq	-	-	-	-	100%zstuv	*16%*
OCCUPATION																									
FULL-TIME	**691**	431	260	64	183	189	163	86	6	247	352	92	90	396	63	135	7	486	198	157	71	218	114	125	610
	35%bchkl nr	45%zb	*26%*	20%h	60%zcghi k	53%zcghi k	52%zcghi k	30%hk	*2%*	40%cghk	52%zcghi k	14%h	*18%*	51%zlnoqr	*19%*	40%lnr	*25%*	38%zlnr	30%ln	*36%*	*35%*	*36%*	*33%*	*37%*	*31%*
PART-TIME	**228**	69	159	36	39	61	42	41	10	75	102	50	43	102	40	34	9	145	74	42	31	71	45	39	216
	12%ahkl	*7%*	16%za	12%h	13%hk	17%zhk	13%hk	14%hk	*3%*	12%hk	15%zhk	8%h	*9%*	13%l	*12%*	*10%*	*35%*	11%l	*11%*	*10%*	*15%*	*12%*	*13%*	*11%*	*11%*
SELF-EMPLOYED	**145**	87	58	6	26	37	38	30	8	32	75	38	28	87	9	20	1	115	29	42	14	44	24	13	136
	7%bchkln rw	9%zb	*6%*	*2%*	9%chi	10%chik	12%zchik	11%zchik	*2%*	5%ch	11%zchik	6%h	6%n	11%zlnor	*3%*	*6%*	*3%*	9%zlnr	4%n	10%w	*7%*	*7%*	*7%*	*4%*	*7%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b - z/c/d/e/f/g/h/i/j/k - z/l/m/n/o/p/q/r - z/s/t/u/v/w
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

J17-023392-01 24 MAR - 3 APR 2017
PUBLIC
HALIFAX HOUSING MARKET CONFIDENCE TRACKER (Q1 MAR 2017)

18 Apr 2017

Table 56
DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

		SEX		AGE									TENURE							ACORN					
	TOTAL (z)	MALE (a)	FEMALE (b)	16-24 (c)	25-34 (d)	35-44 (e)	45-54 (f)	55-64 (g)	65+ (h)	16-34 (i)	35-54 (j)	55+ (k)	OWNED OUTRIGHT (l)	BOUGHT ON A MORTGAGE (m)	RENTED FROM LOCAL AUTHORITY/ BELONGS TO A HOUSING ASSOCIATION (n)	RENTED FROM PRIVATE LANDLORD (o)	OTHER (p)	OWNER/ OCCUPIER (q)	RENTERS (r)	WEALTHY ACHIEVERS (s)	URBAN PROSPERITY (t)	COMFORTABLY OFF (u)	MODERATE MEANS (v)	HARD PRESSED (w)	UNWTD TOTAL
WEIGHTED BASE	**1958** ***100%***	950 *49%*	1008 *51%*	315* *16%**	304 *16%*	356 *18%*	315 *16%*	283 *14%*	385 *20%*	619 *32%*	671 *34%*	668 *34%*	490 *25%*	776 *40%*	333 *17%*	333 *17%*	27** *1%***	1266 *65%*	666 *34%*	433 *22%*	203 *10%*	600 *31%*	350 *18%*	342 *17%*	1958 *100%*
FT/ PT/ SELF EMPLYED	**1064** 54%bchkl nr	587 62%zb	477 *47%*	106 34%h	248 82%zcghi k	286 80%zcghi k	243 77%zcghi k	157 56%chk	23 *6%*	354 57%chk	529 79%zcghi k	180 27%h	161 *33%*	585 75%zlnoqr	112 *34%*	189 57%lnr	17 *63%*	746 59%zlnr	301 45%ln	242 *56%*	116 *57%*	333 *55%*	182 *52%*	177 *52%*	962 *49%*
NOT WORKING - HOUSEWIFE	**113** 6%aghkl	18 *2%*	95 9%za	15 5%hk	29 9%zghik	33 9%zghk	28 9%zghk	9 3%hk	- -	43 7%hk	61 9%zghk	9 1%h	14 *3%*	51 7%l	24 7%l	21 6%l	4 *15%*	65 5%l	45 7%l	22 *5%*	15 *7%*	25 *4%*	30 9%u	17 *5%*	107 *5%*
STILL IN EDUCATION	**173** 9%defghj klnqu	72 *8%*	101 *10%*	163 52%zdefgh ijk	5 1%hk	3 1%k	2 1%k	- -	- -	167 27%zdefgh jk	6 1%k	- -	15 *3%*	64 8%lq	19 *6%*	74 22%zlmnqr	1 *5%*	79 6%l	93 14%zlmnq	33 *8%*	31 15%zsuw	35 *6%*	44 13%uw	20 *6%*	145 *7%*
UNEMPLOYED	**62** 3%hklq	35 *4%*	27 *3%*	25 8%zefhjk	12 4%hk	8 *2%*	8 2%h	9 3%hk	1 *	37 6%zdehjk	15 2%h	10 2%h	6 *1%*	16 *2%*	26 8%zlmq	13 4%l	1 *3%*	22 2%l	39 6%zlmoq	9 *2%*	3 *2%*	12 *2%*	9 *3%*	27 8%zstuv	55 *3%*
RETIRED	**441** 23%acdef ijmort	182 *19%*	259 26%za	- -	- -	- -	3 *1%*	79 28%zcdef ij	360 94%zcdefg ijk	- -	3 *	439 66%zcdef gij	279 57%zmnoqr	44 *6%*	98 29%zmor	19 *6%*	2 *8%*	323 26%zmor	116 17%mo	111 26%t	28 *14%*	169 28%ztvw	62 *18%*	72 *21%*	593 *30%*
OTHER	**105** 5%hilmq	55 *6%*	50 *5%*	7 *2%*	11 4%h	26 7%hi	31 10%zcdhi k	30 11%zcdhik	- -	17 3%h	57 9%zcdhik	30 4%h	15 *3%*	16 *2%*	54 16%zlmoqr	17 5%mq	2 *6%*	31 *2%*	72 11%zlmoq	15 *3%*	10 *5%*	26 *4%*	22 *6%*	29 9%zsu	96 *5%*
INCOME																									
UP TO 9499	**183** 9%aejmqs	72 *8%*	111 11%a	36 *11%*	21 *7%*	21 *6%*	24 *7%*	25 *9%*	56 15%zdefgi jk	57 9%d	45 *7%*	81 12%zdefgj	40 8%mq	20 *3%*	80 24%zlmoq r	41 12%mq	2 *8%*	60 5%m	121 18%zlmoq	23 *5%*	31 15%zsuv	47 *8%*	22 *6%*	58 17%zsuv	204 *10%*
9500 - 17499	**235** 12%defij mqt	106 *11%*	129 *13%*	19 *6%*	23 *8%*	25 *7%*	19 *6%*	44 15%zcdef ij	105 27%zcdefg ijk	42 *7%*	44 *7%*	148 22%zcdef gij	90 18%zmoq	34 *4%*	70 21%zmoqr	34 10%m	6 *22%*	124 10%m	104 16%zmoq	48 *11%*	14 *7%*	81 14%t	37 *11%*	52 15%t	262 *13%*
17500 - 24999	**128** 7%c	71 *7%*	57 *6%*	5 *2%*	28 9%ci	17 *5%*	25 8%c	25 9%c	26 7%c	34 5%c	43 *6%*	52 8%c	41 8%zmq	39 *5%*	19 *6%*	27 *8%*	2 *8%*	80 *6%*	46 *7%*	24 *5%*	12 *6%*	39 *6%*	32 *9%*	21 *6%*	139 *7%*
25000 PLUS	**772** 39%chkln rvw	399 *42%*	374 *37%*	53 *17%*	162 53%zcghi k	203 57%zcghi k	165 53%zcghi k	106 37%chk	83 *21%*	216 35%ch	368 55%zcghi k	188 28%ch	168 34%nr	442 57%zlnoqr	43 *13%*	114 34%nr	6 *24%*	610 48%zlnor	156 23%n	214 49%zvw	88 43%vw	257 43%vw	99 *28%*	104 *30%*	755 *39%*
CHIEF INCOME EARNER																									
YES	**1236** 63%bcimq s	710 75%zb	526 *52%*	108 *34%*	184 61%ci	224 63%ci	207 66%ci	200 71%zcdi	312 81%zcdef gijk	292 47%c	432 64%ci	512 77%zcdef gij	341 70%zmq	397 *51%*	244 73%zmq	238 71%zmq	16 *61%*	738 58%m	482 72%zmq	240 *55%*	140 69%s	373 *62%*	207 *59%*	253 74%zsuv	1312 *67%*
NO	**722** 37%aghkl norw	240 *25%*	482 48%za	208 66%zdefg hijk	119 39%ghk	132 37%hk	107 34%hk	83 29%hk	73 *19%*	327 53%zdefg hjk	239 36%hk	156 23%h	149 *30%*	379 49%zlnoqr	89 *27%*	95 *29%*	10 *39%*	527 42%zlnor	184 *28%*	193 45%ztw	63 *31%*	227 38%w	142 41%w	90 *26%*	646 *33%*
SOCIAL GRADE																									
AB	**523** 27%norvw	267 *28%*	256 *25%*	70 *22%*	71 *23%*	104 *29%*	105 33%zcdhi k	82 *29%*	92 *24%*	140 *23%*	209 31%zdhi	173 *26%*	161 33%znor	306 39%znor	11 *3%*	42 13%nr	2 *8%*	467 37%zlnor	54 8%n	174 40%ztuvw	59 29%vw	174 29%vw	63 *18%*	45 *13%*	547 *28%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b - z/c/d/e/f/g/h/i/j/k - z/l/m/n/o/p/q/r - z/s/t/u/v/w
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

J17-023392-01 24 MAR - 3 APR 2017
PUBLIC
HALIFAX HOUSING MARKET CONFIDENCE TRACKER (Q1 MAR 2017)

18 Apr 2017

Table 56
DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

		SEX		AGE									TENURE							ACORN					
	TOTAL (z)	MALE (a)	FEMALE (b)	16-24 (c)	25-34 (d)	35-44 (e)	45-54 (f)	55-64 (g)	65+ (h)	16-34 (i)	35-54 (j)	55+ (k)	OWNED OUTRIGHT (l)	BOUGHT ON A MORTGAGE (m)	RENTED FROM LOCAL AUTHORITY/ BELONGS TO A HOUSING ASSOCIATION (n)	RENTED FROM PRIVATE LANDLORD (o)	OTHER (p)	OWNER/ OCCUPIER (q)	RENTERS (r)	WEALTHY ACHIEVERS (s)	URBAN PROSPERITY (t)	COMFORTABLY OFF (u)	MODERATE MEANS (v)	HARD PRESSED (w)	UNWTD TOTAL
WEIGHTED BASE	**1958**	950	1008	315*	304	356	315	283	385	619	671	668	490	776	333	333	27**	1266	666	433	203	600	350	342	1958
	100%	*49%*	*51%*	*16%**	*16%*	*18%*	*16%*	*14%*	*20%*	*32%*	*34%*	*34%*	*25%*	*40%*	*17%*	*17%*	*1%***	*65%*	*34%*	*22%*	*10%*	*31%*	*18%*	*17%*	*100%*
C1	**563**	258	305	85	88	122	93	79	96	173	215	175	143	251	50	115	4	394	165	107	87	199	78	83	658
	29%hknr	*27%*	*30%*	*27%*	*29%*	34%zhk	*30%*	*28%*	*25%*	*28%*	32%zhk	*26%*	29%n	32%nr	*15%*	35%znr	*14%*	31%zlnr	25%n	*25%*	43%zsuvw	33%zsvw	*22%*	*24%*	*34%*
C2	**410**	220	191	85	87	61	56	46	76	172	117	122	85	154	77	77	16	240	154	68	32	126	101	79	348
	21%gjklqs	*23%*	*19%*	27%gj	29%zefghjk	*17%*	*18%*	*16%*	*20%*	28%zefghjk	*17%*	*18%*	*17%*	*20%*	*23%*	*23%*	*61%*	*19%*	23%l	*16%*	*16%*	*21%*	29%zstu	23%s	*18%*
DE	**462**	206	256	77	58	69	61	77	121	134	129	198	100	65	194	98	4	165	292	84	25	101	108	135	405
	24%jlmqtu	*22%*	*25%*	*24%*	*19%*	*19%*	*19%*	27%defj	31%zdefij	22%d	*19%*	30%zdefij	20%mq	*8%*	58%zlmoqr	30%zlmq	*16%*	13%m	44%zlmoq	19%t	*12%*	*17%*	31%zstu	40%zstu	*21%*
ETHNICITY																									
WHITE	**1830**	880	950	275	281	324	299	274	378	555	622	652	476	739	297	292	26	1215	589	423	180	573	324	301	1729
	93%cinortw	*93%*	*94%*	*87%*	92%i	*91%*	95%ci	97%zcdeij	98%zcdefij	*90%*	*93%*	98%zcdefij	97%znoqr	95%nor	*89%*	*88%*	*98%*	96%znor	*88%*	98%ztvw	*89%*	95%ztw	*93%*	*88%*	*88%*
BME	**117**	64	53	41	23	28	11	8	7	64	39	14	11	36	35	35	1	46	70	10	18	27	26	35	221
	6%fghklqs	*7%*	*5%*	13%zfghjk	8%fghk	8%fghk	*3%*	*3%*	*2%*	10%zdfghjk	6%fhk	*2%*	*2%*	*5%*	10%zlmq	11%zlmq	*2%*	4%l	11%zlmq	*2%*	9%su	*5%*	7%s	10%zsu	*11%*
NUMBER IN HOUSEHOLD																									
1	**399**	172	227	23	31	35	54	87	171	53	89	257	134	77	121	62	4	211	184	63	49	139	51	91	431
	20%acdeijmqsv	*18%*	*22%*	*7%*	*10%*	*10%*	17%cdeij	31%zcdefij	44%zcdefgijk	*9%*	13%e	38%zcdefgij	27%zmoq	*10%*	36%zlmoqr	19%m	*16%*	17%m	28%zmoq	*15%*	24%sv	23%sv	*15%*	26%zsv	*22%*
2	**592**	304	288	42	93	48	95	128	187	135	143	314	238	203	72	76	2	441	148	139	51	208	101	85	674
	30%ceijmnorw	*32%*	*29%*	*13%*	31%ceij	*13%*	30%ceij	45%zcdefij	48%zcdefij	22%ce	21%e	47%zcdefij	49%zmnoqr	*26%*	*22%*	*23%*	*8%*	35%zmnor	*22%*	*32%*	*25%*	35%ztw	*29%*	*25%*	*34%*
3+	**961**	469	492	251	179	272	163	68	27	430	436	95	116	495	139	191	20	610	330	230	104	251	196	165	844
	49%ghklnu	*49%*	*49%*	80%zdfghijk	59%zghk	77%zdfghjk	52%ghk	24%hk	*7%*	69%zdfghk	65%zfghk	14%h	*24%*	64%zlnqr	42%l	57%zlnqr	*76%*	48%l	50%ln	53%u	51%u	*42%*	56%u	*48%*	*43%*
CHILDREN IN HOUSEHOLD																									
YES	**608**	273	335	82	150	258	100	11	7	232	358	18	37	344	114	105	7	381	220	153	61	169	105	113	510
	31%ghkl	*29%*	*33%*	26%ghk	49%zcfghik	72%zcdfghijk	32%ghk	*4%*	*2%*	37%zcghk	53%zcfghik	*3%*	*8%*	44%zlnoqr	34%l	32%l	*28%*	30%l	33%l	35%u	*30%*	*28%*	*30%*	*33%*	*26%*
NO	**1350**	677	673	233	154	98	215	272	378	387	313	650	453	432	218	227	19	885	446	280	143	432	245	229	1448
	69%deijm	*71%*	*67%*	74%deij	51%e	*28%*	68%dej	96%zcdefij	98%zcdefij	63%dej	47%e	97%zcdefij	92%zmnoqr	*56%*	66%m	68%m	*72%*	70%m	67%m	*65%*	*70%*	72%s	*70%*	*67%*	*74%*
CAR IN HOUSEHOLD																									
YES	**1537**	762	775	218	241	303	265	232	276	460	569	508	432	740	155	196	13	1172	351	407	133	513	261	204	1525
	78%chknortw	*80%*	*77%*	*69%*	80%hi	85%zchik	84%zchik	82%chik	*72%*	*74%*	85%zchik	76%h	88%znor	95%zlnoqr	*47%*	59%nr	*50%*	93%zlnor	53%n	94%ztuvw	*66%*	85%ztvw	75%w	*60%*	*78%*
NO	**421**	188	233	97	62	52	50	51	109	159	102	160	58	36	178	137	13	94	314	25	70	88	88	138	433
	22%efjlmqsu	*20%*	*23%*	31%zefgj	*20%*	*15%*	*16%*	*18%*	28%zdefgjk	26%defgj	*15%*	24%zefgj	12%mq	*5%*	53%zlmoqr	41%zlmq	*50%*	7%m	47%zlmoq	*6%*	34%zsu	15%s	25%su	40%zsuv	*22%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b - z/c/d/e/f/g/h/i/j/k - z/l/m/n/o/p/q/r - z/s/t/u/v/w
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

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18 Apr 2017

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DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

		SEX		AGE									TENURE							ACORN					
	TOTAL (z)	MALE (a)	FEMALE (b)	16-24 (c)	25-34 (d)	35-44 (e)	45-54 (f)	55-64 (g)	65+ (h)	16-34 (i)	35-54 (j)	55+ (k)	OWNED OUTRIGHT (l)	BOUGHT ON A MORTGAGE (m)	RENTED FROM LOCAL AUTHORITY/ BELONGS TO A HOUSING ASSOCIATION (n)	RENTED FROM PRIVATE LANDLORD (o)	OTHER (p)	OWNER/ OCCUPIER (q)	RENTERS (r)	WEALTHY ACHIEVERS (s)	URBAN PROSPERITY (t)	COMFORTABLY OFF (u)	MODERATE MEANS (v)	HARD PRESSED (w)	UNWTD TOTAL
WEIGHTED BASE	**1958**	950	1008	315*	304	356	315	283	385	619	671	668	490	776	333	333	27**	1266	666	433	203	600	350	342	1958
	100%	49%	51%	16%*	16%	18%	16%	14%	20%	32%	34%	34%	25%	40%	17%	17%	1%**	65%	34%	22%	10%	31%	18%	17%	100%
MAIN SHOPPER																									
YES	**1433**	566	867	126	231	271	257	226	322	357	528	548	369	514	276	258	15	884	534	304	161	435	241	268	1498
	73%acimq	60%	86%za	40%	76%ci	76%ci	82%zci	80%zci	84%zcdei	58%c	79%zci	82%zci	75%mq	66%	83%zlmq	78%mq	55%	70%	80%zmq	70%	79%sv	72%	69%	78%zsv	77%
NO	**525**	384	141	190	73	85	58	57	63	263	143	120	120	262	57	75	12	382	131	129	43	165	108	74	460
	27%bfghjknrw	40%zb	14%	60%zdefghijk	24%h	24%h	18%	20%	16%	42%zdefghjk	21%	18%	25%n	34%zlnor	17%	22%	45%	30%zlnor	20%	30%tw	21%	28%	31%tw	22%	23%
EDUCATION																									
GCSE/ O-LV/ CSE/ NVQ12	**581**	274	307	111	101	80	104	82	104	212	184	186	135	221	135	79	10	357	214	125	25	168	132	130	517
	30%eot	29%	30%	35%e	33%e	22%	33%ej	29%	27%	34%eh	27%e	28%	28%	29%	41%zlmoqr	24%	37%	28%	32%o	29%t	12%	28%t	38%ztu	38%zstu	26%
A-LVL OR EQUIV	**362**	183	179	132	33	56	57	40	44	165	114	84	73	140	48	95	6	213	143	81	46	108	80	37	366
	19%dghklw	19%	18%	42%zdefghijk	11%	16%	18%dhk	14%	11%	27%zdefghjk	17%dhk	13%	15%	18%	14%	29%zlmnqr	22%	17%l	22%zlnq	19%w	23%w	18%w	23%w	11%	19%
DEGR/ MAST/ PHD	**627**	313	315	39	140	173	113	85	77	179	286	162	157	338	28	97	7	495	126	163	102	199	65	85	667
	32%chknrvw	33%	31%	13%	46%zcfghik	49%zcfghijk	36%chk	30%chk	20%	29%ch	43%zcfghik	24%ch	32%nr	44%zlnoqr	8%	29%nr	25%	39%zlnor	19%n	38%zvw	50%zsuvw	33%vw	19%	25%	34%
NO FORML QUAL	**237**	103	134	9	15	30	24	45	114	24	54	160	86	30	90	29	3	116	119	36	15	79	42	62	252
	12%cdfijmqst	11%	13%	3%	5%	8%i	8%	16%zcdefij	30%zcdefgijk	4%	8%i	24%zcdefgij	18%zmoq	4%	27%zlmoqr	9%m	11%	9%m	18%zmoq	8%	8%	13%s	12%	18%zst	13%
GOVERNMENT OFFICE REGION																									
EAST MID- LANDS	**146**	81	64	29	8	22	33	22	32	37	55	54	44	70	16	14	1	114	30	67	-	38	13	24	136
	7%dortv	9%	6%	9%d	3%	6%	10%zd	8%d	8%d	6%d	8%d	8%d	9%nor	9%or	5%	4%	4%	9%znor	5%	16%ztuvw	-	6%t	4%t	7%t	7%
EAST- ERN	**188**	84	104	44	24	44	19	24	34	68	63	57	41	82	41	16	8	123	57	50	11	69	41	17	201
	10%fotw	9%	10%	14%f	8%	12%fj	6%	8%	9%	11%d	9%f	9%	8%	11%o	12%or	5%	31%	10%lo	9%o	12%tw	6%	11%tw	12%w	5%	10%
LON- DON	**251**	123	128	41	48	57	36	35	33	89	94	68	31	75	71	68	8	105	138	9	102	35	5	90	252
	13%hklmqsuv	13%	13%	13%	16%hk	16%hk	12%	12%	9%	14%h	14%h	10%	6%	10%	21%zlmq	20%zlmq	29%	8%l	21%zlmq	2%	50%zsuvw	6%sv	1%	26%zsuv	13%
NORTH EAST	**86**	41	44	11	14	11	9	27	14	24	20	41	28	32	12	12	-	61	25	10	-	36	26	13	84
	4%t	4%	4%	3%	4%	3%	3%	10%zcdefhijk	4%	4%	3%	6%zfhj	6%zq	4%	4%	4%	-	5%	4%	2%t	-	6%st	7%st	4%t	4%
NORTH WEST	**224**	93	131	37	44	42	33	24	43	81	76	67	45	83	30	65	2	127	95	-	10	96	74	45	225
	11%lst	10%	13%	12%	15%g	12%	11%	9%	11%	13%	11%	10%	9%	11%	9%	20%zlmnqr	8%	10%	14%zlnq	-	5%s	16%zst	21%zstw	13%st	11%
SCOT- LAND	**171**	80	91	29	26	33	31	22	30	55	64	52	49	79	29	14	-	129	43	62	33	23	19	34	180
	9%oru	8%	9%	9%	9%	9%	10%	8%	8%	9%	10%	8%	10%or	10%o	9%o	4%	-	10%zor	6%o	14%zuv	16%zuvw	4%	5%	10%u	9%
SOUTH EAST	**275**	126	149	40	33	48	44	35	75	73	92	110	80	104	27	62	1	184	89	46	6	145	19	45	240
	14%ntv	13%	15%	13%	11%	13%	14%	12%	19%zdegijk	12%	14%	16%zdg	16%znq	13%	8%	18%znr	4%	15%n	13%n	11%t	3%	24%zstvw	6%	13%tv	12%
SOUTH WEST	**173**	91	82	17	31	26	34	29	36	48	60	65	46	87	24	13	2	133	38	105	7	16	45	-	156
	9%ortuw	10%	8%	5%	10%i	7%	11%	10%	9%	8%	9%	10%	9%or	11%or	7%	4%	8%	11%zor	6%	24%ztuvw	3%w	3%w	13%tuw	-	8%

Proportions/Means: Columns Tested (5% risk level) - z/a/b - z/c/d/e/f/g/h/i/j/k - z/l/m/n/o/p/q/r - z/s/t/u/v/w
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

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DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

		SEX		AGE									TENURE							ACORN					
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	100%	*49%*	*51%*	*16%**	*16%*	*18%*	*16%*	*14%*	*20%*	*32%*	*34%*	*34%*	*25%*	*40%*	*17%*	*17%*	*1%***	*65%*	*34%*	*22%*	*10%*	*31%*	*18%*	*17%*	*100%*
WALES	**98**	50	47	7	16	21	11	15	26	23	33	42	31	33	27	6	-	64	34	11	-	41	32	14	111
	5%ost	*5%*	*5%*	*2%*	5%i	*6%*	*4%*	*5%*	7%z	*4%*	*5%*	6%z	6%zoq	*4%*	8%zmor	*2%*	-	5%o	5%o	3%t	-	7%st	9%zst	4%t	*6%*
WEST MID- LANDS	**175**	94	80	29	31	26	29	24	35	60	55	60	45	58	32	38	2	103	70	36	12	48	32	47	202
	9%	*10%*	*8%*	*9%*	*10%*	*7%*	*9%*	*9%*	*9%*	*10%*	*8%*	*9%*	*9%*	*7%*	*9%*	*12%*	*7%*	*8%*	*11%*	*8%*	*6%*	*8%*	*9%*	14%zstu	*10%*
YORKS AND HUMBR	**172**	86	86	32	28	25	35	25	27	60	60	52	49	73	23	24	2	122	47	35	22	55	46	14	171
	9%w	*9%*	*9%*	*10%*	*9%*	*7%*	*11%*	*9%*	*7%*	*10%*	*9%*	*8%*	*10%*	*9%*	*7%*	*7%*	*9%*	*10%*	*7%*	*8%*	11%w	9%w	13%w	*4%*	*9%*
AREA																									
RURAL	**406**	177	229	42	52	82	60	80	90	94	142	170	112	179	68	44	3	291	111	127	18	151	55	55	392
	21%iortw	*19%*	*23%*	*13%*	*17%*	23%ci	*19%*	28%zcdfij	23%ci	*15%*	21%i	25%zcdfi	23%or	23%or	20%or	*13%*	*12%*	23%zor	17%o	29%ztvw	*9%*	25%ztvw	*16%*	16%t	*20%*
SUB URBAN	**431**	232	199	62	68	70	63	61	106	130	134	168	129	149	85	62	6	277	147	105	27	128	89	71	419
	22%t	24%zb	*20%*	*20%*	*22%*	*20%*	*20%*	*22%*	28%zefijk	*21%*	*20%*	25%zj	26%zmoq	*19%*	*26%*	*19%*	*24%*	*22%*	*22%*	24%t	*13%*	21%t	25%t	*21%*	*21%*
URBAN	**687**	329	357	114	94	128	127	96	127	208	255	223	186	302	77	115	7	488	192	166	6	247	151	104	688
	35%nrt	*35%*	*35%*	*36%*	*31%*	*36%*	40%zdhk	*34%*	*33%*	*34%*	*38%*	*33%*	38%znr	39%nr	*23%*	34%nr	*26%*	39%znr	29%n	38%t	*3%*	41%ztw	43%ztw	30%t	*35%*
METRO POL ITAN	**435**	212	223	98	89	76	64	45	62	187	140	108	63	146	103	112	10	209	215	35	152	75	55	114	459
	22%ghklqsuv	*22%*	*22%*	31%zfghjk	29%zfghjk	*21%*	*20%*	*16%*	*16%*	30%zefghjk	21%k	*16%*	*13%*	19%l	31%zlmq	34%zlmq	*38%*	17%l	32%zlmq	*8%*	75%zsuvw	*12%*	16%s	33%zsuv	*23%*
TENURE LIFESTAGE - Q2																									
ANY (A TO G)	**564**	302	261	230	101	89	51	48	45	331	140	92	92	223	80	154	15	314	234	120	72	198	106	64	518
	29%bfghjklqw	32%zb	*26%*	73%zdefghijk	33%fghjk	25%fghjk	*16%*	*17%*	*12%*	53%zdefghjk	21%fhk	14%h	*19%*	29%lq	*24%*	46%zlmnqr	*56%*	25%l	35%zlmnq	28%w	35%zw	33%zw	30%w	*19%*	*26%*
FTB (A+B)	**312**	177	135	206	56	35	8	2	5	262	43	7	40	120	47	91	14	161	138	74	33	94	78	29	242
	16%befghjklqw	19%zb	*13%*	65%zdefghijk	19%efghjk	10%fghjk	*3%*	*1%*	*1%*	42%zdefghjk	6%fghk	*1%*	*8%*	15%lq	14%l	27%zlmnqr	*51%*	13%l	21%zlnq	17%w	16%w	16%w	22%zw	*8%*	*12%*
OWNER-OCCUPIER UP-SIZER (C)	**67**	28	39	3	21	23	10	7	4	24	33	10	4	63	-	-	-	67	-	13	8	36	7	3	55
	3%hklnorw	*3%*	*4%*	*1%*	7%zcghik	7%zcghk	3%h	*2%*	*1%*	4%ch	5%zfhk	*2%*	1%r	8%zlnoqr	-	-	-	5%zlnor	-	*3%*	4%w	6%zvw	*2%*	*1%*	*3%*
PRS UP-SIZER (C)	**28**	16	12	7	7	8	4	2	-	13	13	2	-	-	-	28	-	-	28	3	4	5	11	4	30
	1%hklmq	*2%*	*1%*	*2%*	2%hk	2%hk	1%h	*1%*	-	2%hk	2%hk	*	-	-	-	9%zlmnqr	-	-	4%zlmnq	*1%*	*2%*	*1%*	*3%*	*1%*	*2%*
OWNER-OCCUPIER DOWN-SIZER (D)	**38**	16	22	4	2	5	7	8	13	5	12	20	21	16	-	-	-	38	-	11	5	19	-	3	44
	2%nor	*2%*	*2%*	*1%*	*	*1%*	*2%*	*3%*	3%zdi	*1%*	*2%*	3%zdi	4%znoqr	2%nor	-	-	-	3%znor	-	3%v	2%v	3%v	-	*1%*	*2%*
PRS DOWN-SIZER (D)	**19**	14	5	6	7	1	3	2	*	13	3	2	-	-	-	19	-	-	19	1	1	7	6	2	21
	1%hklq	*1%*	*	*2%*	2%zehjk	*	*1%*	*1%*	*	2%hk	*	*h	-	-	-	6%zlmnqr	-	-	3%zlmnq	*	*	*1%*	*2%*	*1%*	*1%*
NEXT 12 MONTHS																									
GOOD TIME BUY	**1010**	506	504	109	157	179	164	173	229	265	343	402	290	430	144	136	10	720	280	244	89	332	164	168	1055
	52%cinort	*53%*	*50%*	*34%*	52%ci	50%c	52%ci	61%zcdefij	59%zceij	43%c	51%ci	60%zcdefij	59%znoqr	55%nor	*43%*	*41%*	*37%*	57%znor	*42%*	56%t	*44%*	55%t	*47%*	*49%*	*54%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b - z/c/d/e/f/g/h/i/j/k - z/l/m/n/o/p/q/r - z/s/t/u/v/w
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

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HALIFAX HOUSING MARKET CONFIDENCE TRACKER (Q1 MAR 2017)

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Table 56
DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

		SEX		AGE								
	TOTAL (z)	MALE (a)	FEMALE (b)	16-24 (c)	25-34 (d)	35-44 (e)	45-54 (f)	55-64 (g)	65+ (h)	16-34 (i)	35-54 (j)	55+ (k)
WEIGHTED BASE	**1958**	950	1008	315*	304	356	315	283	385	619	671	668
	100%	*49%*	*51%*	*16%**	*16%*	*18%*	*16%*	*14%*	*20%*	*32%*	*34%*	*34%*
GOOD TIME SELL	**1024**	529	495	133	154	203	174	160	201	287	377	360
	52%bcino rw	56%zb	*49%*	*42%*	51%i	57%ci	55%ci	56%ci	*52%*	*46%*	56%zci	54%ci
BAD TIME BUY	**716**	347	369	171	115	129	116	82	104	285	244	186
	37%ghklq	*37%*	*37%*	54%zdefg hjk	38%hk	36%hk	37%hk	*29%*	*27%*	46%zdefg hjk	36%ghk	*28%*
BAD TIME SELL	**672**	327	345	119	117	113	104	92	127	236	217	219
	34%q	*34%*	*34%*	*38%*	*39%*	*32%*	*33%*	*32%*	*33%*	*38%*	*32%*	*33%*
AVERAGE PRICE												
HIGHER	**1145**	597	549	186	169	209	184	176	221	354	393	397
	58%bnw	63%zb	*54%*	*59%*	*56%*	*59%*	*58%*	*62%*	*57%*	*57%*	*59%*	*59%*
SAME	**441**	189	253	53	73	70	78	60	108	127	147	167
	23%a	*20%*	25%za	*17%*	24%i	*20%*	*25%*	*21%*	28%zcegi jk	*20%*	*22%*	25%z
LOWER	**256**	135	121	44	46	55	37	35	39	89	92	74
	13%hkl	*14%*	*12%*	*14%*	*15%*	16%h	*12%*	*12%*	*10%*	*14%*	*14%*	*11%*

	TENURE							ACORN					
	OWNED OUTRIGHT (l)	BOUGHT ON A MORTGAGE (m)	RENTED FROM LOCAL AUTHORITY/ BELONGS TO A HOUSING ASSOCIATION (n)	RENTED FROM PRIVATE LANDLORD (o)	OTHER (p)	OWNER/ OCCUPIER (q)	RENTERS (r)	WEALTHY ACHIEVERS (s)	URBAN PROSPERITY (t)	COMFORTABLY OFF (u)	MODERATE MEANS (v)	HARD PRESSED (w)	UNWTD TOTAL
WEIGHTED BASE	490	776	333	333	27**	1266	666	433	203	600	350	342	1958
	25%	*40%*	*17%*	*17%*	*1%***	*65%*	*34%*	*22%*	*10%*	*31%*	*18%*	*17%*	*100%*
GOOD TIME SELL	265	454	138	152	15	718	290	265	101	309	174	155	1028
	54%nor	58%znor	*42%*	*46%*	*57%*	57%zlnor	*44%*	61%ztuvw	*50%*	*51%*	*50%*	*45%*	*53%*
BAD TIME BUY	139	286	123	153	14	425	277	145	97	197	137	125	673
	28%	37%l	37%l	46%zlmnq r	*53%*	34%l	42%zlnq	*33%*	47%zsuw	*33%*	*39%*	*37%*	*34%*
BAD TIME SELL	161	237	133	133	9	398	265	131	87	196	112	139	695
	33%	*31%*	40%zmq	40%zmq	*33%*	*31%*	40%zlmq	*30%*	43%zsuv	*33%*	*32%*	41%zsu	*35%*
AVERAGE PRICE													
HIGHER	293	464	175	203	10	757	378	268	115	364	205	174	1157
	60%	*60%*	*53%*	*61%*	*38%*	60%n	*57%*	62%w	*56%*	61%w	*59%*	*51%*	*59%*
SAME	120	167	86	60	9	287	145	90	53	121	101	71	452
	24%oq	*22%*	26%or	*18%*	*34%*	*23%*	22%o	*21%*	*26%*	*20%*	29%zu	*21%*	*23%*
LOWER	49	104	47	50	6	154	97	49	29	78	35	62	253
	10%	*13%*	*14%*	15%l	*21%*	12%l	15%l	*11%*	*14%*	*13%*	*10%*	18%zsv	*13%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b - z/c/d/e/f/g/h/i/j/k - z/l/m/n/o/p/q/r - z/s/t/u/v/w
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

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PUBLIC
HALIFAX HOUSING MARKET CONFIDENCE TRACKER (Q1 MAR 2017)

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Table 57
DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

		OCCUPATION									INCOME				CHIEF INCOME EARNER		SOCIAL GRADE				ETHNICITY		
	TOTAL (z)	FULL-TIME (a)	PART-TIME (b)	SELF-EMPLOYED (c)	FT/PT/SELF EMPLYED (d)	NOT WORKING - HOUSEWIFE (e)	STILL IN EDUCATION (f)	UNEMPLOYED (g)	RETIRED (h)	OTHER (i)	UP TO 9499 (j)	9500 - 17499 (k)	17500 - 24999 (l)	25000 PLUS (m)	YES (n)	NO (o)	AB (p)	C1 (q)	C2 (r)	DE (s)	WHITE (t)	BME (u)	UNWTD TOTAL
UNWEIGHTED BASE	**1958**	610	216	136	962	107	145	55	593	96	204	262	139	755	1312	646	547	658	348	405	1729	221	1958
WEIGHTED BASE	**1958** *100%*	691 *35%*	228 *12%*	145 *7%*	1064 *54%*	113* *6%**	173* *9%**	62* *3%**	441 *23%*	105* *5%**	183 *9%*	235 *12%*	128 *7%*	772 *39%*	1236 *63%*	722 *37%*	523 *27%*	563 *29%*	410 *21%*	462 *24%*	1830 *93%*	117 *6%*	1958 *100%*
SEX																							
MALE	**950** 49%be hjo	431 62%zb defh	69 30%e	87 60%zb eh	587 55%zb eh	18 *16%*	72 42%e	35 57%be h	182 41%be	55 52%be	72 *39%*	106 *45%*	71 55%j	399 52%zj	710 57%zo	240 *33%*	267 *51%*	258 *46%*	220 54%qs	206 *45%*	880 *48%*	64 *55%*	952 *49%*
FEMALE	**1008** 51%ac dmn	260 *38%*	159 70%za cdghi	58 *40%*	477 45%a	95 84%za bcdfg hi	101 58%a	27 *43%*	259 59%za cdg	50 *48%*	111 61%zl m	129 *55%*	57 *45%*	374 *48%*	526 *43%*	482 67%zn	256 *49%*	305 54%r	191 *46%*	256 55%r	950 *52%*	53 *45%*	1006 *51%*
AGE																							
16-24	**315** 16%acd hiklmn t	64 9%h	36 16%acd hi	6 4%h	106 10%ch	15 13%ch	163 94%za bcdeg hi	25 40%zab cdehi	- -	7 6%h	36 20%klm	19 *8%*	5 *4%*	53 *7%*	108 *9%*	208 29%zn	70 *13%*	85 *15%*	85 21%zp	77 *17%*	275 *15%*	41 35%zt	263 *13%*
25-34	**304** 16%fh k	183 26%zb dfhi	39 17%fh	26 18%fh	248 23%zb fhi	29 25%zfh i	5 *3%*	12 19%fh	- -	11 10%h	21 *11%*	23 *10%*	28 22%jk	162 21%zj k	184 *15%*	119 *17%*	71 *14%*	88 *16%*	87 21%zp s	58 *12%*	281 *15%*	23 *20%*	257 *13%*
35-44	**356** 18%fh jk	189 27%zf gh	61 27%zf gh	37 25%zf h	286 27%zf gh	33 29%zfg h	3 *2%*	8 12%fh	- -	26 25%fh	21 *11%*	25 *11%*	17 *14%*	203 26%zj kl	224 *18%*	132 *18%*	104 *20%*	122 22%zr s	61 *15%*	69 *15%*	324 *18%*	28 *24%*	278 *14%*
45-54	**315** 16%fh ku	163 24%zf h	42 18%fh	38 26%zf h	243 23%zf h	28 25%fh	2 *1%*	8 12%fh	3 *1%*	31 30%zb fgh	24 *13%*	19 *8%*	25 20%k	165 21%zj k	207 *17%*	107 *15%*	105 20%s	93 *17%*	56 *14%*	61 *13%*	299 16%u	11 *9%*	305 *16%*
55-64	**283** 14%fu	86 12%f	41 18%f	30 21%za ef	157 15%af	9 8%f	- -	9 14%f	79 18%za ef	30 29%za defh	25 *14%*	44 *19%*	25 *20%*	106 *14%*	200 16%zo	83 *11%*	82 *16%*	79 *14%*	46 *11%*	77 *17%*	274 15%u	8 *7%*	331 *17%*
65+	**385** 20%abc defgim oqu	6 *1%*	10 4%a	8 5%ade i	23 2%a	- -	- -	1 *2%*	360 82%zab cdefgi	- -	56 31%zm	105 45%zj lm	26 21%m	83 *11%*	312 25%zo	73 *10%*	92 *18%*	96 *17%*	76 *18%*	121 26%zp qr	378 21%zu	7 *6%*	524 *27%*
18+	**1866** 95%fo pru	685 99%zb efg	222 97%f g	145 100%ze fg	1052 99%zb efg	105 93%f	108 *62%*	56 90%f	441 100%z bdefg	105 100%z efg	183 100%z	235 100%z	128 100%z	772 100%z	1236 100%zo	630 *87%*	475 *91%*	563 100%zp rs	377 *92%*	451 98%zp r	1756 96%zu	99 *85%*	1943 *99%*
TENURE																							
OWNED OUTRIGHT	**490** 25%ab defgi mou	90 *13%*	43 *19%*	28 *19%*	161 15%a	14 *12%*	15 *8%*	6 *10%*	279 63%za bcdef gi	15 *14%*	40 *22%*	90 39%zj m	41 32%m	168 *22%*	341 28%zo	149 *21%*	161 31%zr s	143 *25%*	85 *21%*	100 *22%*	476 26%zu	11 *9%*	756 *39%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i - z/j/k/l/m - z/n/o - z/p/q/r/s - z/t/u
Overlap formulae used. * small base

Table 57
DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

		OCCUPATION									INCOME				CHIEF INCOME EARNER		SOCIAL GRADE				ETHNICITY		
	TOTAL (z)	FULL-TIME (a)	PART-TIME (b)	SELF-EMPLOYED (c)	FT/ PT/ SELF EMPLYED (d)	NOT WORKING - HOUSEWIFE (e)	STILL IN EDUCATION (f)	UNEMPLOYED (g)	RETIRED (h)	OTHER (i)	UP TO 9499 (j)	9500 - 17499 (k)	17500 - 24999 (l)	25000 PLUS (m)	YES (n)	NO (o)	AB (p)	C1 (q)	C2 (r)	DE (s)	WHITE (t)	BME (u)	UNWTD TOTAL
WEIGHTED BASE	**1958** ***100%***	691 *35%*	228 *12%*	145 *7%*	1064 *54%*	113* *6%**	173* *9%**	62* *3%**	441 *23%*	105* *5%**	183 *9%*	235 *12%*	128 *7%*	772 *39%*	1236 *63%*	722 *37%*	523 *27%*	563 *29%*	410 *21%*	462 *24%*	1830 *93%*	117 *6%*	1958 *100%*
BOUGHT ON A MORTGAGE	**776** 40%hi jklns u	396 57%zb fghi	102 45%gh i	87 60%zb fghi	585 55%zb fghi	51 45%hi	64 37%hi	16 26%h	44 *10%*	16 *15%*	20 *11%*	34 *14%*	39 30%jk	442 57%zj kl	397 *32%*	379 52%zn	306 58%zq rs	251 45%zs	154 38%s	65 *14%*	739 40%u	36 *30%*	542 *28%*
RENTED FROM LOCAL AUTHORITY	**192** 10%adm pqt	34 *5%*	28 12%acd	7 *5%*	69 6%a	16 14%acd	11 *6%*	20 32%za bcdef h	51 11%ac d	27 26%za bcdfh	42 23%zl m	48 20%zlm	9 *7%*	26 *3%*	129 *10%*	63 *9%*	3 *	31 5%p	51 12%pq	109 24%zpq r	165 *9%*	26 22%zt	165 *8%*
BELONGS TO HOUSING ASSOCIATION	**140** 7%acd mopq	30 *4%*	12 *5%*	2 *1%*	43 *4%*	8 7%c	9 *5%*	6 10%c	47 11%za bcd	28 26%za bcdef gh	38 21%zk lm	23 10%m	10 8%m	17 *2%*	114 9%zo	26 *4%*	9 *2%*	20 *4%*	27 7%p	85 18%zpq r	132 *7%*	9 *8%*	136 *7%*
RENTED FROM PRIVATE LANDLORD	**333** 17%hm opt	135 19%h	34 15%h	20 14%h	189 18%h	21 18%h	74 43%za bcdeg hi	13 20%h	19 *4%*	17 17%h	41 23%zk m	34 *15%*	27 *21%*	114 *15%*	238 19%zo	95 *13%*	42 *8%*	115 20%zp	77 19%p	98 21%zp	292 *16%*	35 30%zt	344 *18%*
OTHER	**27** 1%h	7 *1%*	9 4%zad h	1 *	17 *2%*	4 3%h	1 *1%*	1 *1%*	2 *1%*	2 *2%*	2 *1%*	6 *2%*	2 *2%*	6 *1%*	16 *1%*	10 *1%*	2 *	4 *1%*	16 4%zpq s	4 *1%*	26 *1%*	1 *1%*	15 *1%*
OWNER/ OCCUPIER	**1266** 65%fg ijknr su	486 70%ze fgi	145 63%fg i	115 80%zb defgi	746 70%zb efgi	65 57%gi	79 *45%*	22 *36%*	323 73%zb efgi	31 *30%*	60 *33%*	124 53%j	80 62%j	610 79%zj kl	738 *60%*	527 73%zn	467 89%zq rs	394 70%zr s	240 58%s	165 *36%*	1215 66%zu	46 *40%*	1298 *66%*
RENTERS	**666** 34%ac dhmop qt	198 *29%*	74 32%c	29 *20%*	301 28%c	45 39%ch	93 54%za bcdh	39 63%za bcdeh	116 *26%*	72 69%za bcdeh	121 66%zk lm	104 45%zm	46 36%m	156 *20%*	482 39%zo	184 *25%*	54 *10%*	165 29%p	154 38%pq	292 63%zp qr	589 *32%*	70 60%zt	645 *33%*
ACORN																							
WEALTHY ACHIEVERS	**433** 22%jn qrsu	157 *23%*	42 *19%*	42 29%bi	242 *23%*	22 *20%*	33 *19%*	9 *15%*	111 25%zi	15 *14%*	23 *13%*	48 21%j	24 *18%*	214 28%zj kl	240 *19%*	193 27%zn	174 33%zq rs	107 *19%*	68 *17%*	84 *18%*	423 23%zu	10 *9%*	435 *22%*
URBAN PROSPERITY	**203** 10%hk st	71 10%h	31 13%h	14 *10%*	116 11%h	15 *13%*	31 18%h	3 *5%*	28 *6%*	10 *10%*	31 17%zkm	14 *6%*	12 *9%*	88 11%k	140 11%z	63 *9%*	59 11%s	87 16%zrs	32 *8%*	25 *5%*	180 *10%*	18 *15%*	231 *12%*
COMFORTABLY OFF	**600** 31%s	218 *32%*	71 *31%*	44 *31%*	333 *31%*	25 *22%*	35 *20%*	12 *20%*	169 38%za defgi	26 *25%*	47 *26%*	81 *35%*	39 *30%*	257 *33%*	373 *30%*	227 *31%*	174 33%s	199 35%zs	126 31%s	101 *22%*	573 *31%*	27 *23%*	626 *32%*
MODERATE MEANS	**350** 18%hj mnpq	114 *16%*	45 *20%*	24 *17%*	182 *17%*	30 27%ah	44 *25%*	9 *15%*	62 *14%*	22 *21%*	22 *12%*	37 *16%*	32 25%jm	99 *13%*	207 *17%*	142 *20%*	63 *12%*	78 *14%*	101 25%zp q	108 23%zp q	324 *18%*	26 *22%*	327 *17%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i - z/j/k/l/m - z/n/o - z/p/q/r/s - z/t/u
Overlap formulae used. * small base

J17-023392-01 24 MAR - 3 APR 2017
PUBLIC
HALIFAX HOUSING MARKET CONFIDENCE TRACKER (Q1 MAR 2017)

18 Apr 2017

Table 57
DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

		OCCUPATION									INCOME				CHIEF INCOME EARNER		SOCIAL GRADE				ETHNICITY		
	TOTAL (z)	FULL-TIME (a)	PART-TIME (b)	SELF-EMPLOYED (c)	FT/ PT/ SELF EMPLYED (d)	NOT WORKING - HOUSEWIFE (e)	STILL IN EDUCATION (f)	UNEMPLOYED (g)	RETIRED (h)	OTHER (i)	UP TO 9499 (j)	9500 - 17499 (k)	17500 - 24999 (l)	25000 PLUS (m)	YES (n)	NO (o)	AB (p)	C1 (q)	C2 (r)	DE (s)	WHITE (t)	BME (u)	UNWTD TOTAL
WEIGHTED BASE	**1958**	691	228	145	1064	113*	173*	62*	441	105*	183	235	128	772	1236	722	523	563	410	462	1830	117	1958
	100%	*35%*	*12%*	*7%*	*54%*	*6%**	*9%**	*3%**	*23%*	*5%**	*9%*	*12%*	*7%*	*39%*	*63%*	*37%*	*27%*	*29%*	*21%*	*24%*	*93%*	*6%*	*100%*
HARD PRESSED	**342**	125	39	13	177	17	20	27	72	29	58	52	21	104	253	90	45	83	79	135	301	35	320
	17%cmopqt	18%c	*17%*	*9%*	17%c	*15%*	*12%*	43%zabcdefh	16%c	28%zabcdfh	32%zklm	22%zm	*16%*	*14%*	20%zo	*12%*	*9%*	15%p	19%p	29%zpqr	*16%*	30%zt	*16%*
OCCUPATION																							
FULL-TIME	**691**	691	-	-	691	-	-	-	-	-	12	34	51	435	507	184	225	222	149	94	647	39	610
	35%bcefghijkos	100%zbcdefghi	-	-	65%zbcefghi	-	-	-	-	-	*6%*	14%j	40%jk	56%zjkl	41%zo	*25%*	43%zs	40%zs	36%s	*20%*	*35%*	*33%*	*31%*
PART-TIME	**228**	-	228	-	228	-	-	-	-	-	18	26	16	97	91	137	50	73	56	49	214	11	216
	12%acefghin	-	100%zacdefghi	-	21%zacefghi	-	-	-	-	-	*10%*	*11%*	*13%*	*13%*	*7%*	19%zn	*10%*	*13%*	*14%*	*11%*	*12%*	*10%*	*11%*
SELF-EMPLOYED	**145**	-	-	145	145	-	-	-	-	-	2	11	13	71	85	59	47	57	32	8	137	6	136
	7%abehijs	-	-	100%zabdefghi	14%zabefghi	-	-	-	-	-	*1%*	*5%*	10%j	9%zjk	*7%*	*8%*	9%s	10%zs	8%s	*2%*	*8%*	*5%*	*7%*
FT/ PT/ SELF EMPLYED	**1064**	691	228	145	1064	-	-	-	-	-	32	71	80	603	683	380	323	352	237	151	998	56	962
	54%efghijks	100%zefghi	100%zefghi	100%zefghi	100%zefghi	-	-	-	-	-	*17%*	30%j	63%jk	78%zjkl	*55%*	*53%*	62%zs	63%zs	58%s	*33%*	*55%*	*48%*	*49%*
NOT WORKING - HOUSEWIFE	**113**	-	-	-	-	113	-	-	-	-	15	12	4	38	28	86	21	23	29	40	103	10	107
	6%abcdhinq	-	-	-	-	100%zabcdfghi	-	-	-	-	*8%*	*5%*	*3%*	*5%*	*2%*	12%zn	*4%*	*4%*	*7%*	9%zpq	*6%*	*9%*	*5%*
STILL IN EDUCATION	**173**	-	-	-	-	-	173	-	-	-	28	3	2	21	65	108	57	56	29	31	142	31	145
	9%abcdeghiklmnt	-	-	-	-	-	100%zabcdeghi	-	-	-	15%zklm	*1%*	*2%*	*3%*	*5%*	15%zn	*11%*	*10%*	*7%*	*7%*	*8%*	26%zt	*7%*
UNEMPLOYED	**62**	-	-	-	-	-	-	62	-	-	17	6	1	11	30	32	9	8	7	38	52	9	55
	3%abdhmnqt	-	-	-	-	-	-	100%zabcdefhi	-	-	9%zklm	*2%*	*1%*	*1%*	*2%*	*4%*	*2%*	*1%*	*2%*	8%zpqr	*3%*	8%zt	*3%*
RETIRED	**441**	-	-	-	-	-	-	-	441	-	63	120	37	93	353	88	107	109	88	138	434	7	593
	23%abcdefgimoqu	-	-	-	-	-	-	-	100%zabcdefgi	-	34%zm	51%zjlm	29%m	*12%*	29%zo	*12%*	*20%*	*19%*	*21%*	30%zpqr	24%zu	*6%*	*30%*
OTHER	**105**	-	-	-	-	-	-	-	-	105	28	24	4	6	77	27	6	14	20	64	100	5	96
	5%abcdhmpq	-	-	-	-	-	-	-	-	100%zabcdefgh	15%zlm	10%zlm	*3%*	*1%*	6%z	*4%*	*1%*	*3%*	5%p	14%zpqr	*5%*	*4%*	*5%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i - z/j/k/l/m - z/n/o - z/p/q/r/s - z/t/u
Overlap formulae used. * small base

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Table 57
DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

		OCCUPATION								
	TOTAL (z)	FULL- TIME (a)	PART- TIME (b)	SELF- EMPLO YED (c)	FT/ PT/ SELF EMPLY ED (d)	NOT WORKI NG - HOUSE WIFE (e)	STILL IN EDUCA TION (f)	UNEMP LOYED (g)	RETIR ED (h)	OTHER (i)
WEIGHTED BASE	**1958** *100%*	691 *35%*	228 *12%*	145 *7%*	1064 *54%*	113* *6%**	173* *9%**	62* *3%**	441 *23%*	105* *5%**
INCOME										
UP TO 9499	**183** 9%acd klmop r	12 *2%*	18 8%acd	2 *1%*	32 3%a	15 13%ac d	28 16%ac d	17 27%za bcdh	63 14%za bcd	28 27%z abcd eh
9500 - 17499	**235** 12%adf jlmopq	34 *5%*	26 12%adf	11 *7%*	71 7%a	12 *11%*	3 *2%*	6 *9%*	120 27%za bcdef g	24 23%zab cdef
17500 - 24999	**128** 7%jkm op	51 *7%*	16 *7%*	13 *9%*	80 *8%*	4 *3%*	2 *1%*	1 *2%*	37 8%z	4 *4%*
25000 PLUS	**772** 39%fg hijkl nrsu	435 63%zb cdefg hi	97 43%fg hi	71 49%ze fghi	603 57%zb efghi	38 33%fh i	21 *12%*	11 18%i	93 21%i	6 *6%*
CHIEF INCOME EARNER										
YES	**1236** 63%be fgmop r	507 73%zb cdefg	91 40%e	85 59%be f	683 64%be fg	28 *24%*	65 *37%*	30 49%e	353 80%za bcdef g	77 74%zb cefg
NO	**722** 37%ah ijkln s	184 27%h	137 60%za cdhi	59 41%ah i	380 36%ah	86 76%za bcdgh i	108 63%za cdhi	32 51%za dhi	88 *20%*	27 *26%*
SOCIAL GRADE										
AB	**523** 27%ij klnqr s	225 33%zb eghi	50 22%i	47 33%eg i	323 30%zb eghi	21 19%i	57 33%i	9 *15%*	107 24%i	6 *6%*
C1	**563** 29%gh ikprs	222 32%zg hi	73 32%gi	57 39%ze ghi	352 33%ze ghi	23 *21%*	56 32%i	8 *13%*	109 25%i	14 *14%*
C2	**410** 21%jm npqs	149 *22%*	56 25%g	32 *22%*	237 *22%*	29 *26%*	29 *17%*	7 *11%*	88 *20%*	20 *19%*
DE	**462** 24%ac dmopq r	94 14%c	49 21%acd	8 *6%*	151 14%c	40 35%za bcd	31 18%c	38 61%za bcdef h	138 31%za bcd	64 61%za bcdef h

	INCOME				CHIEF INCOME EARNER		SOCIAL GRADE				ETHNICITY		
	UP TO 9499 (j)	9500 - 17499 (k)	17500 - 24999 (l)	25000 PLUS (m)	YES (n)	NO (o)	AB (p)	C1 (q)	C2 (r)	DE (s)	WHITE (t)	BME (u)	UNWTD TOTAL
WEIGHTED BASE	183 *9%*	235 *12%*	128 *7%*	772 *39%*	1236 *63%*	722 *37%*	523 *27%*	563 *29%*	410 *21%*	462 *24%*	1830 *93%*	117 *6%*	1958 *100%*
INCOME													
UP TO 9499	183 100%zkl m	- -	- -	- -	154 12%zo	29 *4%*	9 *2%*	57 10%pr	24 6%p	92 20%zpq r	167 *9%*	15 *13%*	204 *10%*
9500 - 17499	- -	235 100%zjl m	- -	- -	185 15%zo	50 *7%*	20 *4%*	54 10%p	59 14%p	102 22%zp qr	222 *12%*	12 *10%*	262 *13%*
17500 - 24999	- -	- -	128 100%zjk m	- -	112 9%zo	17 *2%*	20 *4%*	43 8%p	37 9%p	29 *6%*	123 *7%*	3 *3%*	139 *7%*
25000 PLUS	- -	- -	- -	772 100%zj kl	455 *37%*	317 44%n	334 64%zq rs	249 44%zr s	131 32%s	58 *13%*	744 41%zu	27 *23%*	755 *39%*
CHIEF INCOME EARNER													
YES	154 84%zm	185 79%zm	112 87%zm	455 *59%*	1236 100%zo	- -	293 *56%*	368 65%pr	231 *56%*	345 75%zp qr	1157 *63%*	68 *58%*	1312 *67%*
NO	29 *16%*	50 *21%*	17 *13%*	317 41%zjk l	- -	722 100%zn	230 44%zq s	195 35%s	180 44%zq s	117 *25%*	673 *37%*	49 *42%*	646 *33%*
SOCIAL GRADE													
AB	9 *5%*	20 *8%*	20 16%j	334 43%zj kl	293 *24%*	230 32%z n	523 100%zqr s	- -	- -	- -	497 *27%*	24 *20%*	547 *28%*
C1	57 *31%*	54 *23%*	43 *33%*	249 32%zk	368 *30%*	195 *27%*	- -	563 100%zpr s	- -	- -	532 *29%*	29 *25%*	658 *34%*
C2	24 *13%*	59 25%jm	37 29%zj m	131 *17%*	231 *19%*	180 25%zn	- -	- -	410 100%zpq s	- -	376 *21%*	31 *26%*	348 *18%*
DE	92 50%zl m	102 43%zl m	29 22%m	58 *8%*	345 28%zo	117 *16%*	- -	- -	- -	462 100%zp qr	424 *23%*	33 *29%*	405 *21%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i - z/j/k/l/m - z/n/o - z/p/q/r/s - z/t/u
Overlap formulae used. * small base

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PUBLIC
HALIFAX HOUSING MARKET CONFIDENCE TRACKER (Q1 MAR 2017)

18 Apr 2017

Table 57
DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

	TOTAL (z)	OCCUPATION: FULL-TIME (a)	PART-TIME (b)	SELF-EMPLOYED (c)	FT/PT/SELF EMPLYED (d)	NOT WORKING - HOUSEWIFE (e)	STILL IN EDUCATION (f)	UNEMPLOYED (g)	RETIRED (h)	OTHER (i)
WEIGHTED BASE	**1958** *100%*	691 *35%*	228 *12%*	145 *7%*	1064 *54%*	113* *6%**	173* *9%**	62* *3%**	441 *23%*	105* *5%**
ETHNICITY										
WHITE	**1830** 93%fgu	647 94%fg	214 94%fg	137 95%fg	998 94%fg	103 *91%*	142 *82%*	52 *84%*	434 98%zabdefg	100 96%fg
BME	**117** 6%hmt	39 6%h	11 5%h	6 *4%*	56 5%h	10 9%h	31 18%zabcdhi	9 14%zabcdh	7 *2%*	5 *4%*
NUMBER IN HOUSEHOLD										
1	**399** 20%abdefmopu	95 14%e	20 *9%*	21 15%e	137 13%e	4 *3%*	12 *7%*	11 18%e	194 44%zabcdefg	41 39%zabcdefg
2	**592** 30%efsu	207 30%ef	58 26%f	44 30%ef	309 29%ef	17 *15%*	15 *8%*	12 *20%*	213 48%zabcdefgi	26 25%f
3+	**961** 49%hijklnst	386 56%zhi	149 65%zadhi	79 55%hi	614 58%zhi	92 81%zabcdghi	146 84%zabcdghi	38 62%hi	34 *8%*	36 35%h
CHILDREN IN HOUSEHOLD										
YES	**608** 31%hjknt	272 39%zfh	116 51%zacdfghi	49 34%h	438 41%zfh	71 63%zacdfghi	38 22%h	19 31%h	8 *2%*	34 33%h
NO	**1350** 69%abdemou	419 61%be	112 *49%*	95 66%be	626 59%be	42 *37%*	135 78%abde	43 69%be	433 98%zabcdefgi	70 67%be
CAR IN HOUSEHOLD										
YES	**1537** 78%ghijknsu	607 88%zbfghi	180 79%gi	132 91%zbfghi	919 86%zbfghi	92 81%gi	121 70%gi	29 *46%*	323 73%gi	52 *50%*
NO	**421** 22%acdlmopqt	84 *12%*	48 21%acd	12 *9%*	144 *14%*	21 *19%*	52 30%acd	33 54%zabcdefh	119 27%zacd	52 50%zabcdefh
MAIN SHOPPER										
YES	**1433** 73%afop	477 69%f	185 81%zacdfg	101 70%f	764 72%af	102 90%zacdfg	65 *37%*	38 61%f	374 85%zacdfg	90 86%zacdfg

	INCOME: UP TO 9499 (j)	9500 - 17499 (k)	17500 - 24999 (l)	25000 PLUS (m)	CHIEF INCOME EARNER: YES (n)	NO (o)	SOCIAL GRADE: AB (p)	C1 (q)	C2 (r)	DE (s)	ETHNICITY: WHITE (t)	BME (u)	UNWTD TOTAL
WEIGHTED BASE	183 *9%*	235 *12%*	128 *7%*	772 *39%*	1236 *63%*	722 *37%*	523 *27%*	563 *29%*	410 *21%*	462 *24%*	1830 *93%*	117 *6%*	1958 *100%*
ETHNICITY													
WHITE	167 *91%*	222 *95%*	123 *96%*	744 96%zj	1157 *94%*	673 *93%*	497 *95%*	532 *95%*	376 *92%*	424 *92%*	1830 100%zu	- -	1729 *88%*
BME	15 8%m	12 *5%*	3 *3%*	27 *3%*	68 *5%*	49 *7%*	24 *5%*	29 *5%*	31 *7%*	33 *7%*	- -	117 100%zt	221 *11%*
NUMBER IN HOUSEHOLD													
1	85 47%zlm	95 40%zm	40 31%zm	75 *10%*	395 32%zo	4 *1%*	71 *14%*	106 *19%*	73 *18%*	149 32%zpqr	388 21%zu	8 *7%*	431 *22%*
2	48 *26%*	80 *34%*	40 *31%*	255 33%zj	367 *30%*	225 *31%*	165 *32%*	197 35%zs	116 *28%*	114 *25%*	573 31%zu	18 *15%*	674 *34%*
3+	50 *27%*	60 *25%*	48 38%k	443 57%zjkl	471 *38%*	490 68%zn	285 55%qs	260 *46%*	220 53%s	196 *42%*	864 *47%*	90 77%zt	844 *43%*
CHILDREN IN HOUSEHOLD													
YES	37 *20%*	46 *20%*	38 30%k	311 40%zjkl	325 *26%*	283 39%zn	159 *30%*	168 *30%*	150 *37%*	132 *29%*	538 *29%*	67 57%zt	510 *26%*
NO	146 80%zm	188 80%zlm	90 70%m	461 *60%*	911 74%zo	439 *61%*	364 *70%*	396 *70%*	261 *63%*	330 *71%*	1292 71%zu	50 *43%*	1448 *74%*
CAR IN HOUSEHOLD													
YES	93 *51%*	156 67%j	113 88%zjk	704 91%zjk	884 *72%*	652 90%zn	483 92%zqrs	462 82%zs	336 82%s	256 *55%*	1456 80%zu	75 *64%*	1525 *78%*
NO	90 49%zklm	78 33%zlm	15 *12%*	68 *9%*	352 28%zo	70 *10%*	40 *8%*	101 18%p	75 18%p	206 45%zpqr	373 *20%*	42 36%zt	433 *22%*
MAIN SHOPPER													
YES	163 89%zlm	201 86%zm	100 *78%*	563 *73%*	984 80%zo	448 *62%*	354 *68%*	434 77%zpr	282 *69%*	363 79%zpr	1345 *74%*	79 *67%*	1498 *77%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i - z/j/k/l/m - z/n/o - z/p/q/r/s - z/t/u
Overlap formulae used. * small base

Table 57
DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

		OCCUPATION									INCOME				CHIEF INCOME EARNER		SOCIAL GRADE				ETHNICITY		
	TOTAL (z)	FULL-TIME (a)	PART-TIME (b)	SELF-EMPLOYED (c)	FT/PT/SELF EMPLYED (d)	NOT WORKING - HOUSEWIFE (e)	STILL IN EDUCATION (f)	UNEMPLOYED (g)	RETIRED (h)	OTHER (i)	UP TO 9499 (j)	9500 - 17499 (k)	17500 - 24999 (l)	25000 PLUS (m)	YES (n)	NO (o)	AB (p)	C1 (q)	C2 (r)	DE (s)	WHITE (t)	BME (u)	UNWTD TOTAL
WEIGHTED BASE	**1958**	691	228	145	1064	113*	173*	62*	441	105*	183	235	128	772	1236	722	523	563	410	462	1830	117	1958
	100%	*35%*	*12%*	*7%*	*54%*	*6%**	*9%**	*3%**	*23%*	*5%**	*9%*	*12%*	*7%*	*39%*	*63%*	*37%*	*27%*	*29%*	*21%*	*24%*	*93%*	*6%*	*100%*
NO	**525**	213	43	43	300	11	108	24	67	15	20	33	28	209	252	273	169	129	129	98	484	38	460
	27%behijknqs	31%zbdehi	*19%*	30%behi	28%behi	*10%*	63%zabcdeghi	39%behi	*15%*	*14%*	*11%*	*14%*	22%j	27%jk	*20%*	38%zn	32%zqs	*23%*	31%qs	*21%*	*26%*	*33%*	*23%*
EDUCATION																							
GCSE/ O-LV/ CSE/ NVQ12	**581**	175	81	47	303	40	53	35	119	32	56	86	49	166	323	258	110	133	160	178	554	28	517
	30%amnpq	*25%*	35%adh	*32%*	28%a	*35%*	*30%*	56%zabcdefhi	*27%*	*31%*	31%m	37%zm	38%zm	*21%*	*26%*	36%zn	*21%*	*24%*	39%zpq	39%zpq	*30%*	*24%*	*26%*
A-LVL OR EQUIV	**362**	143	34	20	197	21	74	9	47	14	41	34	17	146	229	133	64	128	96	74	335	24	366
	19%hp	21%dh	*15%*	*14%*	19%h	*19%*	43%zabcdeghi	*14%*	*11%*	*13%*	23%k	*15%*	*13%*	*19%*	*19%*	*18%*	*12%*	23%zps	23%zps	*16%*	*18%*	*21%*	*19%*
DEGR/ MAST/ PHD	**627**	305	79	69	452	31	24	9	96	15	24	36	39	400	404	223	316	227	62	22	585	39	667
	32%fghijkrs	44%zbefghi	35%fghi	47%zbefghi	43%zbefghi	28%i	*14%*	*14%*	*22%*	*14%*	*13%*	*15%*	30%jk	52%zjkl	*33%*	*31%*	60%zqrs	40%zrs	15%s	*5%*	*32%*	*33%*	*34%*
NO FORML QUAL	**237**	31	20	6	57	16	-	7	123	34	42	59	11	33	183	54	9	35	50	143	226	10	252
	12%acdfmopq	*4%*	9%af	*4%*	*5%*	14%acdf	-	11%af	28%zabcdefg	33%zabcdefg	23%zlm	25%zlm	*9%*	*4%*	15%zo	*7%*	*2%*	6%p	12%pq	31%zpqr	*12%*	*8%*	*13%*
GOVERNMENT OFFICE REGION																							
EAST MID- LANDS	**146**	54	9	16	80	5	19	1	36	5	13	15	12	44	90	55	44	37	42	23	143	2	136
	7%mu	*8%*	*4%*	11%b	8%b	*4%*	*11%*	*2%*	*8%*	*4%*	*7%*	*6%*	*9%*	*6%*	*7%*	*8%*	*8%*	*7%*	10%s	*5%*	8%u	*2%*	*7%*
EAST- ERN	**188**	69	29	5	102	11	25	5	39	6	13	21	10	77	94	94	68	36	43	41	184	4	201
	10%cnqu	10%c	12%c	*3%*	10%c	*10%*	14%c	*7%*	*9%*	*6%*	*7%*	*9%*	*8%*	*10%*	*8%*	13%zn	13%zq	*6%*	*11%*	*9%*	10%u	*4%*	*10%*
LON- DON	**251**	95	35	20	150	21	19	14	34	14	25	22	9	96	156	95	62	74	59	56	192	52	252
	13%ht	14%h	15%h	*14%*	14%h	18%h	*11%*	22%h	*8%*	*14%*	*14%*	*9%*	*7%*	*12%*	*13%*	*13%*	*12%*	*13%*	*14%*	*12%*	*10%*	44%zt	*13%*
NORTH EAST	**86**	28	8	7	44	6	1	6	22	8	12	15	7	29	53	33	9	31	23	22	83	1	84
	4%p	*4%*	*4%*	*5%*	*4%*	*5%*	*1%*	9%f	*5%*	7%f	*7%*	*7%*	*5%*	*4%*	*4%*	*5%*	*2%*	6%p	6%p	5%p	*5%*	*1%*	*4%*
NORTH WEST	**224**	69	34	12	115	10	30	5	47	17	18	31	21	83	149	75	42	67	51	64	211	13	225
	11%	*10%*	*15%*	*8%*	*11%*	*9%*	*17%*	*9%*	*11%*	*16%*	*10%*	*13%*	*16%*	*11%*	*12%*	*10%*	*8%*	*12%*	*12%*	14%p	*12%*	*11%*	*11%*
SCOT- LAND	**171**	62	22	7	90	11	24	6	37	4	28	19	12	66	118	53	58	47	31	36	171	1	180
	9%u	*9%*	*10%*	*5%*	*8%*	*9%*	*14%*	*10%*	*8%*	*4%*	15%zkm	*8%*	*9%*	*9%*	10%z	*7%*	*11%*	*8%*	*7%*	*8%*	9%zu	*1%*	*9%*
SOUTH EAST	**275**	84	19	30	132	13	32	11	78	8	19	39	15	142	188	87	76	104	37	57	260	14	240
	14%bdr	*12%*	*8%*	20%zabdi	*12%*	*11%*	*19%*	*17%*	18%zabdi	*8%*	*11%*	*17%*	*11%*	18%zj	15%z	*12%*	*15%*	19%zrs	*9%*	*12%*	*14%*	*12%*	*12%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i - z/j/k/l/m - z/n/o - z/p/q/r/s - z/t/u
Overlap formulae used. * small base

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PUBLIC
HALIFAX HOUSING MARKET CONFIDENCE TRACKER (Q1 MAR 2017)

18 Apr 2017

Table 57
DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

		OCCUPATION									INCOME				CHIEF INCOME EARNER		SOCIAL GRADE				ETHNICITY		
	TOTAL (z)	FULL-TIME (a)	PART-TIME (b)	SELF-EMPLOYED (c)	FT/ PT/ SELF EMPLYED (d)	NOT WORKING - HOUSEWIFE (e)	STILL IN EDUCATION (f)	UNEMPLOYED (g)	RETIRED (h)	OTHER (i)	UP TO 9499 (j)	9500 - 17499 (k)	17500 - 24999 (l)	25000 PLUS (m)	YES (n)	NO (o)	AB (p)	C1 (q)	C2 (r)	DE (s)	WHITE (t)	BME (u)	UNWTD TOTAL
WEIGHTED BASE	**1958**	691	228	145	1064	113*	173*	62*	441	105*	183	235	128	772	1236	722	523	563	410	462	1830	117	1958
	100%	*35%*	*12%*	*7%*	*54%*	*6%**	*9%**	*3%**	*23%*	*5%**	*9%*	*12%*	*7%*	*39%*	*63%*	*37%*	*27%*	*29%*	*21%*	*24%*	*93%*	*6%*	*100%*
SOUTH WEST	**173**	65	25	21	110	4	3	3	43	9	7	11	7	90	103	70	55	48	28	42	170	3	156
	9%jku	*9%*	*11%*	14%zef	10%z	*4%*	*2%*	*5%*	*10%*	*8%*	*4%*	*5%*	*6%*	12%zjk	*8%*	*10%*	*10%*	*9%*	*7%*	*9%*	9%u	*3%*	*8%*
WALES	**98**	36	10	5	51	2	1	7	26	12	9	24	8	23	68	30	23	24	20	31	96	2	111
	5%m	*5%*	*4%*	*4%*	*5%*	*1%*	*1%*	10%ef	*6%*	11%zabcdef	*5%*	10%zm	*6%*	*3%*	*5%*	*4%*	*4%*	*4%*	*5%*	*7%*	*5%*	*1%*	*6%*
WEST MID- LANDS	**175**	62	20	11	94	11	14	4	43	9	26	25	12	51	108	67	51	36	26	61	159	15	202
	9%mq	*9%*	*9%*	*8%*	*9%*	*10%*	*8%*	*7%*	*10%*	*9%*	14%zm	*11%*	*9%*	*7%*	*9%*	*9%*	*10%*	*6%*	*6%*	13%zqr	*9%*	*13%*	*10%*
YORKS AND HUMBR	**172**	68	18	10	96	20	5	2	36	13	12	13	15	70	109	63	34	58	51	29	161	10	171
	9%	*10%*	*8%*	*7%*	*9%*	18%zbcdfgh	*3%*	*3%*	*8%*	*12%*	*7%*	*6%*	*12%*	*9%*	*9%*	*9%*	*7%*	10%s	12%zps	*6%*	*9%*	*8%*	*9%*
AREA																							
RURAL	**406**	147	44	27	219	27	21	7	105	27	45	66	28	171	241	165	117	109	82	97	402	4	392
	21%nu	*21%*	*19%*	*19%*	*21%*	*24%*	*12%*	*11%*	24%z	*26%*	*25%*	28%z	*22%*	*22%*	*20%*	*23%*	*22%*	*19%*	*20%*	*21%*	22%zu	*3%*	*20%*
SUB URBAN	**431**	152	51	31	234	27	16	14	122	18	42	51	40	179	278	153	107	100	105	119	424	7	419
	22%qu	*22%*	*22%*	*22%*	*22%*	*24%*	*9%*	*22%*	28%zadf	*18%*	*23%*	*22%*	31%z	*23%*	*22%*	*21%*	*20%*	*18%*	26%q	26%q	23%zu	*6%*	*21%*
URBAN	**687**	237	81	61	379	37	68	22	145	35	51	71	44	267	428	259	183	217	148	139	643	41	688
	35%js	*34%*	*36%*	*42%*	*36%*	*33%*	*39%*	*36%*	*33%*	*33%*	*28%*	*30%*	*35%*	*35%*	*35%*	*36%*	*35%*	39%zs	*36%*	*30%*	*35%*	*35%*	*35%*
METRO POL ITAN	**435**	155	52	25	232	22	67	19	70	25	44	48	16	155	290	145	116	137	75	107	361	65	459
	22%hlt	22%h	*23%*	*17%*	22%h	*20%*	39%zacdeh	31%h	*16%*	*24%*	24%l	*20%*	*13%*	*20%*	23%z	*20%*	*22%*	*24%*	*18%*	*23%*	*20%*	56%zt	*23%*
TENURE LIFESTAGE - Q2																							
ANY (A TO G)	**564**	195	69	38	301	35	133	25	56	14	43	37	25	218	251	312	171	151	125	116	501	59	518
	29%hiklnt	28%hi	30%hi	26%hi	28%hi	31%hi	77%zabcdeghi	40%hi	*13%*	*13%*	*24%*	*16%*	*19%*	28%k	*20%*	43%zn	*33%*	*27%*	*31%*	*25%*	*27%*	51%zt	*26%*
FTB (A+B)	**312**	92	33	17	142	21	119	20	5	6	24	11	13	74	89	223	91	78	74	69	274	36	242
	16%adhikmnt	13%hi	14%hi	12%h	13%hi	18%hi	69%zabcdeghi	33%zabcdhi	*1%*	6%h	13%k	*5%*	*10%*	10%k	*7%*	31%zn	*17%*	*14%*	*18%*	*15%*	*15%*	31%zt	*12%*
OWNER-OCCUPIER UP-SIZER (C)	**67**	30	16	8	53	6	1	-	6	-	1	2	3	51	34	33	22	32	12	1	64	3	55
	3%hjkns	4%h	7%zhi	5%hi	5%zhi	6%hi	*1%*	-	*1%*	-	*1%*	*1%*	*2%*	7%zjk	*3%*	*5%*	4%s	6%zs	3%s	*	*3%*	*3%*	*3%*
PRS UP-SIZER (C)	**28**	19	4	*	23	2	3	-	-	-	-	1	*	20	18	11	7	7	8	6	24	4	30
	1%h	3%zh	2%h	*	2%zh	2%h	*2%*	-	-	-	-	*1%*	*	3%zj	*1%*	*2%*	*1%*	*1%*	*2%*	*1%*	*1%*	*4%*	*2%*
OWNER-OCCUPIER DOWN-SIZER (D)	**38**	15	3	2	20	1	1	1	15	-	2	5	1	18	27	10	14	11	5	7	37	1	44
	2%	*2%*	*1%*	*1%*	*2%*	*1%*	*	*2%*	3%z	-	*1%*	*2%*	*1%*	*2%*	*2%*	*1%*	*3%*	*2%*	*1%*	*1%*	*2%*	*	*2%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i - z/j/k/l/m - z/n/o - z/p/q/r/s - z/t/u
Overlap formulae used. * small base

J17-023392-01 24 MAR - 3 APR 2017
PUBLIC
HALIFAX HOUSING MARKET CONFIDENCE TRACKER (Q1 MAR 2017)

18 Apr 2017

Table 57
DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

		OCCUPATION									INCOME				CHIEF INCOME EARNER		SOCIAL GRADE				ETHNICITY		
	TOTAL (z)	FULL-TIME (a)	PART-TIME (b)	SELF-EMPLOYED (c)	FT/ PT/ SELF EMPLYED (d)	NOT WORKING - HOUSEWIFE (e)	STILL IN EDUCATION (f)	UNEMPLOYED (g)	RETIRED (h)	OTHER (i)	UP TO 9499 (j)	9500 - 17499 (k)	17500 - 24999 (l)	25000 PLUS (m)	YES (n)	NO (o)	AB (p)	C1 (q)	C2 (r)	DE (s)	WHITE (t)	BME (u)	UNWTD TOTAL
WEIGHTED BASE	**1958**	691	228	145	1064	113*	173*	62*	441	105*	183	235	128	772	1236	722	523	563	410	462	1830	117	1958
	100%	*35%*	*12%*	*7%*	*54%*	*6%**	*9%**	*3%**	*23%*	*5%**	*9%*	*12%*	*7%*	*39%*	*63%*	*37%*	*27%*	*29%*	*21%*	*24%*	*93%*	*6%*	*100%*
PRS DOWN-SIZER (D)	**19**	8	2	2	12	1	4	2	*	-	4	3	2	9	11	8	2	8	2	7	17	2	21
	1%h	1%h	*1%*	*1%*	1%h	*1%*	*2%*	3%h	*	-	*2%*	*1%*	*1%*	*1%*	*1%*	*1%*	*	*1%*	*	*2%*	*1%*	*1%*	*1%*
NEXT 12 MONTHS																							
GOOD TIME BUY	**1010**	368	120	78	565	50	57	27	269	41	88	128	82	437	657	353	286	306	203	215	964	45	1055
	52%fi su	53%fi	53%f	54%f	53%fi	*45%*	*33%*	*44%*	61%za defgi	*40%*	*48%*	*55%*	64%zj	57%zj	53%z	*49%*	*55%*	54%s	*49%*	*47%*	53%zu	*38%*	*54%*
GOOD TIME SELL	**1024**	396	128	89	613	51	69	17	236	38	75	129	67	459	658	366	303	319	188	215	973	50	1028
	52%gi jrsu	57%zf gi	56%gi	62%ze fgi	58%zf gi	*45%*	*40%*	*28%*	53%gi	*36%*	*41%*	55%j	*52%*	59%zj	*53%*	*51%*	58%zr s	57%zr s	*46%*	*46%*	53%u	*43%*	*53%*
BAD TIME BUY	**716**	254	77	49	381	51	102	25	114	43	77	75	35	278	435	281	206	195	160	155	662	51	673
	37%hl n	37%h	*34%*	*34%*	36%h	45%h	59%za bcdh	40%h	*26%*	41%h	42%kl	*32%*	*27%*	*36%*	*35%*	*39%*	*39%*	*35%*	*39%*	*33%*	*36%*	*43%*	*34%*
BAD TIME SELL	**672**	226	75	40	341	50	57	35	141	48	91	78	45	251	436	236	160	179	166	166	620	49	695
	34%d	*33%*	*33%*	*28%*	*32%*	44%cd	*33%*	57%za bcdfh	*32%*	46%za bcdh	50%zk lm	*33%*	*35%*	*32%*	*35%*	*33%*	*31%*	*32%*	41%zp q	*36%*	*34%*	*42%*	*35%*
AVERAGE PRICE																							
HIGHER	**1145**	415	128	93	635	70	94	33	262	52	98	137	72	493	724	422	323	331	237	254	1066	76	1157
	58%	*60%*	*56%*	64%i	*60%*	*62%*	*54%*	*53%*	*59%*	*49%*	*54%*	*58%*	*56%*	64%zj	*59%*	*58%*	*62%*	*59%*	*58%*	*55%*	*58%*	*65%*	*59%*
SAME	**441**	148	58	33	240	26	25	12	117	22	37	53	35	159	274	167	102	130	100	109	423	17	452
	23%u	*21%*	*26%*	*23%*	*23%*	*23%*	*15%*	*20%*	26%z	*21%*	*21%*	*23%*	*27%*	*21%*	*22%*	*23%*	*20%*	*23%*	*24%*	*24%*	23%u	*15%*	*23%*
LOWER	**256**	106	31	13	150	9	23	10	42	22	36	36	14	108	177	79	64	85	55	52	241	14	253
	13%h	15%h	*14%*	*9%*	14%h	*8%*	*14%*	*16%*	*10%*	21%zc eh	20%z	*15%*	*11%*	*14%*	14%z	*11%*	*12%*	*15%*	*13%*	*11%*	*13%*	*12%*	*13%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i - z/j/k/l/m - z/n/o - z/p/q/r/s - z/t/u
Overlap formulae used. * small base

J17-023392-01 24 MAR - 3 APR 2017
PUBLIC
HALIFAX HOUSING MARKET CONFIDENCE TRACKER (Q1 MAR 2017)

18 Apr 2017

Table 58
DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

		NUMBER IN HOUSEHOLD			CHILDREN IN HOUSEHOLD		CAR IN HOUSEHOLD		MAIN SHOPPER		EDUCATION				
	TOTAL (z)	1 (a)	2 (b)	3+ (c)	YES (d)	NO (e)	YES (f)	NO (g)	YES (k)	NO (l)	GCSE/ O-LV/ CSE/ NVQ12 (m)	A-LVL OR EQUIV (n)	DEGR/ MAST/ PHD (o)	NO FORML QUAL (p)	UNWTD TOTAL
UNWEIGHTED BASE	**1958**	431	674	844	510	1448	1525	433	1498	460	517	366	667	252	1958
WEIGHTED BASE	**1958**	399	592	961	608	1350	1537	421	1433	525	581	362	627	237	1958
	100%	*20%*	*30%*	*49%*	*31%*	*69%*	*78%*	*22%*	*73%*	*27%*	*30%*	*19%*	*32%*	*12%*	*100%*
SEX															
MALE	**950**	172	304	469	273	677	762	188	566	384	274	183	313	103	952
	49%ak	*43%*	51%a	*49%*	*45%*	*50%*	*50%*	*45%*	*39%*	73%zk	*47%*	*51%*	*50%*	*43%*	*49%*
FEMALE	**1008**	227	288	492	335	673	775	233	867	141	307	179	315	134	1006
	51%l	57%zb	*49%*	*51%*	*55%*	*50%*	*50%*	*55%*	61%zl	*27%*	*53%*	*49%*	*50%*	*57%*	*51%*
AGE															
16-24	**315**	23	42	251	82	233	218	97	126	190	111	132	39	9	263
	16%abfkop	*6%*	*7%*	26%zab	*13%*	*17%*	*14%*	23%zf	*9%*	36%zk	19%op	37%zmop	*6%*	*4%*	*13%*
25-34	**304**	31	93	179	150	154	241	62	231	73	101	33	140	15	257
	16%aenp	*8%*	16%a	19%za	25%ze	*11%*	*16%*	*15%*	16%z	*14%*	17%np	*9%*	22%znp	*6%*	*13%*
35-44	**356**	35	48	272	258	98	303	52	271	85	80	56	173	30	278
	18%abegmp	*9%*	*8%*	28%zab	42%ze	*7%*	20%zg	*12%*	19%z	*16%*	*14%*	*16%*	28%zmnp	*13%*	*14%*
45-54	**315**	54	95	163	100	215	265	50	257	58	104	57	113	24	305
	16%glp	*14%*	*16%*	*17%*	*16%*	*16%*	17%g	*12%*	18%zl	*11%*	18%p	*16%*	18%p	*10%*	*16%*
55-64	**283**	87	128	68	11	272	232	51	226	57	82	40	85	45	331
	14%cd	22%zc	22%zc	*7%*	*2%*	20%zd	*15%*	*12%*	16%z	*11%*	*14%*	*11%*	*13%*	19%zn	*17%*
65+	**385**	171	187	27	7	378	276	109	322	63	104	44	77	114	524
	20%cdflno	43%zbc	32%zc	*3%*	*1%*	28%zd	*18%*	26%zf	22%zl	*12%*	18%o	*12%*	*12%*	48%zmno	*27%*
18+	**1866**	399	589	871	580	1286	1456	410	1428	439	521	347	627	235	1943
	95%clm	100%zc	100%zc	*91%*	*95%*	*95%*	*95%*	97%z	100%zl	*84%*	*90%*	96%m	100%zmnp	99%zmn	*99%*
TENURE															
OWNED OUTRIGHT	**490**	134	238	116	37	453	432	58	369	120	135	73	157	86	756
	25%cdgn	34%zc	40%zac	*12%*	*6%*	34%zd	28%zg	*14%*	26%z	*23%*	*23%*	*20%*	*25%*	36%zmno	*39%*
BOUGHT ON A MORTGAGE	**776**	77	203	495	344	432	740	36	514	262	221	140	338	30	542
	40%abegkp	*19%*	34%a	51%zab	57%ze	*32%*	48%zg	*9%*	*36%*	50%zk	38%p	39%p	54%zmnp	*13%*	*28%*
RENTED FROM LOCAL AUTHORITY	**192**	60	41	91	78	114	90	102	167	26	84	22	16	56	165
	10%beflno	15%zbc	*7%*	*10%*	13%ze	*8%*	*6%*	24%zf	12%zl	*5%*	14%zno	6%o	*3%*	23%zmno	*8%*
BELONGS TO HOUSING ASSOCIATION	**140**	61	31	48	36	104	65	75	109	31	52	26	12	34	136
	7%bcfo	15%zbc	*5%*	*5%*	*6%*	*8%*	*4%*	18%zf	8%z	*6%*	9%o	7%o	*2%*	14%zno	*7%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c - z/d/e - z/f/g - z/h/i/j - z/k/l - z/m/n/o/p
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

Table 58
DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

		NUMBER IN HOUSEHOLD			CHILDREN IN HOUSEHOLD		CAR IN HOUSEHOLD		MAIN SHOPPER		EDUCATION				
	TOTAL (z)	1 (a)	2 (b)	3+ (c)	YES (d)	NO (e)	YES (f)	NO (g)	YES (k)	NO (l)	GCSE/ O-LV/ CSE/ NVQ12 (m)	A-LVL OR EQUIV (n)	DEGR/ MAST/ PHD (o)	NO FORML QUAL (p)	UNWTD TOTAL
WEIGHTED BASE	**1958**	399	592	961	608	1350	1537	421	1433	525	581	362	627	237	1958
	100%	*20%*	*30%*	*49%*	*31%*	*69%*	*78%*	*22%*	*73%*	*27%*	*30%*	*19%*	*32%*	*12%*	*100%*
RENTED FROM PRIVATE LANDLORD	**333**	62	76	191	105	227	196	137	258	75	79	95	97	29	344
	17%bf	*16%*	*13%*	20%zb	*17%*	*17%*	*13%*	32%zf	18%z	*14%*	*14%*	26%zm	*16%*	*12%*	*18%*
	p											op			
OTHER	**27**	4	2	20	7	19	13	13	15	12	10	6	7	3	15
	1%bfk	*1%*	*	2%b	*1%*	*1%*	*1%*	3%zf	*1%*	*2%*	*2%*	*2%*	*1%*	*1%*	*1%*
OWNER/ OCCUPIER	**1266**	211	441	610	381	885	1172	94	884	382	357	213	495	116	1298
	65%ag	*53%*	75%za	64%a	*63%*	*66%*	76%zg	*22%*	*62%*	73%zk	61%p	59%p	79%zm	*49%*	*66%*
	knp		c										np		
RENTERS	**666**	184	148	330	220	446	351	314	534	131	214	143	126	119	645
	34%bf	46%zb	*25%*	34%b	*36%*	*33%*	*23%*	75%zf	37%zl	*25%*	37%o	40%zo	*20%*	50%zm	*33%*
	lo	c												no	
ACORN															
WEALTHY ACHIEVERS	**433**	63	139	230	153	280	407	25	304	129	125	81	163	36	435
	22%ag	*16%*	23%a	24%a	*25%*	*21%*	27%zg	*6%*	*21%*	*24%*	*22%*	*22%*	26%zp	*15%*	*22%*
	kp														
URBAN PROSPERITY	**203**	49	51	104	61	143	133	70	161	43	25	46	102	15	231
	10%fm	*12%*	*9%*	*11%*	*10%*	*11%*	*9%*	17%zf	11%z	*8%*	*4%*	13%mp	16%zmp	*7%*	*12%*
	p														
COMFORTABLY OFF	**600**	139	208	251	169	432	513	88	435	165	168	108	199	79	626
	31%cg	35%zc	35%zc	*26%*	*28%*	*32%*	33%zg	*21%*	*30%*	*31%*	*29%*	*30%*	*32%*	*33%*	*32%*
MODERATE MEANS	**350**	51	101	196	105	245	261	88	241	108	132	80	65	42	327
	18%ak	*13%*	*17%*	20%a	*17%*	*18%*	*17%*	*21%*	*17%*	*21%*	23%zo	22%o	*10%*	18%o	*17%*
	o														
HARD PRESSED	**342**	91	85	165	113	229	204	138	268	74	130	37	85	62	320
	17%bf	23%zb	*14%*	*17%*	*19%*	*17%*	*13%*	33%zf	19%z	*14%*	22%zn	*10%*	*14%*	26%zn	*16%*
	no	c									o			o	
OCCUPATION															
FULL-TIME	**691**	95	207	386	272	419	607	84	477	213	175	143	305	31	610
	35%ae	*24%*	35%a	40%za	45%ze	*31%*	39%zg	*20%*	*33%*	41%k	30%p	39%mp	49%zm	*13%*	*31%*
	gkp												np		
PART-TIME	**228**	20	58	149	116	112	180	48	185	43	81	34	79	20	216
	12%ae	*5%*	10%a	16%za	19%ze	*8%*	*12%*	*11%*	13%z	*8%*	*14%*	*9%*	*13%*	*8%*	*11%*
				b											
SELF-EMPLOYED	**145**	21	44	79	49	95	132	12	101	43	47	20	69	6	136
	7%gkp	*5%*	*7%*	*8%*	*8%*	*7%*	9%zg	*3%*	*7%*	*8%*	8%p	*6%*	11%znp	*3%*	*7%*
FT/ PT/ SELF EMPLYED	**1064**	137	309	614	438	626	919	144	764	300	303	197	452	57	962
	54%ae	*34%*	52%a	64%za	72%ze	*46%*	60%zg	*34%*	*53%*	*57%*	52%p	54%p	72%zm	*24%*	*49%*
	gkp			b									np		
NOT WORKING - HOUSEWIFE	**113**	4	17	92	71	42	92	21	102	11	40	21	31	16	107
	6%abe	*1%*	*3%*	10%za	12%ze	*3%*	*6%*	*5%*	7%zl	*2%*	*7%*	*6%*	*5%*	*7%*	*5%*
	l			b											

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c - z/d/e - z/f/g - z/h/i/j - z/k/l - z/m/n/o/p
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Table 58
DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

		NUMBER IN HOUSEHOLD			CHILDREN IN HOUSEHOLD		CAR IN HOUSEHOLD		MAIN SHOPPER		EDUCATION				
	TOTAL (z)	1 (a)	2 (b)	3+ (c)	YES (d)	NO (e)	YES (f)	NO (g)	YES (k)	NO (l)	GCSE/ O-LV/ CSE/ NVQ12 (m)	A-LVL OR EQUIV (n)	DEGR/ MAST/ PHD (o)	NO FORML QUAL (p)	UNWTD TOTAL
WEIGHTED BASE	**1958**	399	592	961	608	1350	1537	421	1433	525	581	362	627	237	1958
	100%	*20%*	*30%*	*49%*	*31%*	*69%*	*78%*	*22%*	*73%*	*27%*	*30%*	*19%*	*32%*	*12%*	*100%*
STILL IN EDUCATION	**173**	12	15	146	38	135	121	52	65	108	53	74	24	-	145
	9%abd fkop	*3%*	*2%*	15%zab	*6%*	10%zd	*8%*	12%zf	*5%*	21%zk	9%op	20%zmo p	4%p	-	*7%*
UNEMPLOYED	**62**	11	12	38	19	43	29	33	38	24	35	9	9	7	55
	3%bfk o	*3%*	*2%*	*4%*	*3%*	*3%*	*2%*	8%zf	*3%*	*5%*	6%zo	*2%*	*1%*	*3%*	*3%*
RETIRED	**441**	194	213	34	8	433	323	119	374	67	119	47	96	123	593
	23%cd flno	49%zb c	36%zc	*4%*	*1%*	32%zd	*21%*	28%zf	26%zl	*13%*	20%n	*13%*	*15%*	52%zm no	*30%*
OTHER	**105**	41	26	36	34	70	52	52	90	15	32	14	15	34	96
	5%cf o	10%zbc	*4%*	*4%*	*6%*	*5%*	*3%*	12%zf	6%zl	*3%*	6%o	*4%*	*2%*	14%zmn o	*5%*
INCOME															
UP TO 9499	**183**	85	48	50	37	146	93	90	163	20	56	41	24	42	204
	9%cd flo	21%zbc	*8%*	*5%*	*6%*	11%zd	*6%*	21%zf	11%zl	*4%*	10%o	11%o	*4%*	18%zm o	*10%*
9500 - 17499	**235**	95	80	60	46	188	156	78	201	33	86	34	36	59	262
	12%cd flo	24%zb c	13%c	*6%*	*8%*	14%zd	*10%*	19%zf	14%zl	*6%*	15%o	*9%*	*6%*	25%zm no	*13%*
17500 - 24999	**128**	40	40	48	38	90	113	15	100	28	49	17	39	11	139
	7%g	10%zc	*7%*	*5%*	*6%*	*7%*	7%g	*4%*	7%z	*5%*	*8%*	*5%*	*6%*	*5%*	*7%*
25000 PLUS	**772**	75	255	443	311	461	704	68	563	209	166	146	400	33	755
	39%ae gmp	*19%*	43%za	46%za	51%ze	*34%*	46%zg	*16%*	*39%*	*40%*	29%p	40%mp	64%zm np	*14%*	*39%*
CHIEF INCOME EARNER															
YES	**1236**	395	367	471	325	911	884	352	984	252	323	229	404	183	1312
	63%cd flm	99%zb c	62%c	*49%*	*53%*	67%zd	*58%*	83%zf	69%zl	*48%*	*56%*	*63%*	64%m	77%zm no	*67%*
NO	**722**	4	225	490	283	439	652	70	448	273	258	133	223	54	646
	37%aeg kp	*1%*	38%a	51%za b	47%ze	*33%*	42%zg	*17%*	*31%*	52%zk	44%zo p	37%p	36%p	*23%*	*33%*
SOCIAL GRADE															
AB	**523**	71	165	285	159	364	483	40	354	169	110	64	316	9	547
	27%ag kmnp	*18%*	28%a	30%a	*26%*	*27%*	31%zg	*9%*	*25%*	32%k	19%p	18%p	50%zmn p	*4%*	*28%*
C1	**563**	106	197	260	168	396	462	101	434	129	133	128	227	35	658
	29%gm p	*26%*	33%za c	*27%*	*28%*	*29%*	30%g	*24%*	30%z	*25%*	23%p	35%zm p	36%zm p	*15%*	*34%*
C2	**410**	73	116	220	150	261	336	75	282	129	160	96	62	50	348
	21%ek o	*18%*	*20%*	*23%*	25%ze	*19%*	*22%*	*18%*	*20%*	*25%*	27%zo	27%zo	*10%*	21%o	*18%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c - z/d/e - z/f/g - z/h/i/j - z/k/l - z/m/n/o/p
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Table 58
DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

		NUMBER IN HOUSEHOLD			CHILDREN IN HOUSEHOLD		CAR IN HOUSEHOLD		MAIN SHOPPER		EDUCATION				
	TOTAL (z)	1 (a)	2 (b)	3+ (c)	YES (d)	NO (e)	YES (f)	NO (g)	YES (k)	NO (l)	GCSE/ O-LV/ CSE/ NVQ12 (m)	A-LVL OR EQUIV (n)	DEGR/ MAST/ PHD (o)	NO FORML QUAL (p)	UNWTD TOTAL
WEIGHTED BASE	**1958**	399	592	961	608	1350	1537	421	1433	525	581	362	627	237	1958
	100%	*20%*	*30%*	*49%*	*31%*	*69%*	*78%*	*22%*	*73%*	*27%*	*30%*	*19%*	*32%*	*12%*	*100%*
DE	**462**	149	114	196	132	330	256	206	363	98	178	74	22	143	405
	24%bc	37%zb	*19%*	*20%*	*22%*	*24%*	*17%*	49%zf	25%zl	*19%*	31%zn	20%o	*4%*	60%zm	*21%*
	fo	c									o			no	
ETHNICITY															
WHITE	**1830**	388	573	864	538	1292	1456	373	1345	484	554	335	585	226	1729
	93%cd	97%zc	97%zc	*90%*	*88%*	96%zd	95%zg	*89%*	94%z	*92%*	*95%*	*93%*	*93%*	*96%*	*88%*
	g														
BME	**117**	8	18	90	67	50	75	42	79	38	28	24	39	10	221
	6%abe	*2%*	*3%*	9%za	11%ze	*4%*	*5%*	10%zf	*6%*	*7%*	*5%*	*7%*	*6%*	*4%*	*11%*
	fk			b											
NUMBER IN HOUSEHOLD															
1	**399**	399	-	-	-	399	213	187	384	15	103	52	104	104	431
	20%b	100%zbc	-	-	-	30%zd	*14%*	44%zf	27%zl	*3%*	*18%*	*14%*	*17%*	44%zm	*22%*
	cdfl													no	
	no														
2	**592**	-	592	-	27	565	505	87	437	155	171	105	197	74	674
	30%acd	-	100%zac	-	*4%*	42%zd	33%zg	*21%*	*30%*	*30%*	*29%*	*29%*	*31%*	*31%*	*34%*
	g														
3+	**961**	-	-	961	581	380	815	146	609	351	306	204	325	58	844
	49%abe	-	-	100%za	96%ze	*28%*	53%zg	*35%*	*43%*	67%zk	53%p	56%zp	52%p	*24%*	*43%*
	gkp			b											
CHILDREN IN HOUSEHOLD															
YES	**608**	-	27	581	608	-	517	91	444	164	189	100	239	37	510
	31%abe	-	5%a	60%z	100%ze	-	34%zg	*22%*	*31%*	*31%*	33%p	27%p	38%zn	*15%*	*26%*
	gp			ab									p		
NO	**1350**	399	565	380	-	1350	1020	330	988	361	392	263	389	201	1448
	69%c	100%zb	95%zc	*40%*	-	100%zd	*66%*	78%zf	*69%*	*69%*	*67%*	73%o	*62%*	85%zm	*74%*
	dfo	c												no	
CAR IN HOUSEHOLD															
YES	**1537**	213	505	815	517	1020	1537	-	1076	461	459	297	541	133	1525
	78%ae	*53%*	85%za	85%za	85%ze	*76%*	100%zg	-	*75%*	88%zk	79%p	82%p	86%zm	*56%*	*78%*
	gkp												p		
NO	**421**	187	87	146	91	330	-	421	357	65	122	66	86	104	433
	22%bc	47%zb	*15%*	*15%*	*15%*	24%zd	-	100%zf	25%zl	*12%*	21%o	*18%*	*14%*	44%zm	*22%*
	dflo	c												no	
MAIN SHOPPER															
YES	**1433**	384	437	609	444	988	1076	357	1433	-	403	240	487	201	1498
	73%cf	96%zb	74%c	*63%*	*73%*	*73%*	*70%*	85%z	100%zl	-	*69%*	*66%*	78%zm	85%zm	*77%*
	ln	c						f					n	no	
NO	**525**	15	155	351	164	361	461	65	-	525	179	122	140	36	460
	27%agk	*4%*	26%a	37%za	*27%*	*27%*	30%zg	*15%*	-	100%zk	31%op	34%zo	22%p	*15%*	*23%*
	op			b								p			

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c - z/d/e - z/f/g - z/h/i/j - z/k/l - z/m/n/o/p
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Table 58
DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

		NUMBER IN HOUSEHOLD			CHILDREN IN HOUSEHOLD		CAR IN HOUSEHOLD		MAIN SHOPPER		EDUCATION				
	TOTAL (z)	1 (a)	2 (b)	3+ (c)	YES (d)	NO (e)	YES (f)	NO (g)	YES (k)	NO (l)	GCSE/ O-LV/ CSE/ NVQ12 (m)	A-LVL OR EQUIV (n)	DEGR/ MAST/ PHD (o)	NO FORML QUAL (p)	UNWTD TOTAL
WEIGHTED BASE	**1958**	399	592	961	608	1350	1537	421	1433	525	581	362	627	237	1958
	100%	*20%*	*30%*	*49%*	*31%*	*69%*	*78%*	*22%*	*73%*	*27%*	*30%*	*19%*	*32%*	*12%*	*100%*
EDUCATION															
GCSE/ O-LV/ CSE/ NVQ12	**581**	103	171	306	189	392	459	122	403	179	581	-	-	-	517
	30%knop	*26%*	*29%*	*32%*	*31%*	*29%*	*30%*	*29%*	*28%*	*34%*	100%znop	-	-	-	*26%*
A-LVL OR EQUIV	**362**	52	105	204	100	263	297	66	240	122	-	362	-	-	366
	19%akmop	*13%*	*18%*	21%a	*16%*	*19%*	*19%*	*16%*	*17%*	23%k	-	100%zmop	-	-	*19%*
DEGR/ MAST/ PHD	**627**	104	197	325	239	389	541	86	487	140	-	-	627	-	667
	32%aegmnp	*26%*	33%a	34%a	39%ze	*29%*	35%zg	*20%*	34%zl	*27%*	-	-	100%zmnp	-	*34%*
NO FORML QUAL	**237**	104	74	58	37	201	133	104	201	36	-	-	-	237	252
	12%cdflmno	26%zbc	13%c	*6%*	*6%*	15%zd	*9%*	25%zf	14%zl	*7%*	-	-	-	100%zmno	*13%*
GOVERNMENT OFFICE REGION															
EAST MID- LANDS	**146**	28	49	68	43	103	130	15	99	47	52	25	38	14	136
	7%gk	*7%*	*8%*	*7%*	*7%*	*8%*	8%zg	*4%*	*7%*	*9%*	*9%*	*7%*	*6%*	*6%*	*7%*
EAST- ERN	**188**	29	48	111	67	122	158	30	124	64	75	35	44	27	201
	10%ko	*7%*	*8%*	12%a	*11%*	*9%*	*10%*	*7%*	*9%*	*12%*	13%o	*10%*	*7%*	*11%*	*10%*
LON- DON	**251**	50	68	131	83	168	137	115	203	48	43	41	113	31	252
	13%fm	*13%*	*12%*	*14%*	*14%*	*12%*	*9%*	27%zf	14%zl	*9%*	*7%*	*11%*	18%zmn	13%m	*13%*
NORTH EAST	**86**	19	32	34	18	67	67	18	68	17	27	16	16	15	84
	4%o	*5%*	*5%*	*4%*	*3%*	*5%*	*4%*	*4%*	5%z	*3%*	*5%*	*4%*	*3%*	6%o	*4%*
NORTH WEST	**224**	48	49	126	80	144	172	52	168	56	69	47	55	24	225
	11%bo	*12%*	*8%*	13%b	*13%*	*11%*	*11%*	*12%*	*12%*	*11%*	*12%*	*13%*	*9%*	*10%*	*11%*
SCOT- LAND	**171**	48	52	71	44	128	138	33	133	39	68	21	51	17	180
	9%n	12%zc	*9%*	*7%*	*7%*	*9%*	*9%*	*8%*	9%z	*7%*	12%n	*6%*	*8%*	*7%*	*9%*
SOUTH EAST	**275**	58	82	134	85	190	223	52	212	62	59	60	109	34	240
	14%m	*14%*	*14%*	*14%*	*14%*	*14%*	*15%*	*12%*	15%z	*12%*	*10%*	17%m	17%zm	*14%*	*12%*
SOUTH WEST	**173**	28	60	85	57	116	156	16	125	48	62	28	66	12	156
	9%gp	*7%*	*10%*	*9%*	*9%*	*9%*	10%zg	*4%*	*9%*	*9%*	11%p	*8%*	10%p	*5%*	*8%*
WALES	**98**	19	44	35	28	70	76	22	61	36	30	23	30	12	111
	5%k	*5%*	7%zc	*4%*	*5%*	*5%*	*5%*	*5%*	*4%*	*7%*	*5%*	*6%*	*5%*	*5%*	*6%*
WEST MID- LANDS	**175**	45	47	80	52	123	137	37	125	50	45	26	62	30	202
	9%	*11%*	*8%*	*8%*	*8%*	*9%*	*9%*	*9%*	*9%*	*9%*	*8%*	*7%*	*10%*	13%zn	*10%*
YORKS AND HUMBR	**172**	27	61	84	53	119	141	31	114	58	52	41	44	21	171
	9%k	*7%*	*10%*	*9%*	*9%*	*9%*	*9%*	*7%*	*8%*	*11%*	*9%*	11%o	*7%*	*9%*	*9%*

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BASE: ALL ADULTS AGED 16+

		NUMBER IN HOUSEHOLD			CHILDREN IN HOUSEHOLD		CAR IN HOUSEHOLD		MAIN SHOPPER		EDUCATION				
	TOTAL (z)	1 (a)	2 (b)	3+ (c)	YES (d)	NO (e)	YES (f)	NO (g)	YES (k)	NO (l)	GCSE/ O-LV/ CSE/ NVQ12 (m)	A-LVL OR EQUIV (n)	DEGR/ MAST/ PHD (o)	NO FORML QUAL (p)	UNWTD TOTAL
WEIGHTED BASE	**1958**	399	592	961	608	1350	1537	421	1433	525	581	362	627	237	1958
	100%	*20%*	*30%*	*49%*	*31%*	*69%*	*78%*	*22%*	*73%*	*27%*	*30%*	*19%*	*32%*	*12%*	*100%*
AREA															
RURAL	**406**	77	139	190	135	271	355	51	292	113	139	73	131	44	392
	21%g	*19%*	23%z	*20%*	*22%*	*20%*	23%zg	*12%*	*20%*	*22%*	*24%*	*20%*	*21%*	*19%*	*20%*
SUB URBAN	**431**	104	138	187	112	319	346	85	306	125	141	75	125	65	419
	22%dk	26%zc	*23%*	*20%*	*18%*	24%zd	*23%*	*20%*	*21%*	*24%*	*24%*	*21%*	*20%*	28%zo	*21%*
URBAN	**687**	120	215	351	235	452	574	112	514	172	197	137	206	76	688
	35%ag	*30%*	36%a	*37%*	*39%*	*33%*	37%zg	*27%*	36%z	*33%*	*34%*	*38%*	*33%*	*32%*	*35%*
METRO POL ITAN	**435**	99	100	232	127	307	261	173	320	115	104	78	166	51	459
	22%bf	25%b	*17%*	24%b	*21%*	*23%*	*17%*	41%zf	*22%*	*22%*	*18%*	*21%*	26%zm	*22%*	*23%*
TENURE LIFESTAGE - Q2															
ANY (A TO G)	**564**	62	111	388	184	379	457	106	297	266	165	143	163	45	518
	29%ab kp	*16%*	*19%*	40%za b	*30%*	*28%*	*30%*	*25%*	*21%*	51%zk	28%p	39%zm op	*26%*	*19%*	*26%*
FTB (A+B)	**312**	20	36	256	93	219	253	59	105	208	112	100	53	18	242
	16%abk op	*5%*	*6%*	27%za b	*15%*	*16%*	*16%*	*14%*	*7%*	40%zk	19%op	28%zmo p	*8%*	*8%*	*12%*
OWNER-OCCUPIER UP-SIZER (C)	**67**	6	16	44	38	29	66	1	51	16	9	7	45	2	55
	3%aeg mp	*2%*	*3%*	5%a	6%ze	*2%*	4%zg	*	*4%*	*3%*	*2%*	*2%*	7%zmn p	*1%*	*3%*
PRS UP-SIZER (C)	**28**	2	8	18	13	16	22	6	25	3	5	8	14	1	30
	1%	*1%*	*1%*	*2%*	*2%*	*1%*	*1%*	*2%*	2%z	*1%*	*1%*	*2%*	*2%*	*	*2%*
OWNER-OCCUPIER DOWN-SIZER (D)	**38**	12	13	12	5	32	33	5	26	12	7	9	11	5	44
	2%	3%c	*2%*	*1%*	*1%*	*2%*	*2%*	*1%*	*2%*	*2%*	*1%*	*2%*	*2%*	*2%*	*2%*
PRS DOWN-SIZER (D)	**19**	4	4	12	6	13	12	7	18	1	7	2	6	2	21
	1%	*1%*	*1%*	*1%*	*1%*	*1%*	*1%*	*2%*	1%z	*	*1%*	*	*1%*	*1%*	*1%*
NEXT 12 MONTHS															
GOOD TIME BUY	**1010**	220	342	446	293	717	840	170	762	248	300	177	350	106	1055
	52%cg p	55%c	58%zc	*46%*	*48%*	*53%*	55%zg	*40%*	53%z	*47%*	*52%*	*49%*	56%zp	*45%*	*54%*
GOOD TIME SELL	**1024**	208	326	487	336	688	857	167	763	261	305	195	360	103	1028
	52%gp	*52%*	*55%*	*51%*	*55%*	*51%*	56%zg	*40%*	53%z	*50%*	*53%*	54%p	57%zp	*44%*	*53%*
BAD TIME BUY	**716**	131	185	399	235	481	530	186	495	221	199	150	239	84	673
	37%bf k	*33%*	*31%*	42%za b	*39%*	*36%*	*35%*	44%zf	*35%*	42%k	*34%*	*41%*	*38%*	*36%*	*34%*
BAD TIME SELL	**672**	144	191	336	204	468	485	187	489	183	172	126	228	86	695
	34%f	*36%*	*32%*	*35%*	*33%*	*35%*	*32%*	44%zf	*34%*	*35%*	*30%*	*35%*	*36%*	*36%*	*35%*
AVERAGE PRICE															
HIGHER	**1145**	233	357	552	349	796	926	219	847	298	327	221	391	126	1157
	58%g	*58%*	*60%*	*57%*	*57%*	*59%*	60%zg	*52%*	59%z	*57%*	*56%*	*61%*	62%zp	*53%*	*59%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c - z/d/e - z/f/g - z/h/i/j - z/k/l - z/m/n/o/p
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

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Table 58
DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

		NUMBER IN HOUSEHOLD			CHILDREN IN HOUSEHOLD		CAR IN HOUSEHOLD		MAIN SHOPPER		EDUCATION				
	TOTAL (z)	1 (a)	2 (b)	3+ (c)	YES (d)	NO (e)	YES (f)	NO (g)	YES (k)	NO (l)	GCSE/ O-LV/ CSE/ NVQ12 (m)	A-LVL OR EQUIV (n)	DEGR/ MAST/ PHD (o)	NO FORML QUAL (p)	UNWTD TOTAL
WEIGHTED BASE	**1958**	399	592	961	608	1350	1537	421	1433	525	581	362	627	237	1958
	100%	*20%*	*30%*	*49%*	*31%*	*69%*	*78%*	*22%*	*73%*	*27%*	*30%*	*19%*	*32%*	*12%*	*100%*
SAME	**441**	99	137	206	132	309	329	113	333	109	149	68	121	64	452
	23%o	*25%*	*23%*	*21%*	*22%*	*23%*	*21%*	27%z	23%z	*21%*	26%o	*19%*	*19%*	27%no	*23%*
LOWER	**256**	48	77	131	89	167	199	57	181	75	50	57	101	24	253
	13%km	*12%*	*13%*	*14%*	*15%*	*12%*	*13%*	*13%*	*13%*	*14%*	*9%*	16%m	16%zm p	*10%*	*13%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c - z/d/e - z/f/g - z/h/i/j - z/k/l - z/m/n/o/p
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

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Table 59
DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

GOVERNMENT OFFICE REGION

	TOTAL (z)	EAST MID-LANDS (a)	EAST-ERN (b)	LON-DON (c)	NORTH EAST (d)	NORTH WEST (e)	SCOT-LAND (f)	SOUTH EAST (g)	SOUTH WEST (h)	WALES (i)	WEST MID-LANDS (j)	YORKS AND HUMBR (k)	ENG-LAND EXC. LONDON (l)	GB EXC. LONDON (m)
UNWEIGHTED BASE	**1958**	136	201	252	84	225	180	240	156	111	202	171	1415	1706
WEIGHTED BASE	**1958** *100%*	146* *7%**	188* *10%**	251 *13%*	86* *4%**	224 *11%*	171* *9%**	275 *14%*	173 *9%*	98* *5%**	175 *9%*	172 *9%*	1438 *73%*	1707 *87%*
SEX														
MALE	**950** ***49%***	81 56%e	84 *44%*	123 *49%*	41 *48%*	93 *41%*	80 *47%*	126 *46%*	91 *52%*	50 *52%*	94 54%e	86 *50%*	696 48%e	827 *48%*
FEMALE	**1008** 51%p	64 *44%*	104 *56%*	128 *51%*	44 *52%*	131 59%aj lpux	91 *53%*	149 *54%*	82 *48%*	47 *48%*	80 *46%*	86 *50%*	742 52%p	880 52%p
AGE														
16-24	**315** 16%is	29 20%is	44 23%hi ns	41 16%is	11 *12%*	37 16%is	29 *17%*	40 *15%*	17 *10%*	7 *7%*	29 16%is	32 19%is	238 17%hin s	275 16%is
25-34	**304** 16%a	8 *6%*	24 *13%*	48 19%a	14 16%a	44 20%ag p	26 *15%*	33 *12%*	31 18%a	16 17%a	31 18%ap	28 16%a	213 15%a	255 15%a
35-44	**356** ***18%***	22 *15%*	44 *23%*	57 *23%*	11 *13%*	42 *19%*	33 *19%*	48 *17%*	26 *15%*	21 *22%*	26 *15%*	25 *15%*	244 *17%*	298 *17%*
45-54	**315** ***16%***	33 23%bq	19 *10%*	36 *14%*	9 *10%*	33 *15%*	31 *18%*	44 *16%*	34 *20%*	11 *12%*	29 *16%*	35 *20%*	236 *16%*	279 *16%*
55-64	**283** ***14%***	22 *15%*	24 *13%*	35 *14%*	27 31%za bcefg hijkl mnopq rstuv wxy	24 *11%*	22 *13%*	35 *13%*	29 *17%*	15 *16%*	24 *14%*	25 *15%*	211 *15%*	248 *15%*
65+	**385** 20%cr x	32 *22%*	34 *18%*	33 *13%*	14 *17%*	43 *19%*	30 *17%*	75 27%zc klmor uvwxy	36 *21%*	26 27%ck orx	35 *20%*	27 *16%*	296 21%crx y	352 21%zc rxy
18+	**1866** 95%ab qx	130 *89%*	160 *85%*	240 96%b q	86 100%ab fpqtvx	218 97%ab qx	156 *91%*	273 99%z abcf klmp qrtu vwxy	173 100%z abcfj klmpq rtuvw xy	98 100%za bflmpq tvwxy	169 97%ab pq	164 95%bq	1372 95%abq x	1626 95%a bqx
TENURE														
OWNED OUTRIGHT	**490** 25%cr	44 30%cr	41 *22%*	31 *12%*	28 33%ce r	45 *20%*	49 29%cr	80 29%ce r	46 27%cr	31 32%ce r	45 26%cr	49 29%cr	378 26%cer uy	459 27%zc eruvw xy

	SOUTH ENG-LAND (n)	NORTH ENG-LAND (o)	MID-LANDS (p)	EAST-ERN (q)	LON-DON (r)	WALES (s)	SCOT-LAND (t)	GB EXC. SCOT-LAND (u)	GB EXC. NORTH ENG-LAND (v)	GB EXC. MID-LANDS (w)	GB EXC. SOUTH (x)	GB EXC. WALES (y)	UNWTD TOTAL
UNWEIGHTED BASE	396	480	338	201	252	111	180	1778	1478	1620	1562	1847	1958
WEIGHTED BASE	447 *23%*	482 *25%*	320 *16%*	188* *10%**	251 *13%*	98* *5%**	171* *9%**	1787 *91%*	1476 *75%*	1638 *84%*	1511 *77%*	1860 *95%*	1958 *100%*
SEX													
MALE	217 *48%*	220 *46%*	175 55%ze lmouw xy	84 *44%*	123 *49%*	50 *52%*	80 *47%*	869 49%e	730 *49%*	774 *47%*	733 49%e	900 *48%*	952 *49%*
FEMALE	231 *52%*	262 54%p	145 *45%*	104 *56%*	128 *51%*	47 *48%*	91 *53%*	917 51%p	746 *51%*	863 53%p	777 51%p	961 52%p	1006 *51%*
AGE													
16-24	58 *13%*	79 16%is	57 18%is	44 23%hi ns	41 16%is	7 *7%*	29 *17%*	286 16%is	236 16%is	258 16%is	258 17%hi s	309 17%hi ns	263 *13%*
25-34	63 14%a	86 18%a	39 12%a	24 *13%*	48 19%a	16 17%a	26 *15%*	278 16%a	218 15%a	264 16%a	240 16%a	287 15%a	257 *13%*
35-44	73 *16%*	79 *16%*	48 *15%*	44 *23%*	57 *23%*	21 *22%*	33 *19%*	323 *18%*	277 *19%*	308 19%l	282 *19%*	334 *18%*	278 *14%*
45-54	78 *17%*	77 *16%*	62 *19%*	19 *10%*	36 *14%*	11 *12%*	31 *18%*	284 *16%*	238 *16%*	253 *15%*	237 *16%*	303 *16%*	305 *16%*
55-64	64 *14%*	77 16%e	46 *14%*	24 *13%*	35 *14%*	15 *16%*	22 *13%*	261 *15%*	206 *14%*	237 *14%*	219 *14%*	268 *14%*	331 *17%*
65+	111 25%zc klmor uvwxy	84 *17%*	68 21%cr	34 *18%*	33 *13%*	26 27%ck orx	30 *17%*	355 20%cr x	301 20%cr x	318 19%cr	275 *18%*	359 19%cr	524 *27%*
18+	446 100%za bcefjk lmopqr tuvwxy	467 97%ab fpqtx y	299 93%bq	160 *85%*	240 96%b q	98 100%za bflmpq tvwxy	156 *91%*	1711 96%za bqvxy	1399 95%ab q	1567 96%ab qx	1420 94%bq	1769 95%ab qx	1943 *99%*
TENURE													
OWNED OUTRIGHT	126 28%cr	122 25%ce r	89 28%cr	41 *22%*	31 *12%*	31 32%ce r	49 29%cr	440 25%cr	367 25%cr	401 24%cr	364 24%cr	458 25%cr	756 *39%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i/j/k/l/m/n/o/p/q/r/s/t/u/v/w/x/y
Overlap formulae used. * small base

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Table 59
DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

		GOVERNMENT OFFICE REGION																								
	TOTAL (z)	EAST MID-LANDS (a)	EAST-ERN (b)	LON-DON (c)	NORTH EAST (d)	NORTH WEST (e)	SCOT-LAND (f)	SOUTH EAST (g)	SOUTH WEST (h)	WALES (i)	WEST MID-LANDS (j)	YORKS AND HUMBR (k)	ENG-LAND EXC. LONDON (l)	GB EXC. LONDON (m)	SOUTH ENG-LAND (n)	NORTH ENG-LAND (o)	MID-LANDS (p)	EAST-ERN (q)	LON-DON (r)	WALES (s)	SCOT-LAND (t)	GB EXC. SCOT-LAND (u)	GB EXC. NORTH ENG-LAND (v)	GB EXC. MID-LANDS (w)	GB EXC. SOUTH (x)	GB EXC. WALES (y)	UNWTD TOTAL
WEIGHTED BASE	**1958** ***100%***	146* *7%**	188* *10%**	251 *13%*	86* *4%**	224 *11%*	171* *9%**	275 *14%*	173 *9%*	98* *5%**	175 *9%*	172 *9%*	1438 *73%*	1707 *87%*	447 *23%*	482 *25%*	320 *16%*	188* *10%**	251 *13%*	98* *5%**	171* *9%**	1787 *91%*	1476 *75%*	1638 *84%*	1511 *77%*	1860 *95%*	1958 *100%*
BOUGHT ON A MORTGAGE	**776** 40%cru	70 48%cjr	82 43%cr	75 *30%*	32 *38%*	83 *37%*	79 46%cr	104 *38%*	87 50%zcegijlmnorsuvwxy	33 *34%*	58 *33%*	73 42%cr	589 41%cjru	701 41%zcjrux	192 43%cgr	188 39%cr	128 40%cjr	82 43%cr	75 *30%*	33 *34%*	79 46%cr	697 39%cr	588 40%cr	648 40%cr	584 39%cr	743 40%cru	542 *28%*
RENTED FROM LOCAL AUTHORITY	**192** 10%hjlmnp	10 *7%*	21 11%h	58 23%zabefghijklmnopqstuvwxy	12 14%hjlmnp	21 10%h	14 *8%*	23 *8%*	5 *3%*	6 *7%*	9 *5%*	14 *8%*	115 8%h	135 8%h	28 6%h	47 10%h	19 *6%*	21 11%h	58 23%zabefghijklmnopqstuvwxy	6 *7%*	14 *8%*	179 10%hjlmnp	145 10%hjlmnp	174 11%hjlmnp	164 11%zhjlmnp	186 10%hjlmnp	165 *8%*
BELONGS TO HOUSING ASSOCIATION	**140** 7%dgoy	7 *4%*	21 11%dego	13 *5%*	- -	8 *4%*	15 9%dg	4 *2%*	19 11%deglnowy	21 21%zacdefghklmnoprtuvwxy	23 13%zacdegklmnopruvwxy	10 *6%*	92 6%dgo	128 7%degloy	24 5%dg	18 *4%*	29 9%dego	21 11%dego	13 *5%*	21 21%zacdefghklmnoprtuvwxy	15 9%dg	125 7%dgoy	123 8%zdeglnouwy	111 7%dgo	117 8%degoy	120 6%dgo	136 *7%*
RENTED FROM PRIVATE LANDLORD	**333** 17%bfhimqstv	14 *10%*	16 *8%*	68 27%zabdfhiklmnpqstuvwxy	12 *14%*	65 29%zabdfhiklmnopqstuvwxy	14 *8%*	62 22%zabfhilmnqstvw	13 *8%*	6 *6%*	38 22%abfhimpqstv	24 *14%*	245 17%bhimqs	265 16%his	75 17%his	102 21%zabfhiklmqstvwxy	52 16%ahis	16 *8%*	68 27%zabdfhiklmnpqstuvwxy	6 *6%*	14 *8%*	319 18%zabfhimqstv	231 16%his	280 17%bfhimqst	258 17%bfhiqst	327 18%zbfhimqstv	344 *18%*
OTHER	**27** ***1%***	1 *1%*	8 4%zglmnouvwxy	8 3%mn	- -	2 *1%*	- -	1 *	2 *1%*	- -	2 *1%*	2 *1%*	19 *1%*	19 *1%*	3 *1%*	5 *1%*	3 *1%*	8 4%zglmnouvwxy	8 3%mn	- -	- -	27 1%m	22 *1%*	24 *1%*	23 *2%*	27 1%m	15 *1%*
OWNER/ OCCUPIER	**1266** 65%cerux	114 78%zcejlmopruvwxy	123 65%cr	105 *42%*	61 71%cer	127 57%cr	129 75%cejrwx	184 67%cer	133 77%zcejlmoruvwxy	64 66%cr	103 59%cr	122 71%cejr	967 67%zcejruwxy	1160 68%zcejruvwxy	318 71%zcejruvwxy	310 64%cer	217 68%cejr	123 65%cr	105 *42%*	64 66%cr	129 75%cejrwx	1137 64%cer	955 65%cer	1049 64%cer	948 63%cr	1201 65%cerux	1298 *66%*
RENTERS	**666** 34%ahlmn	30 *21%*	57 *30%*	138 55%zabdefghijklmnopqstuvwxy	25 *29%*	95 42%zadfhklmnoptuvwy	43 *25%*	89 32%hn	38 *22%*	34 34%h	70 40%afhklmnpt	47 *28%*	451 31%ah	527 31%ah	127 28%h	167 35%ah	100 31%a	57 *30%*	138 55%zabdefghijklmnopqstuvwxy	34 34%h	43 *25%*	623 35%zahlmn	499 34%ahmn	565 35%ahlmn	539 36%zafhlmnt	632 34%ahlmn	645 *33%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i/j/k/l/m/n/o/p/q/r/s/t/u/v/w/x/y
Overlap formulae used. * small base

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Table 59
DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

	TOTAL (z)	GOVERNMENT OFFICE REGION EAST MID-LANDS (a)	EAST-ERN (b)	LON-DON (c)	NORTH EAST (d)	NORTH WEST (e)	SCOT-LAND (f)	SOUTH EAST (g)	SOUTH WEST (h)	WALES (i)	WEST MID-LANDS (j)	YORKS AND HUMBR (k)	ENG-LAND EXC. LONDON (l)	GB EXC. LONDON (m)	SOUTH ENG-LAND (n)	NORTH ENG-LAND (o)	MID-LANDS (p)	EAST-ERN (q)	LON-DON (r)	WALES (s)	SCOT-LAND (t)	GB EXC. SCOT-LAND (u)	GB EXC. NORTH ENG-LAND (v)	GB EXC. MID-LANDS (w)	GB EXC. SOUTH (x)	GB EXC. WALES (y)	UNWTD TOTAL
WEIGHTED BASE	1958 100%	146* 7%*	188* 10%*	251 13%	86* 4%*	224 11%	171* 9%*	275 14%	173 9%	98* 5%*	175 9%	172 9%	1438 73%	1707 87%	447 23%	482 25%	320 16%	188* 10%*	251 13%	98* 5%*	171* 9%*	1787 91%	1476 75%	1638 84%	1511 77%	1860 95%	1958 100%
ACORN																											
WEALTHY ACHIEVERS	433 22%cd eiors uwx	67 46%zb cdegi jklmn opqrs uvwxy	50 27%cde iors	9 4%e	10 12%cer	- -	62 36%zc degij klmor suwxy	46 17%ce or	105 61%za bcdef gijkl mnopq rstuv wxy	11 12%ce r	36 21%ce or	35 20%ceo r	351 24%zcd egiors uwxy	424 25%zc degio rsuwx y	152 34%zcd egijkl morsuv wxy	46 9%ce r	103 32%zc degij klmor suvwx y	50 27%cde iors	9 4%e	11 12%ce r	62 36%zc degij klmor suwxy	371 21%ce iorsx	387 26%zc degio rsuwx y	330 20%ce iors	281 19%ce or	422 23%cd egior suwx	435 22%
URBAN PROSPERITY	203 10%ade ghilmn opsu	- -	11 6%ai s	102 41%zab defghi jklmno pqstuv wxy	- -	10 4%	33 20%zab deghij lmnopq suvwy	6 2%	7 4%	- -	12 7%ad gips	22 13%adeg hilmnop s	68 5%ais	101 6%adg ilns	13 3%	32 7%adg ilns	12 4%	11 6%ai s	102 41%zab defghi jklmno pqstuv wxy	- -	33 20%za bdegh ijlmn opqsu vwy	170 10%ad eghil mnops	172 12%za deghi jlmno psu	192 12%za deghi lmnop su	190 13%za deghi jlmno psuy	203 11%za deghi lmnop su	231 12%
COMFORTABLY OFF	600 31%cf hrtvx	38 26%ch r	69 37%cf hrt	35 14%	36 42%za cfhjp rtvwx y	96 43%za cfhjl mprtu vwxy	23 13%	145 53%zab cfhjkl mnopqr tuvwxy	16 9%	41 42%za cfhjp rtvwx y	48 27%cf hrt	55 32%cfh rt	502 35%zcf hjmprt uvwxy	566 33%zc fhprt vxy	161 36%zc fhprt vwxy	187 39%za cfhjm prtuv wxy	85 27%cf hrt	69 37%cf hrt	35 14%	41 42%za cfhjp rtvwx y	23 13%	577 32%zc fhrtv xy	414 28%cf hrt	515 31%cf hrtvx	440 29%cf hrt	560 30%cf hrtv	626 32%
MODERATE MEANS	350 18%acg rvy	13 9%cr	41 22%acg rv	5 2%	26 30%za cfgjl mnprt uvwxy	74 33%za cfgjl mnprt uvwxy	19 11%cr	19 7%cr	45 26%za cfgnp rtuvw y	32 32%za cfgjl mnprt uvwxy	32 18%ac gpr	46 27%zac fgnprt uvwxy	295 21%zac gnpruv wy	345 20%za cfgnp rtuvw y	64 14%cg r	145 30%za cfgjl mnprt uvwxy	45 14%cg r	41 22%acg rv	5 2%	32 32%za cfgjl mnprt uvwxy	19 11%cr	331 19%za cgnrv y	205 14%cg r	305 19%ac gnrvy	286 19%ac gprvy	318 17%ac grv	327 17%
HARD PRESSED	342 17%bh klmnq	24 16%h	17 9%h	90 36%za bdefg hiklm nopqs tuvwx y	13 15%h	45 20%bh klmno q	34 20%hk n	45 16%hn	- -	14 14%h	47 27%zbd ghiklm nopqsu vwxy	14 8%h	205 14%hn	253 15%hk n	45 10%h	72 15%hk	71 22%bhk lmnoqu	17 9%h	90 36%za bdefg hiklm nopqs tuvwx y	14 14%h	34 20%hk n	308 17%bh klmnq	270 18%bh klmnq	271 17%hk lmn	298 20%zb hklmn oquwy	328 18%bh klmnq	320 16%
OCCUPATION																											
FULL-TIME	691 35%	54 37%	69 37%	95 38%	28 33%	69 31%	62 36%	84 31%	65 38%	36 37%	62 35%	68 39%	499 35%	596 35%	149 33%	165 34%	116 36%	69 37%	95 38%	36 37%	62 36%	629 35%	526 36%	574 35%	542 36%	655 35%	610 31%
PART-TIME	228 12%g	9 6%	29 15%g	35 14%g	8 10%	34 15%ag	22 13%	19 7%	25 14%gn	10 10%	20 12%	18 10%	162 11%g	193 11%g	43 10%g	60 12%g	29 9%	29 15%g	35 14%g	10 10%	22 13%	206 12%g	168 11%g	199 12%g	185 12%g	219 12%g	216 11%
SELF-EMPLOYED	145 7%x	16 11%bq	5 3%	20 8%	7 9%	12 5%	7 4%	30 11%bm qwx	21 12%zbe fmoqtw xy	5 5%	11 6%	10 6%	113 8%x	125 7%	51 11%zbe lmoquv wxy	30 6%	28 9%	5 3%	20 8%	5 5%	7 4%	138 8%zx	115 8%x	117 7%	94 6%	139 7%x	136 7%
FT/ PT/ SELF EMPLYED	1064 54%	80 55%	102 54%	150 60%g	44 51%	115 51%	90 53%	132 48%	110 64%ze glmno uvwxy	51 52%	94 54%	96 56%	773 54%	914 54%	243 54%g	254 53%	174 54%	102 54%	150 60%g	51 52%	90 53%	973 54%	809 55%g	890 54%	821 54%	1013 54%	962 49%

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i/j/k/l/m/n/o/p/q/r/s/t/u/v/w/x/y
Overlap formulae used. * small base

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Table 59
DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

	TOTAL (z)	GOVERNMENT OFFICE REGION EAST MID-LANDS (a)	EAST-ERN (b)	LON-DON (c)	NORTH EAST (d)	NORTH WEST (e)	SCOT-LAND (f)	SOUTH EAST (g)	SOUTH WEST (h)	WALES (i)	WEST MID-LANDS (j)	YORKS AND HUMBR (k)	ENG-LAND EXC. LONDON (l)	GB EXC. LONDON (m)	SOUTH ENG-LAND (n)	NORTH ENG-LAND (o)	MID-LANDS (p)	EAST-ERN (q)	LON-DON (r)	WALES (s)	SCOT-LAND (t)	GB EXC. SCOT-LAND (u)	GB EXC. NORTH ENG-LAND (v)	GB EXC. MID-LANDS (w)	GB EXC. SOUTH (x)	GB EXC. WALES (y)	UNWTD TOTAL
WEIGHTED BASE	**1958** **100%**	146* 7%*	188* 10%*	251 13%	86* 4%*	224 11%	171* 9%*	275 14%	173 9%	98* 5%*	175 9%	172 9%	1438 73%	1707 87%	447 23%	482 25%	320 16%	188* 10%*	251 13%	98* 5%*	171* 9%*	1787 91%	1476 75%	1638 84%	1511 77%	1860 95%	1958 100%
NOT WORKING - HOUSEWIFE	**113** **6%**	5 3%	11 6%	21 8%hinsv	6 7%	10 5%	11 6%	13 5%	4 2%	2 2%	11 6%	20 12%zaeghilmnpsuvwxy	80 6%	92 5%	17 4%	36 7%ehimns	15 5%	11 6%	21 8%hinsv	2 2%	11 6%	103 6%	77 5%	98 6%n	96 6%	112 6%	107 5%
STILL IN EDUCATION	**173** 9%dhiksu	19 13%dhiks	25 13%dhiks	19 7%his	1 1%	30 13%zdhiklmosuwx	24 14%dhiks	32 12%dhikns	3 2%	1 1%	14 8%dhis	5 3%	130 9%dhiks	154 9%dhiks	36 8%dhis	36 7%dhiks	33 10%dhiks	25 13%dhiks	19 7%his	1 1%	24 14%dhiks	149 8%dhiks	137 9%dhiks	140 9%dhiks	137 9%dhiks	172 9%dhiksu	145 7%
UNEMPLOYED	**62** 3%l	1 1%	5 2%	14 5%lp	6 7%aklop	5 2%	6 4%	11 4%	3 2%	7 7%aklmp	4 2%	2 1%	36 2%	49 3%	14 3%	13 3%	5 2%	5 2%	14 5%lp	7 7%aklmp	6 4%	56 3%l	50 3%	57 3%l	49 3%	56 3%l	55 3%
RETIRED	**441** 23%crx	36 25%cr	39 21%	34 14%	22 26%cr	47 21%	37 22%	78 29%zcruvwxy	43 25%cr	26 27%cr	43 24%cr	36 21%	344 24%zcruxy	407 24%zcruwxy	121 27%zcruvwxy	105 22%cr	79 25%cr	39 21%	34 14%	26 27%cr	37 22%	405 23%cr	336 23%cr	363 22%cr	320 21%cr	415 22%cr	593 30%
OTHER	**105** 5%vy	5 3%	6 3%	14 6%	8 9%g	17 8%	4 2%	8 3%	9 5%	12 12%zabfglmnpqtuvwxy	9 5%	13 8%	75 5%	90 5%	17 4%	38 8%zglmnuvwy	14 4%	6 3%	14 6%	12 12%zabfglmnpqtuvwxy	4 2%	101 6%zvy	67 5%	91 6%	88 6%v	93 5%	96 5%
INCOME																											
UP TO 9499	**183** 9%hlnu	13 9%	13 7%	25 10%	12 14%hn	18 8%	28 16%zghlmnuvwy	19 7%	7 4%	9 9%	26 15%zghklmnouvwy	12 7%	120 8%	157 9%hln	27 6%	42 9%	39 12%hln	13 7%	25 10%	9 9%	28 16%zghlmnuvwy	155 9%n	141 10%hn	144 9%hn	156 10%zhlnuw	174 9%hlnu	204 10%
9500 - 17499	**235** 12%hy	15 10%	21 11%	22 9%	15 18%chkr	31 14%h	19 11%	39 14%hn	11 6%	24 24%zabcefghjklmnopqrtuvwxy	25 14%h	13 8%	170 12%h	212 12%hy	50 11%h	60 12%	39 12%	21 11%	22 9%	24 24%zabcefghjklmnopqrtuvwxy	19 11%	216 12%hy	175 12%h	195 12%h	184 12%	211 11%	262 13%
17500 - 24999	**128** **7%**	12 8%	10 5%	9 4%	7 8%	21 9%cr	12 7%	15 5%	7 4%	8 8%	12 7%	15 9%	99 7%	119 7%v	22 5%	43 9%zcnruvwy	24 8%	10 5%	9 4%	8 8%	12 7%	116 7%	85 6%	104 6%	106 7%cr	120 6%	139 7%
25000 PLUS	**772** 39%ijpsx	44 30%	77 41%is	96 38%is	29 34%	83 37%is	66 38%is	142 52%zacdeijlmoprsuvwxy	90 52%zacdeijlmoprsuvwxy	23 23%	51 29%	70 41%ips	588 41%aijmpsx	676 40%ijpsx	232 52%zacdefijklmoprstuvwxy	183 38%is	95 30%	77 41%is	96 38%is	23 23%	66 38%is	707 40%ijpsx	590 40%ijpsx	677 41%zijpsux	540 36%ips	750 40%zijpsx	755 39%
CHIEF INCOME EARNER																											
YES	**1236** 63%bqu	90 62%	94 50%	156 62%	53 62%	149 66%bq	118 69%bq	188 68%blq	103 59%	68 69%bq	108 62%	109 64%	894 62%bq	1080 63%blq	291 65%bq	311 65%bq	198 62%	94 50%	156 62%	68 69%bq	118 69%bq	1118 63%bq	925 63%bq	1038 63%bq	946 63%bq	1168 63%bq	1312 67%

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i/j/k/l/m/n/o/p/q/r/s/t/u/v/w/x/y
Overlap formulae used. * small base

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Table 59
DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

GOVERNMENT OFFICE REGION

	TOTAL (z)	EAST MID-LANDS (a)	EAST-ERN (b)	LON-DON (c)	NORTH EAST (d)	NORTH WEST (e)	SCOT-LAND (f)	SOUTH EAST (g)	SOUTH WEST (h)	WALES (i)	WEST MID-LANDS (j)	YORKS AND HUMBR (k)	ENG-LAND EXC. LONDON (l)	GB EXC. LONDON (m)
WEIGHTED BASE	**1958** **100%**	146* 7%*	188* 10%*	251 13%	86* 4%*	224 11%	171* 9%*	275 14%	173 9%	98* 5%*	175 9%	172 9%	1438 73%	1707 87%
NO	**722** **37%**	55 38%	94 50%ze fgilm nostu vwxy	95 38%	33 38%	75 34%	53 31%	87 32%	70 41%	30 31%	67 38%	63 36%	544 38%gm	627 37%
SOCIAL GRADE														
AB	**523** 27%de ou	44 30%do	68 36%zd eklou wx	62 25%d	9 11%	42 19%	58 34%de ko	76 28%do	55 32%de ko	23 24%d	51 29%de o	34 20%	380 26%deo	461 27%de o
C1	**563** 29%bj pqx	37 26%	36 19%	74 29%	31 37%bj pq	67 30%	47 27%	104 38%zb ijlmp qsuvw xy	48 28%	24 25%	36 21%	58 34%bjp q	418 29%bjp q	489 29%bj pq
C2	**410** 21%gn v	42 29%gh jnv	43 23%	59 24%gn	23 27%gj n	51 23%gn	31 18%	37 13%	28 16%	20 20%	26 15%	51 30%zgh jlmnuv wy	301 21%gn	351 21%gn
DE	**462** **24%**	23 16%	41 22%	56 22%	22 26%	64 29%ak o	36 21%	57 21%	42 24%	31 31%ak	61 35%za bcfgk lmnop qrtuv wxy	29 17%	339 24%	406 24%
ETHNICITY														
WHITE	**1830** 93%cr u	143 99%cj pruvx y	184 98%cj r	192 76%	83 98%cr	211 94%c r	171 100%zc ejkruv wxy	260 95%cr	170 98%zc jruvw xy	96 98%zc jruvw x	159 91%cr	161 93%cr	1371 95%zcj ruvwxy	1637 96%zc jlruv wxy
BME	**117** 6%fhl mnt	2 1%	4 2%	52 21%zab defghi jklmno pqstuv wxy	1 1%	13 6%ft	1 *	14 5%	3 2%	2 2%	15 9%abd fhilm npqst	10 6%ft	63 4%m	65 4%
NUMBER IN HOUSEHOLD														
1	**399** 20%u	28 19%	29 15%	50 20%	19 22%	48 21%	48 28%k	58 21%	28 16%	19 19%	45 26%lu	27 16%	282 20%	349 20%
2	**592** 30%ey	49 34%	48 25%	68 27%	32 38%e	49 22%	52 30%	82 30%	60 35%e	44 45%zb cegjl mnopq ruvwx y	47 27%	61 35%e	428 30%e	524 31%e

	SOUTH ENG-LAND (n)	NORTH ENG-LAND (o)	MID-LANDS (p)	EAST-ERN (q)	LON-DON (r)	WALES (s)	SCOT-LAND (t)	GB EXC. SCOT-LAND (u)	GB EXC. NORTH ENG-LAND (v)	GB EXC. MID-LANDS (w)	GB EXC. SOUTH (x)	GB EXC. WALES (y)	UNWTD TOTAL
WEIGHTED BASE	447 23%	482 25%	320 16%	188* 10%*	251 13%	98* 5%*	171* 9%*	1787 91%	1476 75%	1638 84%	1511 77%	1860 95%	1958 100%
NO	157 35%	171 35%	122 38%	94 50%ze fgilm nostu vwxy	95 38%	30 31%	53 31%	669 37%z	551 37%	599 37%	565 37%	692 37%	646 33%
SOCIAL GRADE													
AB	131 29%de o	86 18%	95 30%de o	68 36%zd eklou wx	62 25%d	23 24%d	58 34%de ko	465 26%de o	437 30%zd eklmo uwxy	428 26%de o	392 26%de o	500 27%de o	547 28%
C1	153 34%zb jlmpq uvxy	156 32%bj pqx	74 23%	36 19%	74 29%	24 25%	47 27%	516 29%bj pqx	407 28%j	489 30%bj pqvx	410 27%	539 29%bj pqx	658 34%
C2	65 14%	125 26%zg hjlmn uvwy	68 21%gj n	43 23%	59 24%gn	20 20%	31 18%	380 21%gj nv	285 19%gn	343 21%gn	346 23%zg jmnuv wy	391 21%gn v	348 18%
DE	99 22%	115 24%k	84 26%a	41 22%	56 22%	31 31%ak	36 21%	426 24%	347 23%	378 23%	363 24%	431 23%	405 21%
ETHNICITY													
WHITE	429 96%zc jruvw xy	455 94%cr	303 95%cj r	184 98%cj r	192 76%	96 98%z cjru vwx	171 100%zc ejkruv wxy	1659 93%cr	1375 93%cr	1527 93%cr	1400 93%cr	1733 93%cr	1729 88%
BME	17 4%	24 5%	17 5%a	4 2%	52 21%zab defghi jklmno pqstuv wxy	2 2%	1 *	116 7%zfh ilmns t	93 6%fhl mnt	100 6%fhl mnt	100 7%afh ilmst	115 6%fh lmnt	221 11%
NUMBER IN HOUSEHOLD													
1	86 19%	94 20%	73 23%	29 15%	50 20%	19 19%	48 28%k	351 20%	305 21%	326 20%	313 21%	381 20%u	431 22%
2	142 32%e	142 29%e	96 30%	48 25%	68 27%	44 45%zb cegjl mnopq ruvwx y	52 30%	540 30%e	450 30%e	496 30%e	450 30%e	548 29%e	674 34%

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i/j/k/l/m/n/o/p/q/r/s/t/u/v/w/x/y
Overlap formulae used. * small base

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Table 59
DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

		GOVERNMENT OFFICE REGION																									
	TOTAL (z)	EAST MID-LANDS (a)	EAST-ERN (b)	LON-DON (c)	NORTH EAST (d)	NORTH WEST (e)	SCOT-LAND (f)	SOUTH EAST (g)	SOUTH WEST (h)	WALES (i)	WEST MID-LANDS (j)	YORKS AND HUMBR (k)	ENG-LAND EXC. LONDON (l)	GB EXC. LONDON (m)	SOUTH ENG-LAND (n)	NORTH ENG-LAND (o)	MID-LANDS (p)	EAST-ERN (q)	LON-DON (r)	WALES (s)	SCOT-LAND (t)	GB EXC. SCOT-LAND (u)	GB EXC. NORTH ENG-LAND (v)	GB EXC. MID-LANDS (w)	GB EXC. SOUTH (x)	GB EXC. WALES (y)	UNWTD TOTAL
WEIGHTED BASE	**1958** **100%**	146* 7%*	188* 10%*	251 13%	86* 4%*	224 11%	171* 9%*	275 14%	173 9%	98* 5%*	175 9%	172 9%	1438 73%	1707 87%	447 23%	482 25%	320 16%	188* 10%*	251 13%	98* 5%*	171* 9%*	1787 91%	1476 75%	1638 84%	1511 77%	1860 95%	1958 100%
3+	**961** 49%is	68 47%	111 59%df ist	131 52%is	34 40%	126 56%zd fimst x	71 42%	134 49%is	85 49%	35 36%	80 46%	84 49%	723 50%ims	829 49%is	219 49%is	245 51%di s	148 46%	111 59%df ist	131 52%is	35 36%	71 42%	889 50%zi s	716 48%is	812 50%is	741 49%is	925 50%is	844 43%
CHILDREN IN HOUSEHOLD																											
YES	**608** **31%**	43 30%	67 35%	83 33%	18 21%	80 36%d	44 25%	85 31%	57 33%	28 28%	52 30%	53 31%	454 32%d	525 31%	142 32%	151 31%d	95 30%	67 35%	83 33%	28 28%	44 25%	565 32%zd	457 31%	514 31%d	467 31%	580 31%	510 26%
NO	**1350** 69%u	103 70%	122 65%	168 67%	67 79%el ouw	144 64%	128 75%	190 69%	116 67%	70 72%	123 70%	119 69%	984 68%	1182 69%	306 68%	331 69%	226 70%	122 65%	168 67%	70 72%	128 75%	1222 68%	1019 69%	1124 69%	1044 69%	1280 69%	1448 74%
CAR IN HOUSEHOLD																											
YES	**1537** 78%cr x	130 89%zc eijor suvwx y	158 84%cr	137 54%	67 78%cr	172 77%cr	138 81%cr	223 81%cr	156 91%zc degij lmnor suvwx y	76 78%cr	137 79%cr	141 82%cr	1185 82%zce oruvwx y	1400 82%zc ruvwx y	379 85%zc egruv wxy	381 79%cr	267 84%zc jruvx y	158 84%cr	137 54%	76 78%cr	138 81%cr	1398 78%cr x	1156 78%cr	1269 77%cr	1157 77%cr	1461 79%cr x	1525 78%
NO	**421** 22%ah lmnp	15 11%	30 16%	115 46%za bdefg hijkl mnopq stuvw xy	18 22%h	52 23%ah ln	33 19%	52 19%hn	16 9%	22 22%ah	37 21%ah p	31 18%	252 18%h	307 18%h	68 15%h	101 21%ah l	53 16%	30 16%	115 46%za bdefg hijkl mnopq stuvw xy	22 22%ah	33 19%	389 22%ah lmnp	320 22%ah lmnp	369 23%ah lmn	353 23%za hlmnp uy	400 21%ah lmnp	433 22%
MAIN SHOPPER																											
YES	**1433** 73%im s	99 68%	124 66%	203 81%za bijkl mopqs uvwxy	68 80%is	168 75%is	133 77%is	212 77%ik s	125 72%	61 63%	125 71%	114 66%	1035 72%	1229 72%is	337 75%is	351 73%	223 70%	124 66%	203 81%za bijkl mopqs uvwxy	61 63%	133 77%is	1300 73%is	1082 73%is	1209 74%im s	1096 73%is	1371 74%il msu	1498 77%
NO	**525** 27%cr	47 32%cr	64 34%cr	48 19%	17 20%	56 25%	39 23%	62 23%	48 28%	36 37%zc defgm nrtuv wxy	50 29%cr	58 34%cgr	402 28%cry	478 28%zc rwy	111 25%	131 27%cr	97 30%cr	64 34%cr	48 19%	36 37%zc defgm nrtuv wxy	39 23%	487 27%cr y	395 27%cr	429 26%cr	415 27%cr	489 26%cr	460 23%
EDUCATION																											
GCSE/ O-LV/ CSE/ NVQ12	**581** 30%cg ru	52 36%cg r	75 40%zc gjnru vwy	43 17%	27 31%cr	69 31%cg r	68 39%cg jnr	59 22%	62 36%cg nr	30 31%cr	45 26%	52 30%cr	441 31%cgr u	539 32%zc gnruv wy	122 27%cg r	147 31%cg r	97 30%cj r	75 40%zc gjnru vwy	43 17%	30 31%cr	68 39%cg jnr	514 29%cg r	434 29%cg r	484 30%cg r	459 30%cg ru	551 30%cg r	517 26%
A-LVL OR EQUIV	**362** **19%**	25 17%	35 18%	41 16%	16 19%	47 21%	21 12%	60 22%	28 16%	23 23%	26 15%	41 24%ft	278 19%	322 19%	89 20%	104 22%x	51 16%	35 18%	41 16%	23 23%	21 12%	342 19%zv y	259 18%	311 19%	274 18%	339 18%	366 19%

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i/j/k/l/m/n/o/p/q/r/s/t/u/v/w/x/y
Overlap formulae used. * small base

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Table 59
DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

		GOVERNMENT OFFICE REGION																									
	TOTAL (z)	EAST MID- LANDS (a)	EAST- ERN (b)	LON- DON (c)	NORTH EAST (d)	NORTH WEST (e)	SCOT- LAND (f)	SOUTH EAST (g)	SOUTH WEST (h)	WALES (i)	WEST MID- LANDS (j)	YORKS AND HUMBR (k)	ENG- LAND EXC. LONDON (l)	GB EXC. LONDON (m)	SOUTH ENG- LAND (n)	NORTH ENG- LAND (o)	MID- LANDS (p)	EAST- ERN (q)	LON- DON (r)	WALES (s)	SCOT- LAND (t)	GB EXC. SCOT- LAND (u)	GB EXC. NORTH ENG- LAND (v)	GB EXC. MID- LANDS (w)	GB EXC. SOUTH (x)	GB EXC. WALES (y)	UNWTD TOTAL
WEIGHTED BASE	**1958** ***100%***	146* *7%**	188* *10%**	251 *13%*	86* *4%**	224 *11%*	171* *9%**	275 *14%*	173 *9%*	98* *5%**	175 *9%*	172 *9%*	1438 *73%*	1707 *87%*	447 *23%*	482 *25%*	320 *16%*	188* *10%**	251 *13%*	98* *5%**	171* *9%**	1787 *91%*	1476 *75%*	1638 *84%*	1511 *77%*	1860 *95%*	1958 *100%*
DEGR/ MAST/ PHD	**627** 32%de lmox	38 *26%*	44 *23%*	113 45%za bdefi klmop qstuv wxy	16 *18%*	55 *25%*	51 *30%*	109 40%za bdekl moquw xy	66 38%bd eklmo q	30 *31%*	62 35%de o	44 *25%*	433 30%do	515 30%do	175 39%za bdekl moquv wxy	114 *24%*	100 31%d	44 *23%*	113 45%za bdefi klmop qstuv wxy	30 *31%*	51 *30%*	576 32%de lmox	513 35%zb deklm oquwx y	527 32%de mox	453 30%do	597 32%de lmox	667 *34%*
NO FORML QUAL	**237** ***12%***	14 *9%*	27 *14%*	31 *12%*	15 17%h	24 *11%*	17 *10%*	34 *12%*	12 *7%*	12 *12%*	30 17%zh mnpvy	21 *12%*	177 12%h	207 *12%*	46 *10%*	60 *12%*	44 *14%*	27 *14%*	31 *12%*	12 *12%*	17 *10%*	220 12%h	177 *12%*	193 *12%*	191 *13%*	225 *12%*	252 *13%*
GOVERNMENT OFFICE REGION																											
EAST MID- LANDS	**146** 7%b cde fgh ijk noq rst w	146 100%zbc defghij klmnopq rstuvwx y	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -	146 10%zbcd efghijk mnoqrst uwy	146 9%zbc defgh ijkno qrstw	- -	- -	146 45%zbc defghi jklmno qrstuv wxy	- -	- -	- -	- -	146 8%zb cdef ghij knoq rstw	146 10%zbc defghi jkmnoq rstuwy	- -	146 10%zbc defghi jknoqr stuwy	146 8%bcd efghi jknoq rstw	136 *7%*
EAST- ERN	**188** 10%acd efghij knoprs t	- -	188 100%zac defghij klmnopr stuvwxy	- -	- -	- -	- -	- -	- -	- -	- -	- -	188 13%zac defghi jkmnop rstuwy	188 11%zac defghi jknopr sty	- -	- -	- -	188 100%zac defghij klmnopr stuvwxy	- -	- -	- -	188 11%za cdefg hijkn oprst	188 13%za cdefg hijkm noprs tuy	188 11%za cdefg hijkn oprst uy	188 12%za cdefg hijkm noprs tuy	188 10%za cdefg hijkn oprst	201 *10%*
LON- DON	**251** 13%abd efghij klmnop qst	- -	- -	251 100%zab defghij klmnopq stuvwxy	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -	251 100%zab defghij klmnopq stuvwxy	- -	- -	251 14%za bdefg hijkl mnopq st	251 17%za bdefg hijkl mnopq stuy	251 15%za bdefg hijkl mnopq stuy	251 17%za bdefg hijkl mnopq stuy	251 14%za bdefg hijkl mnopq st	252 *13%*
NORTH EAST	**86** 4%ceg hijkn prsv	- -	- -	- -	86 100%zab cefghij klmnopq rstuvwx y	- -	- -	- -	- -	- -	- -	- -	86 6%zabc efghij kmnpqr stuvy	86 5%zab ceghi jknpq rsv	- -	86 18%zab cefghi jklmnp qrstuv wxy	- -	- -	- -	- -	- -	86 5%zab ceghi jknpq rsv	- -	86 5%zab cefgh ijknp qrstv	86 6%zab cefgh ijknp qrstu vy	86 5%bce ghijk npqrs v	84 *4%*
NORTH WEST	**224** 11%abc dfghij knpqrs tv	- -	- -	- -	- -	224 100%zab cdfghij klmnopq rstuvwx y	- -	- -	- -	- -	- -	- -	224 16%zab cdfghi jkmnpq rstuvw y	224 13%zab cdfghi jknpqr stvy	- -	224 47%zab cdfghi jklmnp qrstuv wxy	- -	- -	- -	- -	- -	224 13%zab cdfghi jknpqr stv	- -	224 14%za bcdfg hijkn pqrst uvy	224 15%za bcdfg hijkm npqrs tuvy	224 12%za bcdfg hijkn pqrst v	225 *11%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i/j/k/l/m/n/o/p/q/r/s/t/u/v/w/x/y
Overlap formulae used. * small base

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Table 59
DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

		GOVERNMENT OFFICE REGION																									
	TOTAL (z)	EAST MID- LANDS (a)	EAST- ERN (b)	LON- DON (c)	NORTH EAST (d)	NORTH WEST (e)	SCOT- LAND (f)	SOUTH EAST (g)	SOUTH WEST (h)	WALES (i)	WEST MID- LANDS (j)	YORKS AND HUMBR (k)	ENG- LAND EXC. LONDON (l)	GB EXC. LONDON (m)	SOUTH ENG- LAND (n)	NORTH ENG- LAND (o)	MID- LANDS (p)	EAST- ERN (q)	LON- DON (r)	WALES (s)	SCOT- LAND (t)	GB EXC. SCOT- LAND (u)	GB EXC. NORTH ENG- LAND (v)	GB EXC. MID- LANDS (w)	GB EXC. SOUTH (x)	GB EXC. WALES (y)	UNWTD TOTAL
WEIGHTED BASE	**1958**	146*	188*	251	86*	224	171*	275	173	98*	175	172	1438	1707	447	482	320	188*	251	98*	171*	1787	1476	1638	1511	1860	1958
	100%	*7%**	*10%**	*13%*	*4%**	*11%*	*9%**	*14%*	*9%*	*5%**	*9%*	*9%*	*73%*	*87%*	*23%*	*25%*	*16%*	*10%**	*13%*	*5%**	*9%**	*91%*	*75%*	*84%*	*77%*	*95%*	*100%*
SCOT- LAND	**171**	-	-	-	-	-	171	-	-	-	-	-	-	171	-	-	-	-	-	-	171	-	171	171	171	171	180
	9%abc deghi jklno pqrsu	-	-	-	-	-	100%zab cdeghij klmnopq rsuvwxy	-	-	-	-	-	-	10%zab cdeghi jklnop qrsu	-	-	-	-	-	-	100%zab cdeghij klmnopq rsuvwxy	-	12%za bcdeg hijkl mnopq rsuy	10%za bcdeg hijkl nopqr suy	11%zab cdeghi jklnop qrsuy	9%zab cdegh ijkln opqrs u	*9%*
SOUTH EAST	**275**	-	-	-	-	-	-	275	-	-	-	-	275	275	275	-	-	-	-	-	-	275	275	275	-	275	240
	14%abc defhij kopqrs tx	-	-	-	-	-	-	100%zab cdefhij klmnopq rstuvwx y	-	-	-	-	19%zab cdefhi jkmopq rstuwx y	16%za bcdef hijko pqrst xy	61%zab cdefhi jklmop qrstuv wxy	-	-	-	-	-	-	15%za bcdef hijko pqrst x	19%za bcdef hijkm opqrs tuxy	17%zab cdefhi jkopqr stuxy	-	15%za bcdef hijko pqrst x	*12%*
SOUTH WEST	**173**	-	-	-	-	-	-	-	173	-	-	-	173	173	173	-	-	-	-	-	-	173	173	173	-	173	156
	9%abc defgi jkopq rstx	-	-	-	-	-	-	-	100%zab cdefgij klmnopq rstuvwx y	-	-	-	12%zab cdefgi jkmopq rstuwx y	10%za bcdef gijko pqrst xy	39%zab cdefgi jklmop qrstuv wxy	-	-	-	-	-	-	10%za bcdef gijko pqrst x	12%za bcdef gijkm opqrs tuxy	11%zab cdefgi jkopqr stuxy	-	9%zab cdefg ijkop qrstx	*8%*
WALES	**98**	-	-	-	-	-	-	-	-	98	-	-	-	98	-	-	-	-	-	98	-	98	98	98	98	-	111
	5%abc eghjk lnopq ry	-	-	-	-	-	-	-	-	100%zab cdefghj klmnopq rtuvwxy	-	-	-	6%zab cdefg hjkln opqrt y	-	-	-	-	-	100%zab cdefghj klmnopq rtuvwxy	-	5%zab cdefg hjkln opqrt y	7%zab cdefg hjkln opqrt uy	6%zab cdefg hjkln opqrt y	6%zab cdefg hjkln opqrt uy	-	*6%*
WEST MID- LANDS	**175**	-	-	-	-	-	-	-	-	-	175	-	175	175	-	-	175	-	-	-	-	175	175	-	175	175	202
	9%abc defgh iknoq rstw	-	-	-	-	-	-	-	-	-	100%zab cdefghi klmnopq rstuvwx y	-	12%zab cdefgh ikmnoq rstuwy	10%zab cdefgh iknoqr stwy	-	-	55%zab cdefgh iklmno qrstuv wxy	-	-	-	-	10%za bcdef ghikn oqrst w	12%zab cdefgh ikmnoq rstuwy	-	12%zab cdefgh iknoqr stuwy	9%za bcde fghi knoq rstw	*10%*
YORKS AND HUMBR	**172**	-	-	-	-	-	-	-	-	-	-	172	172	172	-	172	-	-	-	-	-	172	-	172	172	172	171
	9%abc defgh ijnpq rstv	-	-	-	-	-	-	-	-	-	-	100%zab cdefghi jlmnopq rstuvwx y	12%zab cdefgh ijmnpq rstuvw y	10%zab cdefgh ijnpqr stv	-	36%zab cdefgh ijlmnp qrstuv wxy	-	-	-	-	-	10%zab cdefgh ijnpqr stv	-	11%za bcdef ghijn pqrst uvy	11%zab cdefgh ijnpqr stuvy	9%zab cdefg hijnp qrstv	*9%*

AREA

	TOTAL (z)	EAST MID- LANDS (a)	EAST- ERN (b)	LON- DON (c)	NORTH EAST (d)	NORTH WEST (e)	SCOT- LAND (f)	SOUTH EAST (g)	SOUTH WEST (h)	WALES (i)	WEST MID- LANDS (j)	YORKS AND HUMBR (k)	ENG- LAND EXC. LONDON (l)	GB EXC. LONDON (m)	SOUTH ENG- LAND (n)	NORTH ENG- LAND (o)	MID- LANDS (p)	EAST- ERN (q)	LON- DON (r)	WALES (s)	SCOT- LAND (t)	GB EXC. SCOT- LAND (u)	GB EXC. NORTH ENG- LAND (v)	GB EXC. MID- LANDS (w)	GB EXC. SOUTH (x)	GB EXC. WALES (y)	UNWTD TOTAL
RURAL	**406**	11	64	-	-	23	49	73	86	53	35	13	304	406	159	35	45	64	-	53	49	357	370	361	247	352	392
	21%acd ekopru xy	7%cd r	34%zac dejklm opruwx y	-	-	10%cd r	29%ac dekop rxy	27%za cdekl oprux y	50%za bcdef gjklm nopqr tuvwx y	55%za bcdef gjklm nopqr tuvwx y	20%acd ekopr	7%cdr	21%acd ekoprx y	24%za cdekl opruw xy	36%zac degjkl mopruv wxy	7%cd r	14%ac dor	34%zac dejklm opruwx y	-	55%za bcdef gjklm nopqr tuvwx y	29%ac dekop rxy	20%ac dekop rxy	25%za cdekl opruw xy	22%za cdeko pruxy	16%ac dekor	19%ac dekop rx	*20%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i/j/k/l/m/n/o/p/q/r/s/t/u/v/w/x/y
Overlap formulae used. * small base

J17-023392-01 24 MAR - 3 APR 2017
PUBLIC
HALIFAX HOUSING MARKET CONFIDENCE TRACKER (Q1 MAR 2017)

18 Apr 2017

Table 59
DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

		GOVERNMENT OFFICE REGION																									
	TOTAL (z)	EAST MID- LANDS (a)	EAST- ERN (b)	LON- DON (c)	NORTH EAST (d)	NORTH WEST (e)	SCOT- LAND (f)	SOUTH EAST (g)	SOUTH WEST (h)	WALES (i)	WEST MID- LANDS (j)	YORKS AND HUMBR (k)	ENG- LAND EXC. LONDON (l)	GB EXC. LONDON (m)	SOUTH ENG- LAND (n)	NORTH ENG- LAND (o)	MID- LANDS (p)	EAST- ERN (q)	LON- DON (r)	WALES (s)	SCOT- LAND (t)	GB EXC. SCOT- LAND (u)	GB EXC. NORTH ENG- LAND (v)	GB EXC. MID- LANDS (w)	GB EXC. SOUTH (x)	GB EXC. WALES (y)	UNWTD TOTAL
WEIGHTED BASE	**1958** ***100%***	146* *7%**	188* *10%**	251 *13%*	86* *4%**	224 *11%*	171* *9%**	275 *14%*	173 *9%*	98* *5%**	175 *9%*	172 *9%*	1438 *73%*	1707 *87%*	447 *23%*	482 *25%*	320 *16%*	188* *10%**	251 *13%*	98* *5%**	171* *9%**	1787 *91%*	1476 *75%*	1638 *84%*	1511 *77%*	1860 *95%*	1958 *100%*
SUB URBAN	**431** 22%ce hkoru	30 21%cr	57 30%ceh koruw	22 *9%*	23 27%ce hkor	27 *12%*	63 37%za cehkl mnoru vwxy	83 30%zc ehklm noruv wxy	20 *12%*	28 28%ce hkor	53 31%zc ehklm opruv wxy	25 *14%*	318 22%ceh koru	409 24%zc ehklo ruwxy	103 23%ce hor	75 16%cr	83 26%ce hkoru	57 30%ceh koruw	22 *9%*	28 28%ce hkor	63 37%za cehkl mnoru vwxy	368 21%ce hor	356 24%zc ehkor uwxy	348 21%ce hor	328 22%ce hkor	403 22%ce hkoru	419 *21%*
URBAN	**687** 35%cf ijrst vw	101 69%zb cefgh ijlmn opqrs tuvwx y	67 36%cf ijrst	38 15%ft	63 73%zb cefgh ijklm nopqr stuvw xy	83 37%cfi jrst	9 *5%*	119 43%zc fhijn rstvw xy	52 30%cf irst	17 17%ft	37 21%ft	101 59%zbc efghij lmnpqr stuvwx y	623 43%zcf hijmnr stuvwx y	649 38%zc fijrs tvwxy	171 38%cf hijrs tvw	247 51%zb cefhi jlmnq rstuv wxy	137 43%zc fhijr stvwx y	67 36%cf ijrst	38 15%ft	17 17%ft	9 *5%*	677 38%zc fijrs tvwxy	440 30%cf ijrst	549 34%cf ijrst v	515 34%cf ijrst v	670 36%zc fijrs tvwx	688 *35%*
METRO POL ITAN	**435** 22%abd ghilmn pqsu	4 3%g	- -	192 76%zab defghi jklmno pqstuv wxy	- -	91 40%za bdghi jklmn opqsu vwxy	50 29%abd ghilmn pqs	- -	14 8%bdg inqs	- -	50 29%ab dghil mnpqs uv	34 20%abd ghilnq s	193 13%abd ginqs	243 14%abd ghilnq s	14 3%g	125 26%ab dghil mnpqs u	54 17%abd ghinqs	- -	192 76%zab defghi jklmno pqstuv wxy	- -	50 29%ab dghil mnpqs	385 22%ab dghil mnqs	310 21%ab dghil mnqs	380 23%ab dghil mnpqs uv	420 28%za bdghi klmnp qsuvw y	435 23%za bdghi lmnpq suv	459 *23%*
TENURE LIFESTAGE - Q2																											
ANY (A TO G)	**564** 29%is w	38 *26%*	77 41%za efghi klmno stuvw xy	82 33%hi s	25 *30%*	58 *26%*	43 *25%*	73 *27%*	37 *21%*	17 *17%*	74 42%za efghi klmno pstuv wxy	40 *23%*	422 29%him nos	482 28%is	110 *25%*	123 *26%*	112 35%za hiklm nosuw	77 41%za efghi klmno stuvw xy	82 33%hi s	17 *17%*	43 *25%*	521 29%hi nsw	440 30%hi nsw	452 28%is	453 30%hi osw	547 29%hi nsw	518 *26%*
FTB (A+B)	**312** 16%hn	28 *19%*	49 26%zc eghil mnors uvwxy	38 *15%*	11 *13%*	29 *13%*	35 20%h	34 *12%*	16 *9%*	10 *10%*	35 20%hi ns	26 *15%*	230 16%hn	274 16%hn	51 *11%*	67 *14%*	63 20%hi ns	49 26%zc eghil mnors uvwxy	38 *15%*	10 *10%*	35 20%h	278 16%hn	245 17%hn	249 15%n	262 17%zh nouw	302 16%hn u	242 *12%*
OWNER-OCCUPIER UP-SIZER (C)	**67** ***3%***	1 *1%*	7 *4%*	8 *3%*	7 9%zak lmopu vwxy	9 *4%*	4 *3%*	15 6%k	6 *4%*	3 *3%*	6 *3%*	1 *	52 4%k	59 3%k	21 5%k	17 3%k	7 *2%*	7 *4%*	8 *3%*	3 *3%*	4 *3%*	63 4%k	50 *3%*	60 4%k	45 *3%*	64 *3%*	55 *3%*
PRS UP-SIZER (C)	**28** ***1%***	1 *1%*	3 *2%*	4 *2%*	2 *2%*	2 *1%*	- -	8 *3%*	3 *2%*	- -	2 *1%*	3 *2%*	24 *2%*	24 *1%*	11 *3%*	7 *2%*	3 *1%*	3 *2%*	4 *2%*	- -	- -	28 2%zx	21 *1%*	26 *2%*	17 *1%*	28 *2%*	30 *2%*
OWNER-OCCUPIER DOWN-SIZER (D)	**38** ***2%***	3 *2%*	4 *2%*	3 *1%*	- -	4 *2%*	2 *1%*	8 *3%*	4 *2%*	2 *2%*	4 *2%*	3 *2%*	30 *2%*	34 *2%*	11 *3%*	7 *1%*	7 *2%*	4 *2%*	3 *1%*	2 *2%*	2 *1%*	36 *2%*	31 *2%*	30 *2%*	26 *2%*	35 *2%*	44 *2%*
PRS DOWN-SIZER (D)	**19** 1%v	1 *1%*	- -	3 *1%*	2 3%nv	8 4%zgh lmnpu vwxy	- -	2 *1%*	- -	- -	1 *1%*	1 *1%*	16 1%v	16 1%v	2 *	12 2%zlm nuvwx y	2 *1%*	- -	3 *1%*	- -	- -	19 1%v	7 *	17 1%v	17 1%v	19 1%v	21 *1%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i/j/k/l/m/n/o/p/q/r/s/t/u/v/w/x/y
Overlap formulae used. * small base

J17-023392-01 24 MAR - 3 APR 2017
PUBLIC
HALIFAX HOUSING MARKET CONFIDENCE TRACKER (Q1 MAR 2017)

18 Apr 2017

Table 59
DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

		GOVERNMENT OFFICE REGION																									
	TOTAL (z)	EAST MID-LANDS (a)	EAST-ERN (b)	LON-DON (c)	NORTH EAST (d)	NORTH WEST (e)	SCOT-LAND (f)	SOUTH EAST (g)	SOUTH WEST (h)	WALES (i)	WEST MID-LANDS (j)	YORKS AND HUMBR (k)	ENG-LAND EXC. LONDON (l)	GB EXC. LONDON (m)	SOUTH ENG-LAND (n)	NORTH ENG-LAND (o)	MID-LANDS (p)	EAST-ERN (q)	LON-DON (r)	WALES (s)	SCOT-LAND (t)	GB EXC. SCOT-LAND (u)	GB EXC. NORTH ENG-LAND (v)	GB EXC. MID-LANDS (w)	GB EXC. SOUTH (x)	GB EXC. WALES (y)	UNWTD TOTAL
WEIGHTED BASE	**1958** ***100%***	146* *7%**	188* *10%**	251 *13%*	86* *4%**	224 *11%*	171* *9%**	275 *14%*	173 *9%*	98* *5%**	175 *9%*	172 *9%*	1438 *73%*	1707 *87%*	447 *23%*	482 *25%*	320 *16%*	188* *10%**	251 *13%*	98* *5%**	171* *9%**	1787 *91%*	1476 *75%*	1638 *84%*	1511 *77%*	1860 *95%*	1958 *100%*
NEXT 12 MONTHS																											
GOOD TIME BUY	**1010** 52%cg rw	88 60%cd gr	87 *46%*	98 *39%*	38 *44%*	125 56%cg r	98 57%cr	121 *44%*	95 55%cr	61 62%zb cdgnq ruvwy	100 58%cg r	98 57%cgr	753 52%cgr	912 53%zc gnruv wy	217 48%cr	261 54%cg r	188 59%zc dglnr uvwxy	87 *46%*	98 *39%*	61 62%zb cdgnq ruvwy	98 57%cr	912 51%cg r	749 51%cg r	822 50%cr	793 53%cg rw	949 51%cg r	1055 *54%*
GOOD TIME SELL	**1024** 52%do	79 54%d	108 57%d	126 *50%*	32 *37%*	105 *47%*	78 *45%*	148 54%d	107 62%zc defim orstu wxy	46 *47%*	108 62%zc defil morst uvwxy	88 *51%*	774 54%dem owx	898 53%do	255 57%de ow	225 *47%*	187 58%de ox	108 57%d	126 *50%*	46 *47%*	78 *45%*	947 53%zd owx	799 54%zd owx	837 51%do	770 51%do	978 53%do	1028 *53%*
BAD TIME BUY	**716** 37%ei mosx	43 *30%*	84 45%ei ops	121 48%za efhij klmop stuvw xy	34 40%ei s	56 *25%*	57 *33%*	130 47%za efhij klmno pstuv wxy	58 33%is	19 *19%*	55 32%is	59 34%is	519 36%eim os	595 35%ei s	188 42%ze hijlm opsux	149 31%ei s	98 31%is	84 45%ei ops	121 48%za efhij klmop stuvw xy	19 *19%*	57 *33%*	659 37%ei mopsx	567 38%ze imops x	618 38%ei mosx	529 35%ei os	697 37%ze imops x	673 *34%*
BAD TIME SELL	**672** 34%h	52 *36%*	50 *26%*	97 38%h	38 45%be hlmnq uy	69 *31%*	64 37%h	103 38%hn	40 *23%*	36 36%h	56 *32%*	68 40%h	476 33%h	575 34%h	143 32%h	176 36%eh	108 34%h	50 *26%*	97 38%h	36 36%h	64 37%h	608 34%h	496 34%h	564 34%h	529 35%h	636 34%h	695 *35%*
AVERAGE PRICE																											
HIGHER	**1145** ***58%***	81 *55%*	113 *60%*	144 *57%*	41 *48%*	118 *53%*	96 *56%*	166 *61%*	107 *62%*	65 67%de	108 *62%*	107 62%d	840 *58%*	1002 59%d	273 61%d	266 *55%*	188 *59%*	113 *60%*	144 *57%*	65 67%de	96 *56%*	1049 59%d	879 60%d	957 *58%*	872 *58%*	1080 *58%*	1157 *59%*
SAME	**441** 23%is u	24 *16%*	43 *23%*	48 *19%*	22 *25%*	57 25%is	50 29%is	60 *22%*	51 29%ac iprsu v	14 *14%*	35 *20%*	39 *23%*	330 *23%*	393 23%is u	111 25%is	117 24%is	59 *18%*	43 *23%*	48 *19%*	14 *14%*	50 29%is	392 *22%*	324 *22%*	383 23%is u	331 *22%*	428 23%u	452 *23%*
LOWER	**256** 13%h	27 18%h	16 *8%*	37 15%h	19 23%zb fhklm noqtu vwxy	30 *14%*	15 *9%*	43 16%hn	12 *7%*	13 *13%*	24 *14%*	20 *12%*	192 13%h	219 13%h	55 12%h	70 15%h	51 16%h	16 *8%*	37 15%h	13 *13%*	15 *9%*	241 13%zh	186 13%h	205 13%h	201 13%h	243 13%h	253 *13%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i/j/k/l/m/n/o/p/q/r/s/t/u/v/w/x/y
Overlap formulae used. * small base

J17-023392-01 24 MAR - 3 APR 2017
PUBLIC
HALIFAX HOUSING MARKET CONFIDENCE TRACKER (Q1 MAR 2017)

18 Apr 2017

Table 60
DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

		TENURE LIFESTAGE							AREA				
	TOTAL (z)	ANY (A TO G) (k)	FTB (A+B) (l)	OWNER-OCCUPIER UP-SIZER (C) (m)	PRS UP-SIZER (C) (n)	OWNER-OCCUPIER DOWN-SIZER (D) (o)	PRS DOWN-SIZER (D) (p)	ANY ACTIVE (q)	RURAL (r)	SUB URBAN (s)	URBAN (t)	METRO POL ITAN (x)	UNWTD TOTAL
UNWEIGHTED BASE	**1958**	518	242	55	30	44	21	260	392	419	688	459	1958
WEIGHTED BASE	**1958**	564	312*	67*	28**	38*	19**	266	406	431	687	435	1958
	100%	*29%*	*16%**	*3%**	*1%***	*2%**	*1%***	*14%*	*21%*	*22%*	*35%*	*22%*	*100%*
SEX													
MALE	**950**	302	177	28	16	16	14	134	177	232	329	212	952
	49%	54%q	*57%*	*42%*	*58%*	*42%*	*74%*	*51%*	*44%*	54%zr	*48%*	*49%*	*49%*
FEMALE	**1008**	261	135	39	12	22	5	131	229	199	357	223	1006
	51%s	*46%*	*43%*	*58%*	*42%*	*58%*	*26%*	49%k	56%s	*46%*	*52%*	*51%*	*51%*
AGE													
16-24	**315**	230	206	3	7	4	6	33	42	62	114	98	263
	16%mrr	41%zmoq	66%zkmoq	*4%*	*23%*	*10%*	*31%*	12%m	*10%*	*14%*	17%r	*23%*	*13%*
25-34	**304**	101	56	21	7	2	7	70	52	68	94	89	257
	16%	18%o	*18%*	31%zko	*23%*	*4%*	*39%*	26%zklo	*13%*	*16%*	*14%*	*21%*	*13%*
35-44	**356**	89	35	23	8	5	1	71	82	70	128	76	278
	18%	*16%*	*11%*	35%zklo	*30%*	*13%*	*4%*	27%zklo	*20%*	*16%*	*19%*	*17%*	*14%*
45-54	**315**	51	8	10	4	7	3	39	60	63	127	64	305
	16%kl	9%l	*3%*	14%l	*16%*	19%kl	*13%*	14%kl	*15%*	*15%*	*19%*	*15%*	*16%*
55-64	**283**	48	2	7	2	8	2	25	80	61	96	45	331
	14%klq	8%l	*1%*	10%l	*8%*	21%klq	*12%*	9%l	20%zu	*14%*	*14%*	*10%*	*17%*
65+	**385**	45	5	4	-	13	*	28	90	106	127	62	524
	20%klmq	8%l	*1%*	*5%*	-	34%zklmq	*1%*	10%kl	*22%*	25%zt	*18%*	*14%*	*27%*
18+	**1866**	474	223	67	28	38	19	266	392	411	656	408	1943
	95%kl	84%l	*71%*	100%kl	*100%*	100%kl	*100%*	100%zkl	*96%*	*95%*	*95%*	*94%*	*99%*
TENURE													
OWNED OUTRIGHT	**490**	92	40	4	-	21	-	30	112	129	186	63	756
	25%klmq	16%mq	*13%*	*5%*	-	56%zklmq	-	*11%*	*28%*	30%z	*27%*	*14%*	*39%*
BOUGHT ON A MORTGAGE	**776**	223	120	63	-	16	-	96	179	149	302	146	542
	40%s	39%q	*38%*	95%zkloq	-	*44%*	-	*36%*	44%s	*34%*	44%zs	*34%*	*28%*
RENTED FROM LOCAL AUTHORITY	**192**	42	26	-	-	-	-	19	22	51	53	67	165
	10%morr	*7%*	*8%*	-	-	-	-	*7%*	*5%*	12%r	*8%*	*15%*	*8%*
BELONGS TO HOUSING ASSOCIATION	**140**	38	22	-	-	-	-	19	46	35	23	36	136
	7%tt	*7%*	*7%*	-	-	-	-	*7%*	11%ztu	8%t	*3%*	*8%*	*7%*
RENTED FROM PRIVATE LANDLORD	**333**	154	91	-	28	-	19	99	44	62	115	112	344
	17%morr	27%zmo	29%zmo	-	*100%*	-	*100%*	37%zkmo	*11%*	*14%*	17%r	*26%*	*18%*
OTHER	**27**	15	14	-	-	-	-	3	3	6	7	10	15
	1%	3%q	4%z	-	-	-	-	*1%*	*1%*	*2%*	*1%*	*2%*	*1%*
OWNER/ OCCUPIER	**1266**	314	161	67	-	38	-	125	291	277	488	209	1298
	65%klq	56%q	*51%*	100%zklq	-	100%zklq	-	*47%*	72%zu	*64%*	71%zu	*48%*	*66%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i/j - z/k/l/m/n/o/p/q - z/r/s/t/u
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Table 60
DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

		TENURE LIFESTAGE							AREA				
	TOTAL (z)	ANY (A TO G) (k)	FTB (A+B) (l)	OWNER-OCCUPIER UP-SIZER (C) (m)	PRS UP-SIZER (C) (n)	OWNER-OCCUPIER DOWN-SIZER (D) (o)	PRS DOWN-SIZER (D) (p)	ANY ACTIVE (q)	RURAL (r)	SUB URBAN (s)	URBAN (t)	METRO POL ITAN (x)	UNWTD TOTAL
WEIGHTED BASE	**1958**	564	312*	67*	28**	38*	19**	266	406	431	687	435	1958
	100%	*29%*	*16%**	*3%**	*1%***	*2%**	*1%***	*14%*	*21%*	*22%*	*35%*	*22%*	*100%*
RENTERS	**666**	234	138	-	28	-	19	137	111	147	192	215	645
	34%mort t	42%zmo	44%zmo	-	*100%*	-	*100%*	52%zkmo	*27%*	*34%*	*28%*	*50%*	*33%*
ACORN													
WEALTHY ACHIEVERS	**433**	120	74	13	3	11	1	47	127	105	166	35	435
	22%	21%q	*24%*	*19%*	*11%*	30%q	*6%*	*18%*	31%ztu	*24%*	*24%*	*8%*	*22%*
URBAN PROSPERITY	**203**	72	33	8	4	5	1	35	18	27	6	152	231
	10%rstr st	*13%*	*11%*	*12%*	*15%*	*12%*	*5%*	*13%*	4%t	6%t	*1%*	*35%*	*12%*
COMFORTABLY OFF	**600**	198	94	36	5	19	7	108	151	128	247	75	626
	31%	*35%*	*30%*	53%zkl	*18%*	49%zl	*40%*	41%zkl	37%zu	*30%*	36%zu	*17%*	*32%*
MODERATE MEANS	**350**	106	78	7	11	-	6	38	55	89	151	55	327
	18%or	19%oq	25%moq	*10%*	*40%*	-	*34%*	14%o	*13%*	21%r	22%zr	*13%*	*17%*
HARD PRESSED	**342**	64	29	3	4	3	2	35	55	71	104	114	320
	17%klm	*11%*	*9%*	*5%*	*16%*	*8%*	*11%*	13%k	*13%*	*16%*	*15%*	*26%*	*16%*
OCCUPATION													
FULL-TIME	**691**	195	92	30	19	15	8	126	147	152	237	155	610
	35%	*35%*	*30%*	*44%*	*66%*	*40%*	*42%*	47%zkl	*36%*	*35%*	*35%*	*36%*	*31%*
PART-TIME	**228**	69	33	16	4	3	2	35	44	51	81	52	216
	12%	*12%*	*10%*	24%zklq	*13%*	*7%*	*11%*	*13%*	*11%*	*12%*	*12%*	*12%*	*11%*
SELF-EMPLOYED	**145**	38	17	8	*	2	2	21	27	31	61	25	136
	7%	*7%*	*5%*	*12%*	*1%*	*5%*	*8%*	8%k	*7%*	*7%*	*9%*	*6%*	*7%*
FT/ PT/ SELF EMPLYED	**1064**	301	142	53	23	20	12	181	219	234	379	232	962
	54%	*53%*	*45%*	80%zklo q	*81%*	*52%*	*61%*	68%zklo	*54%*	*54%*	*55%*	*53%*	*49%*
NOT WORKING - HOUSEWIFE	**113**	35	21	6	2	1	1	23	27	27	37	22	107
	6%	*6%*	*7%*	*10%*	*8%*	*2%*	*7%*	9%k	*7%*	*6%*	*5%*	*5%*	*5%*
STILL IN EDUCATION	**173**	133	119	1	3	1	4	15	21	16	68	67	145
	9%rss	24%zmoq	38%zkmoq	*2%*	*11%*	*2%*	*20%*	*6%*	*5%*	*4%*	10%rs	*15%*	*7%*
UNEMPLOYED	**62**	25	20	-	-	1	2	7	7	14	22	19	55
	3%	4%q	*7%*	-	-	*4%*	*11%*	*3%*	*2%*	*3%*	*3%*	*4%*	*3%*
RETIRED	**441**	56	5	6	-	15	*	33	105	122	145	70	593
	23%klmq	10%l	*2%*	9%l	-	41%zklmq	*1%*	13%kl	*26%*	28%ztu	*21%*	*16%*	*30%*
OTHER	**105**	14	6	-	-	-	-	6	27	18	35	25	96
	5%kq	*2%*	*2%*	-	-	-	-	*2%*	*7%*	*4%*	*5%*	*6%*	*5%*
INCOME													
UP TO 9499	**183**	43	24	1	-	2	4	19	45	42	51	44	204
	9%	*8%*	*8%*	*2%*	-	*5%*	*19%*	*7%*	*11%*	*10%*	*7%*	*10%*	*10%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i/j - z/k/l/m/n/o/p/q - z/r/s/t/u
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		TENURE LIFESTAGE							AREA				
	TOTAL (z)	ANY (A TO G) (k)	FTB (A+B) (l)	OWNER-OCCUPIER UP-SIZER (C) (m)	PRS UP-SIZER (C) (n)	OWNER-OCCUPIER DOWN-SIZER (D) (o)	PRS DOWN-SIZER (D) (p)	ANY ACTIVE (q)	RURAL (r)	SUB URBAN (s)	URBAN (t)	METRO POL ITAN (x)	UNWTD TOTAL
WEIGHTED BASE	**1958**	564	312*	67*	28**	38*	19**	266	406	431	687	435	1958
	100%	*29%*	*16%**	*3%**	*1%***	*2%**	*1%***	*14%*	*21%*	*22%*	*35%*	*22%*	*100%*
9500 - 17499	**235**	37	11	2	1	5	3	18	66	51	71	48	262
	12%klq	*7%*	*4%*	*4%*	*5%*	13%l	*17%*	*7%*	16%zt	*12%*	*10%*	*11%*	*13%*
17500 - 24999	**128**	25	13	3	*	1	2	16	28	40	44	16	139
	7%	*4%*	*4%*	*4%*	*1%*	*3%*	*8%*	6%k	*7%*	9%z	*6%*	*4%*	*7%*
25000 PLUS	**772**	218	74	51	20	18	9	151	171	179	267	155	755
	39%l	39%l	*24%*	76%zkloq	*72%*	49%l	*50%*	57%zkl	*42%*	*41%*	*39%*	*36%*	*39%*
CHIEF INCOME EARNER													
YES	**1236**	251	89	34	18	27	11	171	241	278	428	290	1312
	63%kl	45%l	*29%*	51%l	*62%*	72%kl	*59%*	64%klm	*59%*	*64%*	*62%*	*67%*	*67%*
NO	**722**	312	223	33	11	10	8	95	165	153	259	145	646
	37%	55%zoq	71%zkmoq	49%q	*38%*	*28%*	*41%*	*36%*	*41%*	*36%*	*38%*	*33%*	*33%*
SOCIAL GRADE													
AB	**523**	171	91	22	7	14	2	76	117	107	183	116	547
	27%	30%q	*29%*	*33%*	*26%*	*38%*	*8%*	*29%*	*29%*	*25%*	*27%*	*27%*	*28%*
C1	**563**	151	78	32	7	11	8	93	109	100	217	137	658
	29%s	*27%*	*25%*	48%zklq	*25%*	*30%*	*44%*	35%zkl	*27%*	*23%*	32%s	*31%*	*34%*
C2	**410**	125	74	12	8	5	2	50	82	105	148	75	348
	21%	22%q	*24%*	*18%*	*29%*	*14%*	*10%*	*19%*	*20%*	*24%*	*22%*	*17%*	*18%*
DE	**462**	116	69	1	6	7	7	47	97	119	139	107	405
	24%mqt	21%mq	22%m	*2%*	*20%*	18%m	*38%*	18%m	*24%*	28%t	*20%*	*25%*	*21%*
ETHNICITY													
WHITE	**1830**	501	274	64	24	37	17	246	402	424	643	361	1729
	93%kl	*89%*	*88%*	*95%*	*85%*	99%k	*91%*	92%k	99%ztu	98%ztu	*94%*	*83%*	*88%*
BME	**117**	59	36	3	4	1	2	19	4	7	41	65	221
	6%rsrs	11%zoq	12%z	*5%*	*15%*	*1%*	*9%*	*7%*	*1%*	*2%*	6%rs	*15%*	*11%*
NUMBER IN HOUSEHOLD													
1	**399**	62	20	6	2	12	4	43	77	104	120	99	431
	20%klt	11%l	*6%*	*10%*	*7%*	33%klmq	*19%*	16%kl	*19%*	24%t	*17%*	*23%*	*22%*
2	**592**	111	36	16	8	13	4	69	139	138	215	100	674
	30%kl	20%l	*12%*	24%l	*29%*	35%kl	*19%*	26%kl	*34%*	*32%*	*31%*	*23%*	*34%*
3+	**961**	388	256	44	18	12	12	153	190	187	351	232	844
	49%os	69%zoq	82%zkmoq	66%zo	*63%*	*32%*	*62%*	57%zo	*47%*	*44%*	51%s	*53%*	*43%*
CHILDREN IN HOUSEHOLD													
YES	**608**	184	93	38	13	5	6	114	135	112	235	127	510
	31%os	33%o	*30%*	57%zkloq	*45%*	*14%*	*32%*	43%zklo	*33%*	*26%*	34%s	*29%*	*26%*

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WEIGHTED BASE	**1958**	564	312*	67*	28**	38*	19**	266	406	431	687	435	1958
	100%	*29%*	*16%**	*3%**	*1%***	*2%**	*1%***	*14%*	*21%*	*22%*	*35%*	*22%*	*100%*
NO	**1350**	379	219	29	16	32	13	152	271	319	452	307	1448
	69%mq	67%mq	70%mq	*43%*	*55%*	86%zkmq	*68%*	57%m	*67%*	74%zt	*66%*	*71%*	*74%*
CAR IN HOUSEHOLD													
YES	**1537**	457	253	66	22	33	12	216	355	346	574	261	1525
	78%	*81%*	*81%*	98%zklo q	*77%*	*87%*	*62%*	*81%*	88%zsu	*80%*	84%zu	*60%*	*78%*
NO	**421**	106	59	1	6	5	7	50	51	85	112	173	433
	22%mrtr t	19%m	19%m	*2%*	*23%*	13%m	*38%*	19%m	*12%*	20%r	*16%*	*40%*	*22%*
MAIN SHOPPER													
YES	**1433**	297	105	51	25	26	18	208	292	306	514	320	1498
	73%kl	53%l	*33%*	76%kl	*89%*	69%kl	*94%*	78%kl	*72%*	*71%*	*75%*	*74%*	*77%*
NO	**525**	266	208	16	3	12	1	58	113	125	172	115	460
	27%	47%zmoq	67%zkmo q	*24%*	*11%*	*31%*	*6%*	*22%*	*28%*	*29%*	*25%*	*26%*	*23%*
EDUCATION													
GCSE/ O-LV/ CSE/ NVQ12	**581**	165	112	9	5	7	7	59	139	141	197	104	517
	30%mq	29%mq	36%mq	*13%*	*19%*	*20%*	*39%*	*22%*	*34%*	*33%*	*29%*	*24%*	*26%*
A-LVL OR EQUIV	**362**	143	100	7	8	9	2	53	73	75	137	78	366
	19%	25%zmq	32%zmq	*10%*	*28%*	*24%*	*8%*	20%m	*18%*	*17%*	*20%*	*18%*	*19%*
DEGR/ MAST/ PHD	**627**	163	53	45	14	11	6	112	131	125	206	166	667
	32%l	29%l	*17%*	67%zklo q	*51%*	*29%*	*32%*	42%zkl	*32%*	*29%*	*30%*	*38%*	*34%*
NO FORML QUAL	**237**	45	18	2	1	5	2	23	44	65	76	51	252
	12%km	*8%*	*6%*	*2%*	*2%*	*12%*	*11%*	*8%*	*11%*	*15%*	*11%*	*12%*	*13%*
GOVERNMENT OFFICE REGION													
EAST MID- LANDS	**146**	38	28	1	1	3	1	10	11	30	101	4	136
	7%qrr	7%q	9%q	*2%*	*3%*	*9%*	*4%*	*4%*	*3%*	7%r	15%zrsu	*1%*	*7%*
EAST- ERN	**188**	77	49	7	3	4	-	30	64	57	67	-	201
	10%	14%zq	16%z	*10%*	*11%*	*12%*	-	*11%*	16%ztu	13%z	*10%*	-	*10%*
LON- DON	**251**	82	38	8	4	3	3	40	-	22	38	192	252
	13%rstr st	*15%*	*12%*	*12%*	*14%*	*9%*	*17%*	*15%*	-	5%r	5%r	*44%*	*13%*
NORTH EAST	**86**	25	11	7	2	-	2	17	-	23	63	-	84
	4%rr	*5%*	*4%*	11%zk	*6%*	-	*13%*	6%k	-	5%r	9%zru	-	*4%*
NORTH WEST	**224**	58	29	9	2	4	8	35	23	27	83	91	225
	11%rsrs	*10%*	*9%*	*13%*	*8%*	*10%*	*43%*	13%k	*6%*	*6%*	12%rs	*21%*	*11%*
SCOT- LAND	**171**	43	35	4	-	2	-	13	49	63	9	50	180
	9%qtt	8%q	11%q	*6%*	-	*5%*	-	*5%*	12%t	15%ztu	*1%*	*11%*	*9%*

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WEIGHTED BASE	**1958**	564	312*	67*	28**	38*	19**	266	406	431	687	435	1958
	100%	*29%*	*16%**	*3%**	*1%***	*2%**	*1%***	*14%*	*21%*	*22%*	*35%*	*22%*	*100%*
SOUTH EAST	**275**	73	34	15	8	8	2	48	73	83	119	-	240
	14%	*13%*	*11%*	23%k	*28%*	*20%*	*9%*	18%kl	*18%*	19%zu	17%z	-	*12%*
SOUTH WEST	**173**	37	16	6	3	4	-	18	86	20	52	14	156
	9%ss	*7%*	*5%*	*9%*	*12%*	*10%*	-	*7%*	21%zstu	*5%*	*8%*	*3%*	*8%*
WALES	**98**	17	10	3	-	2	-	9	53	28	17	-	111
	5%tt	*3%*	*3%*	*5%*	-	*6%*	-	*3%*	13%zstu	6%t	*2%*	-	*6%*
WEST MID- LANDS	**175**	74	35	6	2	4	1	27	35	53	37	50	202
	9%tt	13%zq	*11%*	*9%*	*6%*	*11%*	*7%*	*10%*	*9%*	12%zt	*5%*	*11%*	*10%*
YORKS AND HUMBR	**172**	40	26	1	3	3	1	17	13	25	101	34	171
	9%mrsr	*7%*	*8%*	*1%*	*12%*	*8%*	*7%*	*7%*	*3%*	*6%*	15%zrsu	*8%*	*9%*
AREA													
RURAL	**406**	101	51	20	2	9	1	53	406	-	-	-	392
	21%stst	*18%*	*16%*	29%k	*9%*	*25%*	*5%*	20%k	100%zstu	-	-	-	*20%*
SUB URBAN	**431**	107	67	8	4	9	6	48	-	431	-	-	419
	22%rtrt	*19%*	*22%*	*11%*	*15%*	*24%*	*33%*	*18%*	-	100%zrtu	-	-	*21%*
URBAN	**687**	199	108	30	14	15	4	102	-	-	687	-	688
	35%rsrs	*35%*	*34%*	*44%*	*51%*	*39%*	*21%*	38%k	-	-	100%zrsu	-	*35%*
METRO POL ITAN	**435**	156	86	10	7	5	8	63	-	-	-	435	459
	22%rstr st	28%zmoq	*28%*	*15%*	*26%*	*12%*	*41%*	*24%*	-	-	-	*100%*	*23%*
TENURE LIFESTAGE - Q2													
ANY (A TO G)	**564**	564	312	67	28	38	19	266	101	107	199	156	518
	29%	100%z	100%z	100%z	*100%*	100%z	*100%*	100%z	*25%*	*25%*	*29%*	*36%*	*26%*
FTB (A+B)	**312**	312	312	1	1	1	1	75	51	67	108	86	242
	16%mo	55%zmo q	100%zkmoq	*2%*	*3%*	*4%*	*4%*	28%zmo	*13%*	*16%*	*16%*	*20%*	*12%*
OWNER-OCCUPIER UP-SIZER (C)	**67**	67	1	67	-	-	-	67	20	8	30	10	55
	3%	12%zlo	*	100%zkloq	-	-	-	25%zklo	*5%*	*2%*	*4%*	*2%*	*3%*
PRS UP-SIZER (C)	**28**	28	1	-	28	-	2	28	2	4	14	7	30
	1%	5%zl	*	-	*100%*	-	*13%*	11%zklmo	*1%*	*1%*	*2%*	*2%*	*2%*
OWNER-OCCUPIER DOWN-SIZER (D)	**38**	38	1	-	-	38	-	38	9	9	15	5	44
	2%	7%zl	*	-	-	100%zklmq	-	14%zklm	*2%*	*2%*	*2%*	*1%*	*2%*
PRS DOWN-SIZER (D)	**19**	19	1	-	2	-	19	19	1	6	4	8	21
	1%	3%zl	*	-	*8%*	-	*100%*	7%zkl	*	*1%*	*1%*	*2%*	*1%*
NEXT 12 MONTHS													
GOOD TIME BUY	**1010**	256	123	40	10	23	8	142	229	251	348	182	1055
	52%kl	*45%*	*39%*	60%kl	*36%*	61%kl	*41%*	54%kl	*56%*	58%ztu	*51%*	*42%*	*54%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i/j - z/k/l/m/n/o/p/q - z/r/s/t/u
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HALIFAX HOUSING MARKET CONFIDENCE TRACKER (Q1 MAR 2017)

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Table 60
DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

		TENURE LIFESTAGE							AREA				
	TOTAL (z)	ANY (A TO G) (k)	FTB (A+B) (l)	OWNER-OCCUPIER UP-SIZER (C) (m)	PRS UP-SIZER (C) (n)	OWNER-OCCUPIER DOWN-SIZER (D) (o)	PRS DOWN-SIZER (D) (p)	ANY ACTIVE (q)	RURAL (r)	SUB URBAN (s)	URBAN (t)	METRO POL ITAN (x)	UNWTD TOTAL
WEIGHTED BASE	**1958**	564	312*	67*	28**	38*	19**	266	406	431	687	435	1958
	100%	*29%*	*16%**	*3%**	*1%***	*2%**	*1%***	*14%*	*21%*	*22%*	*35%*	*22%*	*100%*
GOOD TIME SELL	**1024**	287	140	44	19	20	10	163	213	228	377	206	1028
	52%	*51%*	*45%*	66%kl	*68%*	*54%*	*51%*	61%zkl	*52%*	*53%*	*55%*	*47%*	*53%*
BAD TIME BUY	**716**	258	156	21	15	8	11	101	137	130	253	196	673
	37%ss	46%zmoq	50%zmoq	*32%*	*54%*	*22%*	*59%*	38%o	*34%*	*30%*	*37%*	*45%*	*34%*
BAD TIME SELL	**672**	196	112	20	5	9	8	76	136	160	218	158	695
	34%	35%q	*36%*	*30%*	*19%*	*25%*	*42%*	*29%*	*33%*	*37%*	*32%*	*36%*	*35%*
AVERAGE PRICE													
HIGHER	**1145**	342	186	43	20	17	7	161	238	267	387	253	1157
	58%	61%o	*60%*	*65%*	*70%*	*44%*	*36%*	61%o	*59%*	*62%*	*56%*	*58%*	*59%*
SAME	**441**	111	56	15	7	8	8	63	90	96	160	95	452
	23%	*20%*	*18%*	*22%*	*24%*	*21%*	*45%*	24%k	*22%*	*22%*	*23%*	*22%*	*23%*
LOWER	**256**	72	35	9	2	9	4	31	49	53	103	51	253
	13%	*13%*	*11%*	*13%*	*6%*	24%kq	*19%*	*12%*	*12%*	*12%*	*15%*	*12%*	*13%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d/e/f/g/h/i/j - z/k/l/m/n/o/p/q - z/r/s/t/u
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HALIFAX HOUSING MARKET CONFIDENCE TRACKER (Q1 MAR 2017)

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Table 61
DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

		NEXT 12 MONTHS				AVERAGE PRICE			
	TOTAL (z)	GOOD TIME BUY (a)	GOOD TIME SELL (b)	BAD TIME BUY (c)	BAD TIME SELL (d)	HIGHER (e)	SAME (f)	LOWER (g)	UNWTD TOTAL
UNWEIGHTED BASE	**1958**	1055	1028	673	695	1157	452	253	1958
WEIGHTED BASE	**1958**	1010	1024	716	672	1145	441	256	1958
	100%	*52%*	*52%*	*37%*	*34%*	*58%*	*23%*	*13%*	*100%*
SEX									
MALE	**950**	506	529	347	327	597	189	135	952
	49%f	*50%*	52%z	*49%*	*49%*	52%zf	*43%*	53%f	*49%*
FEMALE	**1008**	504	495	369	345	549	253	121	1006
	51%be	*50%*	*48%*	*51%*	*51%*	*48%*	57%zeg	*47%*	*51%*
AGE									
16-24	**315**	109	133	171	119	186	53	44	263
	16%abf	*11%*	13%a	24%zabd	18%ab	*16%*	*12%*	*17%*	*13%*
25-34	**304**	157	154	115	117	169	73	46	257
	16%	*16%*	*15%*	*16%*	*17%*	*15%*	*17%*	*18%*	*13%*
35-44	**356**	179	203	129	113	209	70	55	278
	18%	*18%*	20%a	*18%*	*17%*	*18%*	*16%*	*22%*	*14%*
45-54	**315**	164	174	116	104	184	78	37	305
	16%	*16%*	*17%*	*16%*	*16%*	*16%*	*18%*	*14%*	*16%*
55-64	**283**	173	160	82	92	176	60	35	331
	14%	17%zcd	16%c	*12%*	*14%*	*15%*	*14%*	*14%*	*17%*
65+	**385**	229	201	104	127	221	108	39	524
	20%c	23%zbc	20%c	*14%*	19%c	*19%*	24%zg	*15%*	*27%*
18+	**1866**	996	995	650	645	1092	433	249	1943
	95%c	99%zbcd	97%zc	*91%*	96%c	*95%*	98%ze	*97%*	*99%*
TENURE									
OWNED OUTRIGHT	**490**	290	265	139	161	293	120	49	756
	25%c	29%zbcd	26%c	*19%*	24%c	*26%*	27%g	*19%*	*39%*
BOUGHT ON A MORTGAGE	**776**	430	454	286	237	464	167	104	542
	40%d	43%zd	44%zd	40%d	*35%*	*40%*	*38%*	*41%*	*28%*
RENTED FROM LOCAL AUTHORITY	**192**	85	88	65	65	96	48	28	165
	10%ae	*8%*	*9%*	*9%*	*10%*	*8%*	*11%*	*11%*	*8%*
BELONGS TO HOUSING ASSOCIATION	**140**	60	50	58	67	79	37	19	136
	7%ab	*6%*	*5%*	8%b	10%zab	*7%*	*8%*	*7%*	*7%*
RENTED FROM PRIVATE LANDLORD	**333**	136	152	153	133	203	60	50	344
	17%abf	*13%*	*15%*	21%zab	20%zab	*18%*	*14%*	*19%*	*18%*
OTHER	**27**	10	15	14	9	10	9	6	15
	1%	*1%*	*1%*	*2%*	*1%*	*1%*	*2%*	*2%*	*1%*
OWNER/ OCCUPIER	**1266**	720	718	425	398	757	287	154	1298
	65%cd	71%zcd	70%zcd	*59%*	*59%*	*66%*	*65%*	*60%*	*66%*
RENTERS	**666**	280	290	277	265	378	145	97	645
	34%ab	*28%*	*28%*	39%zab	39%zab	*33%*	*33%*	*38%*	*33%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d - z/e/f/g - z/h/i/j - z/k/l/m - z/n/o/p - z/q/r/s - z/t/u/v - z/w/x/y
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Table 61
DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

		NEXT 12 MONTHS				AVERAGE PRICE			
	TOTAL (z)	GOOD TIME BUY (a)	GOOD TIME SELL (b)	BAD TIME BUY (c)	BAD TIME SELL (d)	HIGHER (e)	SAME (f)	LOWER (g)	UNWTD TOTAL
WEIGHTED BASE	**1958**	1010	1024	716	672	1145	441	256	1958
	100%	*52%*	*52%*	*37%*	*34%*	*58%*	*23%*	*13%*	*100%*
ACORN									
WEALTHY ACHIEVERS	**433**	244	265	145	131	268	90	49	435
	22%	24%zd	26%zcd	*20%*	*19%*	*23%*	*20%*	*19%*	*22%*
URBAN PROSPERITY	**203**	89	101	97	87	115	53	29	231
	10%a	*9%*	*10%*	13%zab	13%za	*10%*	*12%*	*11%*	*12%*
COMFORTABLY OFF	**600**	332	309	197	196	364	121	78	626
	31%	33%zb	*30%*	*28%*	*29%*	*32%*	*27%*	*31%*	*32%*
MODERATE MEANS	**350**	164	174	137	112	205	101	35	327
	18%a	*16%*	*17%*	*19%*	*17%*	*18%*	23%zg	*14%*	*17%*
HARD PRESSED	**342**	168	155	125	139	174	71	62	320
	17%be	*17%*	*15%*	*17%*	21%zab	*15%*	*16%*	24%zef	*16%*
OCCUPATION									
FULL-TIME	**691**	368	396	254	226	415	148	106	610
	35%	*36%*	39%z	*36%*	*34%*	*36%*	*34%*	*41%*	*31%*
PART-TIME	**228**	120	128	77	75	128	58	31	216
	12%	*12%*	*12%*	*11%*	*11%*	*11%*	*13%*	*12%*	*11%*
SELF-EMPLOYED	**145**	78	89	49	40	93	33	13	136
	7%	*8%*	9%z	*7%*	*6%*	*8%*	*8%*	*5%*	*7%*
FT/ PT/ SELF EMPLYED	**1064**	565	613	381	341	635	240	150	962
	54%	56%d	60%zacd	*53%*	*51%*	*55%*	*54%*	*59%*	*49%*
NOT WORKING - HOUSEWIFE	**113**	50	51	51	50	70	26	9	107
	6%	*5%*	*5%*	*7%*	7%a	*6%*	*6%*	*4%*	*5%*
STILL IN EDUCATION	**173**	57	69	102	57	94	25	23	145
	9%abf	*6%*	*7%*	14%zabd	8%a	*8%*	*6%*	*9%*	*7%*
UNEMPLOYED	**62**	27	17	25	35	33	12	10	55
	3%b	3%b	*2%*	3%b	5%zabc	*3%*	*3%*	*4%*	*3%*
RETIRED	**441**	269	236	114	141	262	117	42	593
	23%cg	27%zbcd	23%c	*16%*	21%c	*23%*	26%zg	*17%*	*30%*
OTHER	**105**	41	38	43	48	52	22	22	96
	5%ab	*4%*	*4%*	6%b	7%zab	*5%*	*5%*	8%e	*5%*
INCOME									
UP TO 9499	**183**	88	75	77	91	98	37	36	204
	9%b	*9%*	*7%*	11%b	14%zabc	*9%*	*8%*	14%ze	*10%*
9500 - 17499	**235**	128	129	75	78	137	53	36	262
	12%	*13%*	*13%*	*10%*	*12%*	*12%*	*12%*	*14%*	*13%*
17500 - 24999	**128**	82	67	35	45	72	35	14	139
	7%	8%zbc	*7%*	*5%*	*7%*	*6%*	*8%*	*5%*	*7%*

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DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

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	TOTAL (z)	GOOD TIME BUY (a)	GOOD TIME SELL (b)	BAD TIME BUY (c)	BAD TIME SELL (d)	HIGHER (e)	SAME (f)	LOWER (g)	UNWTD TOTAL
WEIGHTED BASE	**1958**	1010	1024	716	672	1145	441	256	1958
	100%	*52%*	*52%*	*37%*	*34%*	*58%*	*23%*	*13%*	*100%*
25000 PLUS	**772**	437	459	278	251	493	159	108	755
	39%	43%zd	45%zcd	*39%*	*37%*	43%zf	*36%*	*42%*	*39%*
CHIEF INCOME EARNER									
YES	**1236**	657	658	435	436	724	274	177	1312
	63%	*65%*	*64%*	*61%*	65%c	*63%*	*62%*	*69%*	*67%*
NO	**722**	353	366	281	236	422	167	79	646
	37%	*35%*	*36%*	39%d	*35%*	*37%*	*38%*	*31%*	*33%*
SOCIAL GRADE									
AB	**523**	286	303	206	160	323	102	64	547
	27%	28%d	30%zd	29%d	*24%*	*28%*	*23%*	*25%*	*28%*
C1	**563**	306	319	195	179	331	130	85	658
	29%	*30%*	31%z	*27%*	*27%*	*29%*	*29%*	*33%*	*34%*
C2	**410**	203	188	160	166	237	100	55	348
	21%b	*20%*	*18%*	*22%*	25%zab	*21%*	*23%*	*21%*	*18%*
DE	**462**	215	215	155	166	254	109	52	405
	24%ab	*21%*	*21%*	*22%*	*25%*	*22%*	*25%*	*20%*	*21%*
ETHNICITY									
WHITE	**1830**	964	973	662	620	1066	423	241	1729
	93%	95%zcd	95%zc	*92%*	*92%*	*93%*	96%z	*94%*	*88%*
BME	**117**	45	50	51	49	76	17	14	221
	6%ab	*4%*	*5%*	*7%*	7%a	*7%*	*4%*	*6%*	*11%*
NUMBER IN HOUSEHOLD									
1	**399**	220	208	131	144	233	99	48	431
	20%	*22%*	*20%*	*18%*	*21%*	*20%*	*22%*	*19%*	*22%*
2	**592**	342	326	185	191	357	137	77	674
	30%c	34%zcd	32%c	*26%*	*28%*	*31%*	*31%*	*30%*	*34%*
3+	**961**	446	487	399	336	552	206	131	844
	49%a	*44%*	48%a	56%zabd	50%a	*48%*	*47%*	*51%*	*43%*
CHILDREN IN HOUSEHOLD									
YES	**608**	293	336	235	204	349	132	89	510
	31%a	*29%*	33%a	*33%*	*30%*	*30%*	*30%*	*35%*	*26%*
NO	**1350**	717	688	481	468	796	309	167	1448
	69%	71%zb	*67%*	*67%*	*70%*	*70%*	*70%*	*65%*	*74%*
CAR IN HOUSEHOLD									
YES	**1537**	840	857	530	485	926	329	199	1525
	78%cdf	83%zcd	84%zcd	*74%*	*72%*	81%zf	*75%*	*78%*	*78%*
NO	**421**	170	167	186	187	219	113	57	433
	22%abe	*17%*	*16%*	26%zab	28%zab	*19%*	25%ze	*22%*	*22%*

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WEIGHTED BASE	**1958**	1010	1024	716	672	1145	441	256	1958
	100%	*52%*	*52%*	*37%*	*34%*	*58%*	*23%*	*13%*	*100%*
MAIN SHOPPER									
YES	**1433**	762	763	495	489	847	333	181	1498
	73%	75%zc	75%c	*69%*	*73%*	*74%*	*75%*	*71%*	*77%*
NO	**525**	248	261	221	183	298	109	75	460
	27%a	*25%*	*25%*	31%ab	*27%*	*26%*	*25%*	*29%*	*23%*
EDUCATION									
GCSE/ O-LV/ CSE/ NVQ12	**581**	300	305	199	172	327	149	50	517
	30%dg	*30%*	*30%*	*28%*	*26%*	29%g	34%zg	*20%*	*26%*
A-LVL OR EQUIV	**362**	177	195	150	126	221	68	57	366
	19%	*18%*	*19%*	*21%*	*19%*	*19%*	*15%*	22%f	*19%*
DEGR/ MAST/ PHD	**627**	350	360	239	228	391	121	101	667
	32%f	35%z	35%z	*33%*	*34%*	34%f	*28%*	40%zf	*34%*
NO FORML QUAL	**237**	106	103	84	86	126	64	24	252
	12%ab	*10%*	*10%*	*12%*	*13%*	*11%*	*15%*	*9%*	*13%*
GOVERNMENT OFFICE REGION									
EAST MID- LANDS	**146**	88	79	43	52	81	24	27	136
	7%	9%z	*8%*	*6%*	*8%*	*7%*	*5%*	10%f	*7%*
EAST- ERN	**188**	87	108	84	50	113	43	16	201
	10%d	*9%*	11%a	12%d	*7%*	*10%*	*10%*	*6%*	*10%*
LON- DON	**251**	98	126	121	97	144	48	37	252
	13%a	*10%*	12%a	17%zab	14%a	*13%*	*11%*	*14%*	*13%*
NORTH EAST	**86**	38	32	34	38	41	22	19	84
	4%b	*4%*	*3%*	*5%*	6%ab	*4%*	*5%*	8%ze	*4%*
NORTH WEST	**224**	125	105	56	69	118	57	30	225
	11%c	12%bc	*10%*	*8%*	10%c	*10%*	*13%*	*12%*	*11%*
SCOT- LAND	**171**	98	78	57	64	96	50	15	180
	9%	10%b	*8%*	*8%*	*9%*	*8%*	11%g	*6%*	*9%*
SOUTH EAST	**275**	121	148	130	103	166	60	43	240
	14%a	*12%*	14%a	18%za	15%a	*15%*	*14%*	*17%*	*12%*
SOUTH WEST	**173**	95	107	58	40	107	51	12	156
	9%dg	9%d	10%zd	8%d	*6%*	9%g	11%zg	*5%*	*8%*
WALES	**98**	61	46	19	36	65	14	13	111
	5%c	6%zbc	*5%*	*3%*	5%c	*6%*	*3%*	*5%*	*6%*
WEST MID- LANDS	**175**	100	108	55	56	108	35	24	202
	9%	*10%*	11%z	*8%*	*8%*	*9%*	*8%*	*9%*	*10%*
YORKS AND HUMBR	**172**	98	88	59	68	107	39	20	171
	9%	*10%*	*9%*	*8%*	*10%*	*9%*	*9%*	*8%*	*9%*

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WEIGHTED BASE	**1958** *100%*	1010 *52%*	1024 *52%*	716 *37%*	672 *34%*	1145 *58%*	441 *23%*	256 *13%*	1958 *100%*
AREA									
RURAL	**406** *21%*	229 23%z	213 *21%*	137 *19%*	136 *20%*	238 *21%*	90 *20%*	49 *19%*	392 *20%*
SUB URBAN	**431** 22%c	251 25%zbc	228 *22%*	130 *18%*	160 24%c	267 *23%*	96 *22%*	53 *21%*	419 *21%*
URBAN	**687** *35%*	348 *34%*	377 *37%*	253 *35%*	218 *32%*	387 *34%*	160 *36%*	103 *40%*	688 *35%*
METRO POL ITAN	**435** 22%ab	182 *18%*	206 20%a	196 27%zabd	158 23%a	253 *22%*	95 *22%*	51 *20%*	459 *23%*
TENURE LIFESTAGE - Q2									
ANY (A TO G)	**564** 29%a	256 *25%*	287 28%a	258 36%zabd	196 *29%*	342 *30%*	111 *25%*	72 *28%*	518 *26%*
FTB (A+B)	**312** 16%ab	123 *12%*	140 *14%*	156 22%zabd	112 17%a	186 *16%*	56 *13%*	35 *14%*	242 *12%*
OWNER-OCCUPIER UP-SIZER (C)	**67** *3%*	40 *4%*	44 4%z	21 *3%*	20 *3%*	43 *4%*	15 *3%*	9 *3%*	55 *3%*
PRS UP-SIZER (C)	**28** *1%*	10 *1%*	19 2%a	15 2%d	5 *1%*	20 *2%*	7 *2%*	2 *1%*	30 *2%*
OWNER-OCCUPIER DOWN-SIZER (D)	**38** *2%*	23 *2%*	20 *2%*	8 *1%*	9 *1%*	17 *1%*	8 *2%*	9 *3%*	44 *2%*
PRS DOWN-SIZER (D)	**19** *1%*	8 *1%*	10 *1%*	11 *2%*	8 *1%*	7 *1%*	8 2%ze	4 *1%*	21 *1%*
NEXT 12 MONTHS									
GOOD TIME BUY	**1010** 52%cdg	1010 100%zbcd	734 72%zcd	- -	254 38%c	655 57%zfg	221 *50%*	106 *42%*	1055 *54%*
GOOD TIME SELL	**1024** 52%cdg	734 73%zcd	1024 100%zacd	263 37%d	- -	693 61%zfg	227 52%g	79 *31%*	1028 *53%*
BAD TIME BUY	**716** 37%abe	- -	263 26%a	716 100%zabd	411 61%zab	388 *34%*	168 *38%*	131 51%zef	673 *34%*
BAD TIME SELL	**672** 34%abe	254 25%b	- -	411 57%zab	672 100%zabc	329 *29%*	168 38%e	158 61%zef	695 *35%*
AVERAGE PRICE									
HIGHER	**1145** 58%dfg	655 65%zcd	693 68%zacd	388 54%d	329 *49%*	1145 100%zfg	- -	- -	1157 *59%*
SAME	**441** 23%eg	221 *22%*	227 *22%*	168 *23%*	168 *25%*	- -	441 100%zeg	- -	452 *23%*
LOWER	**256** 13%abef	106 11%b	79 *8%*	131 18%zab	158 23%zabc	- -	- -	256 100%zef	253 *13%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d - z/e/f/g - z/h/i/j - z/k/l/m - z/n/o/p - z/q/r/s - z/t/u/v - z/w/x/y
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

	Page	Table	Title	Base Description	Base
●	58	47	Q.YR04 AS YOU MAY KNOW, THE AVERAGE PROPERTY PRICE IN THE UK IS £219,949 ACCORDING TO THE FEBRUARY 2017 HALIFAX HOUSE PRICE INDEX. THIS CARD SHOWS POSSIBLE PERCENTAGE CHANGES IN THE AVERAGE PROPERTY PRICE WITH EQUIVALENT AMOUNTS. DO YOU THINK THE AVERAGE PROPERTY PRICE IN THE UK WILL BE HIGHER OR LOWER IN 12 MONTHS TIME, OR WILL IT BE THE SAME?	BASE: ALL ADULTS AGED 16+	1958
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●	63	50	Q.YR05 NOW THINKING ABOUT THE CURRENT SITUATION, WHICH 2 OR 3 OF THESE, IF ANY, DO YOU THINK ARE THE MAIN BARRIERS TO PEOPLE IN GENERAL BEING ABLE TO BUY A PROPERTY?	BASE: ALL ADULTS AGED 16+ ASKED	1958