J18-017787-01 08-MAR - 25-MAR 2019
HOUSING MARKET CONFIDENCE TRACKER (Q1 MARCH 2019)
PUBLIC

3 Apr 2019

Table 1
Q.TENURE
WHICH OF THESE APPLIES TO YOUR HOME
BASE: ALL ADULTS AGED 16+

		SEX		AGE									TENURE							
	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)	18+ (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)	UNWTD TOTAL
UNWEIGHTED BASE	**1099**	530	569	147	164	180	159	170	279	311	339	1083	384	276	200	222	8	660	422	1099
WEIGHTED BASE	**1099**	533	566	177*	170	200	177	159	216	347	376	1045	275	451	187	159	15**	725	346	1099
	100%	*49%*	*51%*	*16%**	*16%*	*18%*	*16%*	*14%*	*20%*	*32%*	*34%*	*95%*	*25%*	*41%*	*17%*	*14%*	*1%***	*66%*	*31%*	*100%*
IT IS BEING BOUGHT ON A MORTGAGE	**451**	231	220	68	96	109	109	43	27	164	218	426	-	451	-	-	-	451	-	276
	41%ghlnor	*43%*	*39%*	38%h	56%zcghik	55%zcghk	62%zcghik	27%h	*12%*	47%gh	58%zcghik	41%gh	-	100%zlnoqr	-	-	-	62%zlnor	-	*25%*
IT IS OWNED OUTRIGHT	**275**	126	149	12	9	12	19	80	143	22	31	269	275	-	-	-	-	275	-	384
	25%cdefijmnor	*24%*	*26%*	*7%*	*6%*	*6%*	*11%*	50%zcdefijk	66%zcdefgijk	*6%*	*8%*	26%cdefij	100%zmnoqr	-	-	-	-	38%zmnor	-	*35%*
IT IS RENTED FROM A PRIVATE LANDLORD	**159**	84	75	52	36	35	14	15	7	88	50	159	-	-	-	159	-	-	159	222
	14%fghlmnq	*16%*	*13%*	29%zfghjk	21%zfgh	18%fghj	8%h	9%h	*3%*	25%zfghjk	13%fh	15%fgh	-	-	-	100%zlmnqr	-	-	46%zlmnq	*20%*
IT IS RENTED FROM THE LOCAL AUTHORITY/BELONGS TO A HOUSING ASSOCIATION	**187**	78	108	24	29	42	35	20	37	53	77	179	-	-	187	-	-	-	187	200
	17%lmoq	*15%*	*19%*	*13%*	*17%*	*21%*	*20%*	*13%*	*17%*	*15%*	*20%*	*17%*	-	-	100%zlmoqr	-	-	-	54%zlmoq	*18%*
OTHER	**15**	4	11	11	-	1	-	-	3	11	1	5	-	-	-	-	15	-	-	8
	1%jq	*1%*	*2%*	6%zdefgjk	-	*	-	-	*1%*	3%zjk	*	*1%*	-	-	-	-	*100%*	-	-	*1%*
REFUSED	**13**	10	4	10	1	1	-	2	-	10	1	7	-	-	-	-	-	-	-	9
	1%jq	*2%*	*1%*	6%zefhjk	*	*	-	*1%*	-	3%zdhjk	*	*1%*	-	-	-	-	-	-	-	*1%*
RENTER [NET]	**346**	162	183	76	65	77	49	34	44	141	126	337	-	-	187	159	-	-	346	422
	31%ghlmq	*30%*	*32%*	43%zfgh	38%gh	39%gh	*28%*	*22%*	*20%*	40%zfghk	34%gh	32%gh	-	-	100%zlmq	100%zlmq	-	-	100%zlmq	*38%*
OWNER/OCCUPIER [NET]	**725**	357	368	80	105	121	128	122	169	185	248	695	275	451	-	-	-	725	-	660
	66%cinor	*67%*	*65%*	*45%*	62%ci	*60%*	72%cij	77%zcdeijk	78%zcdeijk	*53%*	66%ci	67%ci	100%znor	100%znor	-	-	-	100%znor	-	*60%*

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
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

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Table 2
Q.TENURE
WHICH OF THESE APPLIES TO YOUR HOME
BASE: ALL ADULTS AGED 16+

		OCCUPATION								INCOME				SOCIAL GRADE				CHILDREN IN HOUSEHOLD		
	TOTAL (z)	FULL-TIME (a)	PART-TIME (b)	SELF-EMPLOYED (c)	NOT WORKING - HOUSEWIFE (d)	STILL IN EDUCATION (e)	UNEMPLOYED (f)	RETIRED (g)	OTHER (h)	UP TO £9,499 (i)	£9,500 - £17,499 (j)	£17,500 - £24,999 (k)	£25,000 PLUS (l)	AB (m)	C1 (n)	C2 (o)	DE (p)	YES (q)	NO (r)	UNWTD TOTAL
UNWEIGHTED BASE	**1099**	347	129	68	58	89	35	308	65	111	160	79	392	262	377	214	246	307	792	1099
WEIGHTED BASE	**1099**	392	128*	76*	47*	97**	47**	247	63*	90*	138	73*	407	293	316	230	259	338	761	1099
	100%	*36%*	*12%**	*7%**	*4%**	*9%***	*4%***	*23%*	*6%**	*8%**	*13%*	*7%**	*37%*	*27%*	*29%*	*21%*	*24%*	*31%*	*69%*	*100%*
IT IS BEING BOUGHT ON A MORTGAGE	**451**	240	67	45	13	35	8	30	14	10	24	24	232	155	163	67	66	181	270	276
	41%ghijopr	61%zdgh	52%zdgh	59%zdgh	27%g	*35%*	*16%*	*12%*	*22%*	*11%*	*17%*	33%ij	57%zijk	53%zop	51%zop	*29%*	*25%*	54%zr	*35%*	*25%*
IT IS OWNED OUTRIGHT	**275**	40	20	17	9	8	3	169	10	14	45	23	104	98	66	59	52	20	254	384
	25%abiq	*10%*	*15%*	22%a	*18%*	*8%*	*6%*	68%zabcdh	*15%*	*16%*	33%zi	32%i	*26%*	33%znp	*21%*	*25%*	*20%*	*6%*	33%zq	*35%*
IT IS RENTED FROM A PRIVATE LANDLORD	**159**	60	20	11	9	37	6	8	7	31	21	11	49	20	52	44	43	46	113	222
	14%gm	15%g	16%g	15%g	18%g	*38%*	*12%*	*3%*	11%g	35%zjkl	*15%*	*15%*	*12%*	*7%*	17%m	19%m	17%m	*14%*	*15%*	*20%*
IT IS RENTED FROM THE LOCAL AUTHORITY/BELONGS TO A HOUSING ASSOCIATION	**187**	50	19	3	16	7	23	37	32	35	44	14	22	11	32	49	95	81	106	200
	17%aclmnr	*13%*	*15%*	*4%*	35%zabcg	*7%*	*49%*	15%c	50%zabcg	38%zkl	32%zl	20%l	*5%*	*4%*	10%m	21%mn	37%zmno	24%zr	*14%*	*18%*
OTHER	**15**	1	*	-	-	2	7	3	1	-	4	-	*	2	1	10	2	8	7	8
	1%l	*	*	-	-	*2%*	*15%*	*1%*	*1%*	-	3%l	-	*	*1%*	*	4%zmn	*1%*	*2%*	*1%*	*1%*
REFUSED	**13**	1	1	-	1	9	1	-	-	-	-	-	-	8	3	2	1	1	12	9
	1%	*	*1%*	-	2%g	*9%*	*2%*	-	-	-	-	-	-	*3%*	*1%*	*1%*	*	*	*2%*	*1%*
RENTER [NET]	**346**	110	39	15	25	44	28	45	39	66	65	25	70	31	84	93	138	127	218	422
	31%glmr	28%g	31%g	*19%*	53%zabcg	*45%*	*60%*	*18%*	61%zabcg	74%zjkl	47%zl	34%l	*17%*	*10%*	27%m	40%zmn	53%zmno	38%zr	*29%*	*38%*
OWNER/OCCUPIER [NET]	**725**	280	87	62	21	42	10	199	24	24	69	48	336	253	229	126	118	201	524	660
	66%dhijopq	71%zdh	68%dh	81%zdh	*45%*	*44%*	*22%*	81%zabdh	*37%*	*26%*	50%i	66%i	83%zijk	86%znop	72%zop	*55%*	*45%*	*60%*	69%zq	*60%*

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

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Table 3
Q.TENURE
WHICH OF THESE APPLIES TO YOUR HOME
BASE: ALL ADULTS AGED 16+

		GOVERNMENT OFFICE REGION														
	TOTAL (z)	EAST MIDLANDS (a)	EASTERN (b)	LONDON (c)	NORTH EAST (d)	NORTH WEST (e)	SCOTLAND (f)	SOUTH EAST (g)	SOUTH WEST (h)	WALES (i)	WEST MIDLANDS (j)	YORKS AND HUMBR (k)	SOUTH ENGLAND (l)	NORTH ENGLAND (m)	MIDLANDS (n)	UNWTD TOTAL
UNWEIGHTED BASE	**1099**	77	116	137	45	143	101	132	101	53	94	100	233	288	171	1099
WEIGHTED BASE	**1099** ***100%***	82* *7%**	106* *10%**	141* *13%**	48* *4%**	126 *11%*	96* *9%**	154* *14%**	97* *9%**	55* *5%**	98* *9%**	97* *9%**	251 *23%*	270 *25%*	180* *16%**	1099 *100%*
IT IS BEING BOUGHT ON A MORTGAGE	**451** 41%gj	47 58%cfgjln	48 45%gj	51 *36%*	24 50%gj	48 *38%*	34 *35%*	46 *30%*	45 47%gjl	22 *40%*	26 *26%*	60 63%zbcefgijlmn	91 *36%*	132 49%zegjl	73 41%j	276 *25%*
IT IS OWNED OUTRIGHT	**275** ***25%***	16 *19%*	21 *20%*	36 *25%*	19 40%zbfk	35 *28%*	20 *21%*	40 *26%*	30 *31%*	13 *24%*	25 *26%*	19 *19%*	71 *28%*	73 *27%*	41 *23%*	384 *35%*
IT IS RENTED FROM A PRIVATE LANDLORD	**159** 14%b	6 *8%*	7 *7%*	16 *12%*	2 *5%*	27 21%zbdfhm	8 *9%*	34 22%zbdfh	9 *10%*	8 *15%*	29 29%zabcdfhklmn	11 *12%*	43 17%bh	40 *15%*	35 20%ab	222 *20%*
IT IS RENTED FROM THE LOCAL AUTHORITY/BELONGS TO A HOUSING ASSOCIATION	**187** 17%km	12 *15%*	29 27%zdeghklm	34 24%dehkm	3 *5%*	15 *12%*	27 28%zdehklm	23 *15%*	11 *12%*	10 *18%*	17 *17%*	6 *7%*	35 *14%*	24 *9%*	29 *16%*	200 *18%*
OTHER	**15** ***1%***	- -	- -	2 *1%*	- -	- -	- -	10 6%zbemn	1 *1%*	1 *2%*	1 *1%*	- -	10 4%zehm	- -	1 *1%*	8 *1%*
REFUSED	**13** ***1%***	* *	1 *1%*	2 *1%*	- -	1 *1%*	7 8%zbeghjklmn	1 *1%*	- -	1 *1%*	- -	- -	1 *	1 *	* *	9 *1%*
RENTER [NET]	**346** 31%dhkm	18 *22%*	36 34%dk	50 36%dkm	5 *10%*	42 33%dkm	35 37%dk	57 37%dhkm	21 *21%*	18 33%d	46 47%zadhklmn	18 *18%*	78 31%dh	64 24%d	64 36%dhkm	422 *38%*
OWNER/OCCUPIER [NET]	**725** 66%gj	63 77%fgj	69 *65%*	87 *62%*	43 90%zbcefgijlmn	83 *66%*	54 *56%*	86 *56%*	76 78%zcfgjln	35 *64%*	51 *52%*	79 82%zbcefgjln	162 64%g	205 76%zcefgjln	114 63%j	660 *60%*

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

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Table 4
Q.TENURE
WHICH OF THESE APPLIES TO YOUR HOME
BASE: ALL ADULTS AGED 16+

		AREA				NEXT 12 MONTHS				AVERAGE PRICE			
	TOTAL (z)	RURAL (a)	SUBURBAN (b)	URBAN (c)	METROP-OLITAN (d)	GOOD TIME BUY (e)	GOOD TIME SELL (f)	BAD TIME BUY (g)	BAD TIME SELL (h)	HIGHER (i)	SAME (j)	LOWER (k)	UNWTD TOTAL
UNWEIGHTED BASE	**1099**	192	287	342	278	479	342	468	592	373	289	326	1099
WEIGHTED BASE	**1099**	221	291	329	258	451	325	506	622	375	299	328	1099
	100%	*20%*	*27%*	*30%*	*23%*	*41%*	*30%*	*46%*	*57%*	*34%*	*27%*	*30%*	*100%*
IT IS BEING BOUGHT ON A MORTGAGE	**451**	115	113	150	72	199	142	211	266	145	120	152	276
	41%d	52%zbd	39%d	46%d	*28%*	*44%*	*44%*	*42%*	*43%*	*39%*	*40%*	46%z	*25%*
IT IS OWNED OUTRIGHT	**275**	63	65	89	58	138	93	102	143	85	91	80	384
	25%g	*28%*	*22%*	*27%*	*23%*	31%zgh	29%g	*20%*	*23%*	*23%*	*31%*	*24%*	*35%*
IT IS RENTED FROM A PRIVATE LANDLORD	**159**	16	31	47	65	53	36	87	101	56	39	49	222
	14%a	*7%*	*11%*	14%a	25%zabc	*12%*	*11%*	17%f	16%e	*15%*	*13%*	*15%*	*20%*
IT IS RENTED FROM THE LOCAL AUTHORITY/BELONGS TO A HOUSING ASSOCIATION	**187**	18	71	42	57	57	46	87	98	77	38	43	200
	17%acek	*8%*	24%zac	*13%*	22%zac	*13%*	*14%*	*17%*	*16%*	21%jk	*13%*	*13%*	*18%*
OTHER	**15**	1	10	-	3	3	2	10	11	4	8	3	8
	1%	*	4%zc	-	*1%*	*1%*	*1%*	*2%*	*2%*	*1%*	*3%*	*1%*	*1%*
REFUSED	**13**	9	1	*	3	*	7	10	3	8	2	2	9
	1%eh	4%zbc	*	*	*1%*	*	2%e	2%eh	*	*2%*	*1%*	*	*1%*
RENTER [NET]	**346**	33	102	89	122	110	82	174	199	134	77	92	422
	31%aef	*15%*	35%a	27%a	47%zabc	*24%*	*25%*	34%ef	32%e	36%j	*26%*	*28%*	*38%*
OWNER/OCCUPIER [NET]	**725**	178	178	240	130	337	235	312	409	230	211	232	660
	66%d	81%zbd	61%d	73%zbd	*50%*	75%zgh	72%zg	*62%*	66%g	*61%*	*71%*	71%i	*60%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d - z/e/f/g/h - z/i/j/k
Overlap formulae used. * small base

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Table 5
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	1099	1099
WEIGHTED BASE	1099	1099
(4) VERY GOOD TIME	58 *5%*	28 *3%*
(3) FAIRLY GOOD TIME	393 *36%*	297 *27%*
(2) FAIRLY BAD TIME	399 *36%*	491 *45%*
(1) VERY BAD TIME	107 *10%*	131 *12%*
MEAN	2.42	2.24
DON'T KNOW	142 *13%*	152 *14%*
GOOD TIME	451 *41%*	325 *30%*
BAD TIME	506 *46%*	622 *57%*
NET GOOD	-55 *-5%*	-296 *-27%*

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Table 6
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								
	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)	18+ (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)	UNWTD TOTAL
UNWEIGHTED BASE	**1099**	530	569	147	164	180	159	170	279	311	339	1083	384	276	200	222	8	660	422	1099
WEIGHTED BASE	**1099** ***100%***	533 *49%*	566 *51%*	177* *16%**	170 *16%*	200 *18%*	177 *16%*	159 *14%*	216 *20%*	347 *32%*	376 *34%*	1045 *95%*	275 *25%*	451 *41%*	187 *17%*	159 *14%*	15** *1%***	725 *66%*	346 *31%*	1099 *100%*
(4) VERY GOOD TIME	**58** 5%r	35 *7%*	23 *4%*	2 *1%*	7 *4%*	12 *6%*	13 7%c	10 *6%*	14 *6%*	9 *3%*	25 *7%*	58 6%i	14 *5%*	33 7%r	6 *3%*	4 *3%*	* *3%*	47 6%r	10 *3%*	62 *6%*
(3) FAIRLY GOOD TIME	**393** 36%aejnr	164 *31%*	229 40%za	52 *29%*	61 *36%*	49 *24%*	65 37%ej	70 44%zceijk	96 44%zceijk	113 *32%*	114 30%e	376 36%ej	124 45%znoqr	167 *37%*	51 *27%*	49 *31%*	3 *18%*	290 40%znor	100 *29%*	417 *38%*
(2) FAIRLY BAD TIME	**399** 36%bhl	212 *40%*	187 *33%*	83 47%hk	58 *34%*	88 44%zhk	63 36%h	55 34%h	53 *24%*	140 40%dh	151 40%hk	366 35%h	79 *29%*	167 37%l	64 *34%*	71 45%zlnqr	9 *59%*	246 34%l	135 39%l	364 *33%*
(1) VERY BAD TIME	**107** ***10%***	47 *9%*	60 *11%*	14 *8%*	22 *13%*	19 *10%*	19 *11%*	11 *7%*	23 *10%*	35 *10%*	38 *10%*	107 *10%*	23 *8%*	43 *10%*	24 *13%*	15 *10%*	1 *6%*	66 *9%*	39 *11%*	104 *9%*
MEAN	2.42nor	2.41	2.43	2.28	2.37	2.32	2.45	2.54zcei	2.55zceijk	2.32	2.38	2.42	2.54znoqr	2.46nr	2.27	2.30	2.21	2.49znor	2.29	2.46
DON'T KNOW	**142** 13%mq	74 *14%*	68 *12%*	27 *15%*	23 *13%*	31 *16%*	17 *9%*	14 *9%*	31 *14%*	49 *14%*	48 *13%*	139 *13%*	35 13%q	41 *9%*	43 23%zlmoqr	19 *12%*	2 *14%*	76 *10%*	61 18%zmoq	152 *14%*
GOOD TIME	**451** 41%enor	199 *37%*	251 44%z	53 *30%*	69 *40%*	61 *31%*	78 44%ej	80 50%zceijk	110 51%zceijk	122 *35%*	139 37%e	433 41%ce	138 50%znoqr	199 44%nor	57 *30%*	53 *34%*	3 *21%*	337 46%znor	110 *32%*	479 *44%*
BAD TIME	**506** 46%hlq	259 *49%*	247 *44%*	97 55%h	79 46%h	108 54%ghk	82 46%h	65 *41%*	75 *35%*	176 51%h	190 50%h	473 45%h	102 *37%*	211 47%l	87 47%l	87 55%zlq	10 *65%*	312 43%l	174 50%zlq	468 *43%*
NET GOOD	**-55** ***-5%***	-60 *-11%*	5 *1%*	-43 *-24%*	-11 *-6%*	-47 *-23%*	-4 *-2%*	14 9%df	35 16%df	-54 *-15%*	-51 *-13%*	-40 *-4%*	36 13%mnoq	-11 *-3%*	-31 *-16%*	-34 *-21%*	-6 *-44%*	25 3%m	-64 *-19%*	11 *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
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

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Table 7
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								INCOME				SOCIAL GRADE				CHILDREN IN HOUSEHOLD		
	TOTAL (z)	FULL-TIME (a)	PART-TIME (b)	SELF-EMPLOYED (c)	NOT WORKING - HOUSEWIFE (d)	STILL IN EDUCATION (e)	UNEMPLOYED (f)	RETIRED (g)	OTHER (h)	UP TO £9,499 (i)	£9,500 - £17,499 (j)	£17,500 - £24,999 (k)	£25,000 PLUS (l)	AB (m)	C1 (n)	C2 (o)	DE (p)	YES (q)	NO (r)	UNWTD TOTAL
UNWEIGHTED BASE	1099	347	129	68	58	89	35	308	65	111	160	79	392	262	377	214	246	307	792	1099
WEIGHTED BASE	1099	392	128*	76*	47*	97**	47**	247	63*	90*	138	73*	407	293	316	230	259	338	761	1099
	100%	*36%*	*12%**	*7%**	*4%**	*9%***	*4%***	*23%*	*6%**	*8%**	*13%*	*7%**	*37%*	*27%*	*29%*	*21%*	*24%*	*31%*	*69%*	*100%*
(4) VERY GOOD TIME	58	25	5	5	-	1	2	14	6	3	9	2	24	18	16	10	14	16	42	62
	5%	*6%*	*4%*	*6%*	-	*1%*	*4%*	*6%*	10%d	*4%*	*7%*	*3%*	*6%*	*6%*	*5%*	*5%*	*5%*	*5%*	*6%*	*6%*
(3) FAIRLY GOOD TIME	393	126	46	26	18	37	8	116	17	37	49	20	152	122	112	72	86	107	286	417
	36%	*32%*	*36%*	*34%*	*39%*	*37%*	*17%*	47%zah	*27%*	*41%*	*36%*	*28%*	*37%*	*42%*	*36%*	*31%*	*33%*	*32%*	*38%*	*38%*
(2) FAIRLY BAD TIME	399	154	53	28	16	44	23	59	20	25	55	36	151	103	121	89	86	129	270	364
	36%g	39%g	42%g	*37%*	*35%*	*45%*	*49%*	*24%*	*31%*	*28%*	*39%*	50%zi	*37%*	*35%*	*38%*	*39%*	*33%*	*38%*	*35%*	*33%*
(1) VERY BAD TIME	107	39	11	13	6	6	*	23	9	7	9	10	46	24	33	23	27	39	68	104
	10%	*10%*	*8%*	*17%*	*12%*	*6%*	*1%*	*9%*	*15%*	*8%*	*6%*	*14%*	*11%*	*8%*	*10%*	*10%*	*11%*	*12%*	*9%*	*9%*
MEAN	2.42k	2.40	2.39	2.31	2.31	2.37	2.34	2.57zac	2.38	2.50k	2.49k	2.21	2.41	2.50	2.39	2.36	2.40	2.34	2.45	2.46
DON'T KNOW	142	47	13	5	6	11	14	35	11	18	16	4	34	27	34	35	46	47	95	152
	13%l	*12%*	*10%*	*6%*	*14%*	*11%*	*29%*	*14%*	*17%*	20%kl	*12%*	*5%*	*8%*	*9%*	*11%*	*15%*	18%zm	*14%*	*13%*	*14%*
GOOD TIME	451	151	51	31	18	37	10	130	23	40	59	22	176	140	128	83	100	123	328	479
	41%	*39%*	*40%*	*40%*	*39%*	*38%*	*21%*	52%zabh	*37%*	*45%*	*42%*	*31%*	*43%*	48%zo	*41%*	*36%*	*39%*	*36%*	*43%*	*44%*
BAD TIME	506	194	64	41	22	50	24	82	29	32	63	46	197	126	154	112	114	168	338	468
	46%gi	49%g	50%g	54%g	*47%*	*51%*	*50%*	*33%*	*46%*	*36%*	*46%*	64%zijl	48%i	*43%*	*49%*	*49%*	*44%*	*50%*	*44%*	*43%*
NET GOOD	-55	-42	-13	-11	-4	-13	-14	47	-6	8	-5	-24	-21	14	-26	-30	-14	-45	-10	11
	-5%	*-11%*	*-11%*	*-14%*	*-8%*	*-13%*	*-29%*	19%abcdh	*-10%*	9%j	*-3%*	*-33%*	*-5%*	*5%*	*-8%*	*-13%*	*-5%*	*-13%*	*-1%*	*1%*

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

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HOUSING MARKET CONFIDENCE TRACKER (Q1 MARCH 2019)
PUBLIC

3 Apr 2019

Table 8
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+

		GOVERNMENT OFFICE REGION														
	TOTAL (z)	EAST MIDLANDS (a)	EASTERN (b)	LONDON (c)	NORTH EAST (d)	NORTH WEST (e)	SCOTLAND (f)	SOUTH EAST (g)	SOUTH WEST (h)	WALES (i)	WEST MIDLANDS (j)	YORKS AND HUMBR (k)	SOUTH ENGLAND (l)	NORTH ENGLAND (m)	MIDLANDS (n)	UNWTD TOTAL
UNWEIGHTED BASE	**1099**	77	116	137	45	143	101	132	101	53	94	100	233	288	171	1099
WEIGHTED BASE	**1099** ***100%***	82* *7%**	106* *10%**	141* *13%**	48* *4%**	126 *11%*	96* *9%**	154* *14%**	97* *9%**	55* *5%**	98* *9%**	97* *9%**	251 *23%*	270 *25%*	180* *16%**	1099 *100%*
(4) VERY GOOD TIME	**58** 5%j	6 *7%*	9 8%j	3 *2%*	6 12%cj	5 *4%*	5 *6%*	7 *4%*	3 *3%*	4 8%j	* *	10 11%cj	10 *4%*	21 8%ej	6 3%j	62 *6%*
(3) FAIRLY GOOD TIME	**393** 36%g	28 *35%*	39 *37%*	50 *36%*	16 *33%*	35 *28%*	45 46%egi	39 *25%*	49 50%zegilm	14 *25%*	37 *37%*	41 43%g	88 35%g	92 *34%*	65 *36%*	417 *38%*
(2) FAIRLY BAD TIME	**399** ***36%***	32 *39%*	35 *33%*	54 *38%*	15 *31%*	47 *38%*	32 *33%*	63 *41%*	26 *27%*	22 *40%*	42 *42%*	31 *32%*	89 35%h	93 *34%*	74 *41%*	364 *33%*
(1) VERY BAD TIME	**107** 10%mn	3 *3%*	11 11%n	15 *10%*	4 *8%*	7 *6%*	12 12%n	31 20%zaehjkmn	8 *8%*	9 16%jmn	4 *4%*	4 *5%*	39 15%zehjkmn	15 *6%*	6 *3%*	104 *9%*
MEAN	2.42gl	2.54	2.48g	2.34	2.57	2.40g	2.46g	2.15	2.55gl	2.28	2.41	2.66zcegil	2.31g	2.53zegl	2.47g	2.46
DON'T KNOW	**142** 13%f	13 16%f	11 *10%*	19 14%f	7 15%f	32 25%zbfghklm	2 *3%*	14 *9%*	11 12%f	6 *12%*	16 16%f	10 *10%*	25 *10%*	49 18%zfl	29 16%f	152 *14%*
GOOD TIME	**451** 41%eg	34 *41%*	48 45%g	53 *38%*	22 *45%*	40 *32%*	50 52%eg	46 *30%*	52 54%zcegil	18 *33%*	37 *38%*	51 53%egim	98 39%g	113 42%e	71 *39%*	479 *44%*
BAD TIME	**506** 46%h	35 *43%*	47 *44%*	69 *49%*	19 *40%*	54 *43%*	44 *45%*	94 61%zbdehklmn	34 *35%*	31 56%h	45 *46%*	35 *37%*	128 51%hm	109 *40%*	80 *44%*	468 *43%*
NET GOOD	**-55** ***-5%***	-1 *-1%*	1 1%a	-15 *-11%*	2 5%a	-14 *-11%*	6 7%m	-48 *-31%*	18 19%abcefijmn	-13 *-23%*	-8 *-8%*	16 17%abceijmn	-30 *-12%*	4 *2%*	-9 *-5%*	11 *1%*

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

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Table 9
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+

		AREA				NEXT 12 MONTHS				AVERAGE PRICE			
	TOTAL (z)	RURAL (a)	SUBURBAN (b)	URBAN (c)	METROP-OLITAN (d)	GOOD TIME BUY (e)	GOOD TIME SELL (f)	BAD TIME BUY (g)	BAD TIME SELL (h)	HIGHER (i)	SAME (j)	LOWER (k)	UNWTD TOTAL
UNWEIGHTED BASE	**1099**	192	287	342	278	479	342	468	592	373	289	326	1099
WEIGHTED BASE	**1099**	221	291	329	258	451	325	506	622	375	299	328	1099
	100%	*20%*	*27%*	*30%*	*23%*	*41%*	*30%*	*46%*	*57%*	*34%*	*27%*	*30%*	*100%*
(4) VERY GOOD TIME	**58**	11	9	30	8	58	34	-	23	21	24	11	62
	5%gh	*5%*	*3%*	9%zbd	*3%*	13%zgh	11%zgh	-	4%g	*6%*	8%k	*3%*	*6%*
(3) FAIRLY GOOD TIME	**393**	88	115	105	86	393	219	-	165	146	135	101	417
	36%gh	*40%*	*39%*	*32%*	*33%*	87%zfgh	67%zgh	-	27%g	*39%*	45%zk	*31%*	*38%*
(2) FAIRLY BAD TIME	**399**	76	109	121	92	-	56	399	337	142	91	151	364
	36%ef	*35%*	*37%*	*37%*	*36%*	-	17%e	79%zefh	54%zef	*38%*	*30%*	46%zj	*33%*
(1) VERY BAD TIME	**107**	27	18	39	23	-	14	107	91	34	18	51	104
	10%befj	*12%*	*6%*	*12%*	*9%*	-	4%e	21%zefh	15%zef	*9%*	*6%*	16%zij	*9%*
MEAN	2.42ghk	2.40	2.46	2.43	2.38	3.13zfgh	2.85zgh	1.79	2.19g	2.45k	2.62zik	2.23	2.46
DON'T KNOW	**142**	19	41	34	49	-	2	-	6	33	31	14	152
	13%efghik	*9%*	*14%*	*10%*	19%zac	-	*1%*	-	*1%*	*9%*	10%k	*4%*	*14%*
GOOD TIME	**451**	98	124	135	94	451	254	-	188	167	159	112	479
	41%ghk	*44%*	*42%*	*41%*	*36%*	100%zfgh	78%zgh	-	30%g	44%k	53%zk	*34%*	*44%*
BAD TIME	**506**	104	127	160	115	-	70	506	428	176	109	202	468
	46%efj	*47%*	*44%*	*49%*	*45%*	-	22%e	100%zefh	69%zef	47%j	*36%*	61%zij	*43%*
NET GOOD	**-55**	-6	-3	-25	-21	451	183	-506	-240	-10	50	-90	11
	-5%	*-3%*	*-1%*	*-8%*	*-8%*	100%zfh	56%z	*-100%*	*-39%*	*-3%*	17%i	*-27%*	*1%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d - z/e/f/g/h - z/i/j/k
Overlap formulae used. * small base

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Table 10
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								
	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)	18+ (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)	UNWTD TOTAL
UNWEIGHTED BASE	**1099**	530	569	147	164	180	159	170	279	311	339	1083	384	276	200	222	8	660	422	1099
WEIGHTED BASE	**1099**	533	566	177*	170	200	177	159	216	347	376	1045	275	451	187	159	15**	725	346	1099
	100%	*49%*	*51%*	*16%**	*16%*	*18%*	*16%*	*14%*	*20%*	*32%*	*34%*	*95%*	*25%*	*41%*	*17%*	*14%*	*1%***	*66%*	*31%*	*100%*
(4) VERY GOOD TIME	**28**	17	12	1	1	9	6	7	5	2	15	28	8	13	3	4	*	21	7	35
	3%i	*3%*	*2%*	*	*1%*	4%i	4%i	4%i	*2%*	*1%*	4%i	3%i	*3%*	*3%*	*2%*	*3%*	*3%*	*3%*	*2%*	*3%*
(3) FAIRLY GOOD TIME	**297**	131	167	44	47	38	53	46	69	91	92	284	86	129	43	32	1	214	75	307
	27%eor	*24%*	*29%*	*25%*	*28%*	*19%*	30%ej	*29%*	32%ze	*26%*	24%e	27%e	31%zor	*29%*	*23%*	*20%*	*9%*	30%or	*22%*	*28%*
(2) FAIRLY BAD TIME	**491**	255	236	93	73	97	70	78	81	165	167	458	113	209	72	84	10	323	156	464
	45%h	*48%*	*42%*	52%h	*43%*	49%h	*40%*	49%h	*38%*	*48%*	*44%*	44%h	*41%*	*46%*	*38%*	53%zlnr	*68%*	44%l	45%n	*42%*
(1) VERY BAD TIME	**131**	53	78	11	26	25	30	12	27	36	56	127	30	56	27	17	1	86	44	128
	12%	*10%*	*14%*	*6%*	15%i	*13%*	17%cg	*8%*	*12%*	*10%*	15%g	*12%*	*11%*	*12%*	*14%*	*11%*	*6%*	*12%*	*13%*	*12%*
MEAN	2.24r	2.24	2.23	2.23	2.16	2.18	2.22	2.33	2.29	2.20	2.20	2.24	2.30zr	2.24	2.16	2.17	2.11	2.26	2.16	2.27
DON'T KNOW	**152**	78	74	29	24	31	17	17	34	54	47	148	38	43	42	22	2	82	64	165
	14%mq	*15%*	*13%*	*17%*	*14%*	*15%*	*9%*	*10%*	*16%*	*15%*	*13%*	*14%*	14%q	*10%*	23%zlmoq	*14%*	*14%*	*11%*	19%zmoq	*15%*
GOOD TIME	**325**	147	178	44	48	47	60	53	74	92	106	312	93	142	46	36	2	235	82	342
	30%or	*28%*	*32%*	*25%*	*28%*	*23%*	*34%*	*33%*	34%e	*27%*	*28%*	*30%*	34%znor	*31%*	*25%*	*23%*	*12%*	32%zor	*24%*	*31%*
BAD TIME	**622**	308	314	103	98	122	100	90	108	202	223	585	143	266	98	101	11	409	199	592
	57%hl	*58%*	*55%*	*58%*	*58%*	61%h	*57%*	*56%*	*50%*	*58%*	59%h	56%h	*52%*	*59%*	*53%*	64%zlr	*74%*	56%l	*58%*	*54%*
NET GOOD	**-296**	-161	-136	-59	-50	-75	-41	-37	-34	-109	-116	-273	-50	-124	-52	-65	-9	-174	-117	-250
	-27%	*-30%*	*-24%*	*-33%*	*-29%*	*-38%*	*-23%*	*-23%*	*-16%*	*-31%*	*-31%*	*-26%*	*-18%*	*-27%*	*-28%*	*-41%*	*-61%*	*-24%*	*-34%*	*-23%*

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
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

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HOUSING MARKET CONFIDENCE TRACKER (Q1 MARCH 2019)
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Table 11
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				SOCIAL GRADE				CHILDREN IN HOUSEHOLD		
	TOTAL (z)	FULL-TIME (a)	PART-TIME (b)	SELF-EMPLOYED (c)	NOT WORKING - HOUSEWIFE (d)	STILL IN EDUCATION (e)	UNEMPLOYED (f)	RETIRED (g)	OTHER (h)	UP TO £9,499 (i)	£9,500 - £17,499 (j)	£17,500 - £24,999 (k)	£25,000 PLUS (l)	AB (m)	C1 (n)	C2 (o)	DE (p)	YES (q)	NO (r)	UNWTD TOTAL
UNWEIGHTED BASE	1099	347	129	68	58	89	35	308	65	111	160	79	392	262	377	214	246	307	792	1099
WEIGHTED BASE	1099	392	128*	76*	47*	97**	47**	247	63*	90*	138	73*	407	293	316	230	259	338	761	1099
	100%	*36%*	*12%**	*7%**	*4%**	*9%***	*4%***	*23%*	*6%**	*8%**	*13%*	*7%**	*37%*	*27%*	*29%*	*21%*	*24%*	*31%*	*69%*	*100%*
(4) VERY GOOD TIME	28	10	3	2	-	1	2	7	4	2	5	2	13	12	7	6	3	5	23	35
	3%	*3%*	*2%*	*3%*	-	*1%*	*3%*	*3%*	*6%*	*2%*	*3%*	*3%*	*3%*	*4%*	*2%*	*3%*	*1%*	*2%*	*3%*	*3%*
(3) FAIRLY GOOD TIME	297	97	35	24	15	26	7	79	12	33	36	16	106	79	86	55	78	84	213	307
	27%	*25%*	*27%*	*32%*	*32%*	*27%*	*15%*	32%z	*20%*	37%zl	*26%*	*22%*	*26%*	*27%*	*27%*	*24%*	*30%*	*25%*	*28%*	*28%*
(2) FAIRLY BAD TIME	491	186	60	33	17	50	24	95	25	28	70	40	192	137	133	113	108	146	346	464
	45%gi	47%g	*47%*	*44%*	*37%*	*52%*	*50%*	*39%*	*39%*	*32%*	50%i	56%i	47%i	*47%*	*42%*	*49%*	*42%*	*43%*	*45%*	*42%*
(1) VERY BAD TIME	131	51	16	10	8	7	*	27	11	6	9	11	62	36	51	21	23	54	76	128
	12%jr	*13%*	*12%*	*13%*	*17%*	*7%*	*1%*	*11%*	*17%*	*7%*	*7%*	*15%*	15%zj	*12%*	16%zp	*9%*	*9%*	16%zr	*10%*	*12%*
MEAN	2.24q	2.19	2.22	2.27	2.18	2.26	2.30	2.31z	2.17	2.44zkl	2.30	2.15	2.19	2.26	2.17	2.24	2.29	2.14	2.28zq	2.27
DON'T KNOW	152	47	15	6	6	13	14	39	11	20	19	3	34	29	39	35	48	49	103	165
	14%kl	*12%*	*12%*	*8%*	*14%*	*13%*	*30%*	*16%*	*18%*	22%zkl	14%k	*4%*	*8%*	*10%*	*12%*	*15%*	18%zm	*14%*	*14%*	*15%*
GOOD TIME	325	107	38	27	15	27	9	86	16	35	41	18	119	92	92	61	80	89	236	342
	30%	*27%*	*29%*	*35%*	*32%*	*28%*	*19%*	35%z	*26%*	39%z	*29%*	*26%*	*29%*	*31%*	*29%*	*26%*	*31%*	*26%*	*31%*	*31%*
BAD TIME	622	238	76	43	25	57	24	123	36	35	79	51	254	173	184	134	131	200	422	592
	57%gi	61%g	*59%*	*57%*	*54%*	*58%*	*51%*	*50%*	*57%*	*39%*	57%i	70%zi	62%zi	*59%*	*58%*	*58%*	*50%*	*59%*	*55%*	*54%*
NET GOOD	-296	-130	-38	-17	-10	-30	-15	-37	-20	1	-38	-33	-135	-81	-92	-73	-50	-111	-186	-250
	-27%	*-33%*	*-30%*	*-22%*	*-22%*	*-30%*	*-33%*	*-15%*	*-31%*	*1%*	*-28%*	*-45%*	*-33%*	*-28%*	*-29%*	*-32%*	*-19%*	*-33%*	*-24%*	*-23%*

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

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Table 12
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+

		GOVERNMENT OFFICE REGION														
	TOTAL (z)	EAST MIDLANDS (a)	EASTERN (b)	LONDON (c)	NORTH EAST (d)	NORTH WEST (e)	SCOTLAND (f)	SOUTH EAST (g)	SOUTH WEST (h)	WALES (i)	WEST MIDLANDS (j)	YORKS AND HUMBR (k)	SOUTH ENGLAND (l)	NORTH ENGLAND (m)	MIDLANDS (n)	UNWTD TOTAL
UNWEIGHTED BASE	**1099**	77	116	137	45	143	101	132	101	53	94	100	233	288	171	1099
WEIGHTED BASE	**1099** ***100%***	82* *7%**	106* *10%**	141* *13%**	48* *4%**	126 *11%*	96* *9%**	154* *14%**	97* *9%**	55* *5%**	98* *9%**	97* *9%**	251 *23%*	270 *25%*	180* *16%**	1099 *100%*
(4) VERY GOOD TIME	**28** ***3%***	1 *1%*	4 *4%*	5 *4%*	1 *1%*	5 *4%*	6 6%ln	2 *1%*	1 *1%*	2 *3%*	1 *1%*	2 *3%*	2 *1%*	8 *3%*	1 *1%*	35 *3%*
(3) FAIRLY GOOD TIME	**297** 27%gl	24 *29%*	30 *28%*	28 *20%*	13 *28%*	31 *24%*	47 49%zbceg hijlmn	24 *16%*	24 *25%*	10 *18%*	25 *25%*	41 43%zcegh ijlm	49 *19%*	85 32%cegl	49 *27%*	307 *28%*
(2) FAIRLY BAD TIME	**491** 45%f	38 *46%*	51 49%f	57 *40%*	25 *52%*	47 *37%*	31 *32%*	78 51%f	48 49%f	28 *51%*	51 52%f	38 *39%*	126 50%ef	109 *40%*	89 49%f	464 *42%*
(1) VERY BAD TIME	**131** 12%jmn	6 *7%*	9 *9%*	33 23%zabdef jkmn	2 *5%*	8 *7%*	9 *9%*	35 23%zbdef jkmn	11 *11%*	8 *14%*	5 *5%*	5 *5%*	46 18%zbehjk mn	16 *6%*	10 *6%*	128 *12%*
MEAN	2.24cgl	2.29	2.30cgl	2.05	2.30	2.35cgl	2.54zcgh ijln	1.95	2.17l	2.11	2.27gl	2.47zcgh il	2.03	2.39zcgh il	2.28gl	2.27
DON'T KNOW	**152** 14%f	14 *17%*	12 *11%*	18 *13%*	7 *14%*	35 28%zbcfgh klm	4 *4%*	14 *9%*	14 14%f	7 *13%*	17 17%f	10 *10%*	28 *11%*	52 19%zfgkl	31 17%f	165 *15%*
GOOD TIME	**325** 30%gl	24 *30%*	33 32%gl	33 *24%*	14 *30%*	35 *28%*	53 55%zabcd eghijlmn	26 *17%*	25 *25%*	12 *21%*	26 *26%*	44 45%zcegh ijlmn	51 *20%*	93 34%egl	50 *28%*	342 *31%*
BAD TIME	**622** 57%efm	43 *53%*	61 57%f	90 63%efkm	27 *57%*	55 *44%*	39 *41%*	114 74%zabef jkmn	58 60%efm	36 66%efkm	56 *57%*	43 *44%*	172 68%zefhk mn	125 *46%*	99 *55%*	592 *54%*
NET GOOD	**-296** ***-27%***	-19 *-23%*	-27 *-26%*	-56 *-40%*	-13 *-27%*	-20 *-16%*	14 14%dk	-87 *-57%*	-34 *-35%*	-24 *-44%*	-30 *-31%*	1 *1%*	-121 *-48%*	-32 *-12%*	-49 *-27%*	-250 *-23%*

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

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Table 13
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+

		AREA				NEXT 12 MONTHS				AVERAGE PRICE			
	TOTAL (z)	RURAL (a)	SUBURBAN (b)	URBAN (c)	METROP-OLITAN (d)	GOOD TIME BUY (e)	GOOD TIME SELL (f)	BAD TIME BUY (g)	BAD TIME SELL (h)	HIGHER (i)	SAME (j)	LOWER (k)	UNWTD TOTAL
UNWEIGHTED BASE	**1099**	192	287	342	278	479	342	468	592	373	289	326	1099
WEIGHTED BASE	**1099**	221	291	329	258	451	325	506	622	375	299	328	1099
	100%	*20%*	*27%*	*30%*	*23%*	*41%*	*30%*	*46%*	*57%*	*34%*	*27%*	*30%*	*100%*
(4) VERY GOOD TIME	**28**	4	11	4	10	21	28	8	-	14	5	8	35
	3%h	*2%*	*4%*	*1%*	*4%*	5%zgh	9%zegh	2%h	-	*4%*	*2%*	*2%*	*3%*
(3) FAIRLY GOOD TIME	**297**	59	91	89	59	233	297	62	-	122	107	58	307
	27%ghk	*27%*	*31%*	*27%*	*23%*	52%zgh	91%zegh	12%h	-	33%zk	36%zk	*18%*	*28%*
(2) FAIRLY BAD TIME	**491**	103	126	158	104	147	-	338	491	172	128	175	464
	45%ef	*47%*	*43%*	*48%*	*40%*	33%f	-	67%zef	79%zefg	*46%*	*43%*	53%zj	*42%*
(1) VERY BAD TIME	**131**	34	23	41	33	41	-	89	131	34	23	71	128
	12%befj	15%b	*8%*	*13%*	*13%*	9%f	-	18%zef	21%zefg	*9%*	*8%*	22%zij	*12%*
MEAN	2.24ghk	2.16	2.36zac	2.19	2.22	2.53zgh	3.09zegh	1.98h	1.79	2.34zk	2.36zk	2.01	2.27
DON'T KNOW	**152**	22	41	37	53	9	-	8	-	33	35	16	165
	14%efghik	*10%*	*14%*	*11%*	20%zac	2%fh	-	2%h	-	*9%*	12%k	*5%*	*15%*
GOOD TIME	**325**	62	102	93	69	254	325	70	-	136	113	66	342
	30%ghk	*28%*	*35%*	*28%*	*27%*	56%zgh	100%zegh	14%h	-	36%zk	38%zk	*20%*	*31%*
BAD TIME	**622**	137	149	200	136	188	-	428	622	206	152	245	592
	57%ef	*62%*	*51%*	*61%*	*53%*	42%f	-	85%zef	100%zefg	*55%*	*51%*	75%zij	*54%*
NET GOOD	**-296**	-75	-47	-107	-67	66	325	-358	-622	-70	-39	-179	-250
	-27%	*-34%*	*-16%*	*-32%*	*-26%*	*15%*	100%ze	*-71%*	*-100%*	*-19%*	*-13%*	*-55%*	*-23%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d - z/e/f/g/h - z/i/j/k
Overlap formulae used. * small base

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Table 14
Q.YR03
SUMMARY TABLE
BASE: ALL ADULTS AGED 16+

		SEX		AGE									TENURE								
	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)	18+ (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)	UNWTD TOTAL
UNWEIGHTED BASE	**1099**	530	569	147	164	180	159	170	279	311	339	1083	384	276	200	222	8	660	422	1099
WEIGHTED BASE	**1099** ***100%***	533 *49%*	566 *51%*	177* *16%**	170 *16%*	200 *18%*	177 *16%*	159 *14%*	216 *20%*	347 *32%*	376 *34%*	1045 *95%*	275 *25%*	451 *41%*	187 *17%*	159 *14%*	15** *1%***	725 *66%*	346 *31%*	1099 *100%*
12 MTHS GOOD TIME BUY	**451** 41%enor	199 *37%*	251 44%z	53 *30%*	69 *40%*	61 *31%*	78 44%ej	80 50%zceijk	110 51%zceijk	122 *35%*	139 37%e	433 41%ce	138 50%znoqr	199 44%nor	57 *30%*	53 *34%*	3 *21%*	337 46%znor	110 *32%*	479 *44%*
12 MTHS GOOD TIME SELL	**325** 30%or	147 *28%*	178 *32%*	44 *25%*	48 *28%*	47 *23%*	60 *34%*	53 *33%*	74 34%e	92 *27%*	106 *28%*	312 *30%*	93 34%znor	142 *31%*	46 *25%*	36 *23%*	2 *12%*	235 32%zor	82 *24%*	342 *31%*
12 MTHS BAD TIME BUY	**506** 46%hlq	259 *49%*	247 *44%*	97 55%h	79 46%h	108 54%ghk	82 46%h	65 *41%*	75 *35%*	176 51%h	190 50%h	473 45%h	102 *37%*	211 47%l	87 47%l	87 55%zlq	10 *65%*	312 43%l	174 50%zlq	468 *43%*
12 MTHS BAD TIME SELL	**622** 57%hl	308 *58%*	314 *55%*	103 *58%*	98 *58%*	122 61%h	100 *57%*	90 *56%*	108 *50%*	202 *58%*	223 59%h	585 56%h	143 *52%*	266 *59%*	98 *53%*	101 64%zlr	11 *74%*	409 56%l	199 *58%*	592 *54%*
12 MTHS GOOD TIME BUY GOOD TIME SELL	**254** 23%cor	112 *21%*	142 *25%*	24 *13%*	37 *22%*	34 *17%*	52 30%ceij	44 28%cei	62 29%zceik	61 *17%*	86 23%e	247 24%ci	77 28%znor	116 26%or	37 *20%*	22 *14%*	2 *12%*	193 27%zor	59 *17%*	271 *25%*
12 MTHS GOOD TIME BUY BAD TIME SELL	**188** 17%nr	85 *16%*	103 *18%*	29 *17%*	28 *17%*	27 *14%*	26 *14%*	35 22%j	42 *20%*	58 *17%*	53 *14%*	177 *17%*	56 21%znr	82 18%n	19 *10%*	29 18%nr	1 *9%*	138 19%n	48 *14%*	195 *18%*
12 MTHS BAD TIME BUY GOOD TIME SELL	**70** ***6%***	36 *7%*	35 *6%*	21 *12%*	11 *6%*	13 *7%*	7 *4%*	8 *5%*	10 *5%*	32 *9%*	20 *5%*	64 *6%*	15 *5%*	26 *6%*	9 *5%*	14 *9%*	- -	40 *6%*	23 *7%*	68 *6%*
12 MTHS BAD TIME BUY BAD TIME SELL	**428** 39%hl	221 *41%*	207 *37%*	73 *41%*	68 *40%*	95 47%zghk	74 42%h	54 *34%*	63 *29%*	141 41%h	169 45%zghk	402 38%h	84 *31%*	184 41%l	78 42%l	70 44%l	10 *65%*	268 37%l	148 43%l	388 *35%*

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
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

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Table 15
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SUMMARY TABLE
BASE: ALL ADULTS AGED 16+

		OCCUPATION								INCOME				SOCIAL GRADE				CHILDREN IN HOUSEHOLD		
	TOTAL (z)	FULL-TIME (a)	PART-TIME (b)	SELF-EMPLOYED (c)	NOT WORKING - HOUSEWIFE (d)	STILL IN EDUCATION (e)	UNEMPLOYED (f)	RETIRED (g)	OTHER (h)	UP TO £9,499 (i)	£9,500 - £17,499 (j)	£17,500 - £24,999 (k)	£25,000 PLUS (l)	AB (m)	C1 (n)	C2 (o)	DE (p)	YES (q)	NO (r)	UNWTD TOTAL
UNWEIGHTED BASE	**1099**	347	129	68	58	89	35	308	65	111	160	79	392	262	377	214	246	307	792	1099
WEIGHTED BASE	**1099**	392	128*	76*	47*	97**	47**	247	63*	90*	138	73*	407	293	316	230	259	338	761	1099
	100%	*36%*	*12%**	*7%**	*4%**	*9%***	*4%***	*23%*	*6%**	*8%**	*13%*	*7%**	*37%*	*27%*	*29%*	*21%*	*24%*	*31%*	*69%*	*100%*
12 MTHS GOOD TIME BUY	**451**	151	51	31	18	37	10	130	23	40	59	22	176	140	128	83	100	123	328	479
	41%	*39%*	*40%*	*40%*	*39%*	*38%*	*21%*	52%zabh	*37%*	*45%*	*42%*	*31%*	*43%*	48%zo	*41%*	*36%*	*39%*	*36%*	*43%*	*44%*
12 MTHS GOOD TIME SELL	**325**	107	38	27	15	27	9	86	16	35	41	18	119	92	92	61	80	89	236	342
	30%	*27%*	*29%*	*35%*	*32%*	*28%*	*19%*	35%z	*26%*	39%z	*29%*	*26%*	*29%*	*31%*	*29%*	*26%*	*31%*	*26%*	*31%*	*31%*
12 MTHS BAD TIME BUY	**506**	194	64	41	22	50	24	82	29	32	63	46	197	126	154	112	114	168	338	468
	46%gi	49%g	50%g	54%g	*47%*	*51%*	*50%*	*33%*	*46%*	*36%*	*46%*	64%zijl	48%i	*43%*	*49%*	*49%*	*44%*	*50%*	*44%*	*43%*
12 MTHS BAD TIME SELL	**622**	238	76	43	25	57	24	123	36	35	79	51	254	173	184	134	131	200	422	592
	57%gi	61%g	*59%*	*57%*	*54%*	*58%*	*51%*	*50%*	*57%*	*39%*	57%i	70%zi	62%zi	*59%*	*58%*	*58%*	*50%*	*59%*	*55%*	*54%*
12 MTHS GOOD TIME BUY GOOD TIME SELL	**254**	83	33	21	11	13	7	74	12	28	35	12	92	69	68	49	67	71	183	271
	23%	*21%*	*25%*	*27%*	*24%*	*13%*	*15%*	30%za	*19%*	32%k	*25%*	*16%*	*23%*	*24%*	*22%*	*21%*	*26%*	*21%*	*24%*	*25%*
12 MTHS GOOD TIME BUY BAD TIME SELL	**188**	68	16	9	7	23	3	50	11	10	23	11	82	67	57	33	31	49	139	195
	17%p	*17%*	*13%*	*12%*	*15%*	*24%*	*6%*	*20%*	*17%*	*11%*	*17%*	*15%*	*20%*	23%zp	*18%*	*14%*	*12%*	*15%*	*18%*	*18%*
12 MTHS BAD TIME BUY GOOD TIME SELL	**70**	25	5	6	4	14	2	10	4	7	6	6	26	22	24	12	12	18	52	68
	6%	*6%*	*4%*	*8%*	*8%*	*15%*	*3%*	*4%*	*6%*	*8%*	*4%*	*8%*	*6%*	*7%*	*8%*	*5%*	*5%*	*5%*	*7%*	*6%*
12 MTHS BAD TIME BUY BAD TIME SELL	**428**	168	59	34	18	32	22	70	25	23	56	41	169	103	125	101	99	149	279	388
	39%gir	43%g	46%g	45%g	*39%*	*33%*	*46%*	*28%*	*40%*	*26%*	40%i	56%zi	42%i	*35%*	*40%*	*44%*	*38%*	*44%*	*37%*	*35%*

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

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Table 16
Q.YR03
SUMMARY TABLE
BASE: ALL ADULTS AGED 16+

		GOVERNMENT OFFICE REGION														
	TOTAL (z)	EAST MIDLANDS (a)	EASTERN (b)	LONDON (c)	NORTH EAST (d)	NORTH WEST (e)	SCOTLAND (f)	SOUTH EAST (g)	SOUTH WEST (h)	WALES (i)	WEST MIDLANDS (j)	YORKS AND HUMBR (k)	SOUTH ENGLAND (l)	NORTH ENGLAND (m)	MIDLANDS (n)	UNWTD TOTAL
UNWEIGHTED BASE	1099	77	116	137	45	143	101	132	101	53	94	100	233	288	171	1099
WEIGHTED BASE	1099 100%	82* 7%*	106* 10%*	141* 13%*	48* 4%*	126 11%	96* 9%*	154* 14%*	97* 9%*	55* 5%*	98* 9%*	97* 9%*	251 23%	270 25%	180* 16%*	1099 100%
12 MTHS GOOD TIME BUY	451 41%eg	34 41%	48 45%g	53 38%	22 45%	40 32%	50 52%eg	46 30%	52 54%zcegi l	18 33%	37 38%	51 53%egim	98 39%g	113 42%e	71 39%	479 44%
12 MTHS GOOD TIME SELL	325 30%gl	24 30%	33 32%gl	33 24%	14 30%	35 28%	53 55%zabcd eghijlmn	26 17%	25 25%	12 21%	26 26%	44 45%zcegh ijlmn	51 20%	93 34%egl	50 28%	342 31%
12 MTHS BAD TIME BUY	506 46%h	35 43%	47 44%	69 49%	19 40%	54 43%	44 45%	94 61%zbdeh klmn	34 35%	31 56%h	45 46%	35 37%	128 51%hm	109 40%	80 44%	468 43%
12 MTHS BAD TIME SELL	622 57%efm	43 53%	61 57%f	90 63%efkm	27 57%	55 44%	39 41%	114 74%zabef jkmn	58 60%efm	36 66%efkm	56 57%	43 44%	172 68%zefhk mn	125 46%	99 55%	592 54%
12 MTHS GOOD TIME BUY GOOD TIME SELL	254 23%cgl	23 29%g	28 27%cgl	20 14%	12 24%g	26 20%g	41 42%zbceg hijlmn	15 10%	23 23%gl	9 16%	21 22%g	36 37%zcegi l	38 15%g	73 27%cegl	44 25%g	271 25%
12 MTHS GOOD TIME BUY BAD TIME SELL	188 17%e	10 13%	19 18%	33 23%ef	10 21%	13 10%	9 9%	30 20%	26 27%zefmn	8 14%	15 15%	15 16%	56 22%zefm	38 14%	25 14%	195 18%
12 MTHS BAD TIME BUY GOOD TIME SELL	70 6%	1 1%	5 5%	13 9%	2 4%	9 7%	12 13%zhn	11 7%	2 2%	3 5%	4 5%	7 8%	13 5%	19 7%	5 3%	68 6%
12 MTHS BAD TIME BUY BAD TIME SELL	428 39%m	32 40%	42 39%	55 39%	17 36%	42 34%	31 32%	83 54%zcefh klm	32 33%	27 49%km	40 40%	27 28%	115 46%zhkm	87 32%	72 40%	388 35%

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

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HOUSING MARKET CONFIDENCE TRACKER (Q1 MARCH 2019)
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Table 17
Q.YR03
SUMMARY TABLE
BASE: ALL ADULTS AGED 16+

		AREA				NEXT 12 MONTHS				AVERAGE PRICE			
	TOTAL (z)	RURAL (a)	SUBURBAN (b)	URBAN (c)	METROP-OLITAN (d)	GOOD TIME BUY (e)	GOOD TIME SELL (f)	BAD TIME BUY (g)	BAD TIME SELL (h)	HIGHER (i)	SAME (j)	LOWER (k)	UNWTD TOTAL
UNWEIGHTED BASE	**1099**	192	287	342	278	479	342	468	592	373	289	326	1099
WEIGHTED BASE	**1099** ***100%***	221 *20%*	291 *27%*	329 *30%*	258 *23%*	451 *41%*	325 *30%*	506 *46%*	622 *57%*	375 *34%*	299 *27%*	328 *30%*	1099 *100%*
12 MTHS GOOD TIME BUY	**451** 41%ghk	98 *44%*	124 *42%*	135 *41%*	94 *36%*	451 100%zfgh	254 78%zgh	- -	188 30%g	167 44%k	159 53%zk	112 *34%*	479 *44%*
12 MTHS GOOD TIME SELL	**325** 30%ghk	62 *28%*	102 *35%*	93 *28%*	69 *27%*	254 56%zgh	325 100%zegh	70 14%h	- -	136 36%zk	113 38%zk	66 *20%*	342 *31%*
12 MTHS BAD TIME BUY	**506** 46%efj	104 *47%*	127 *44%*	160 *49%*	115 *45%*	- -	70 22%e	506 100%zefh	428 69%zef	176 47%j	109 *36%*	202 61%zij	468 *43%*
12 MTHS BAD TIME SELL	**622** 57%ef	137 *62%*	149 *51%*	200 *61%*	136 *53%*	188 42%f	- -	428 85%zef	622 100%zefg	206 *55%*	152 *51%*	245 75%zij	592 *54%*
12 MTHS GOOD TIME BUY GOOD TIME SELL	**254** 23%ghk	40 *18%*	91 31%zad	74 *23%*	49 *19%*	254 56%zgh	254 78%zegh	- -	- -	107 29%zk	96 32%zk	42 *13%*	271 *25%*
12 MTHS GOOD TIME BUY BAD TIME SELL	**188** 17%bfg	56 25%zb	31 *11%*	58 18%b	43 *17%*	188 42%zfgh	- -	- -	188 30%zfg	56 *15%*	61 *20%*	68 *21%*	195 *18%*
12 MTHS BAD TIME BUY GOOD TIME SELL	**70** 6%beh	23 10%b	10 *3%*	18 *5%*	20 *8%*	- -	70 22%zegh	70 14%zeh	- -	27 *7%*	16 *5%*	24 *7%*	68 *6%*
12 MTHS BAD TIME BUY BAD TIME SELL	**428** 39%efj	80 *36%*	116 *40%*	141 *43%*	91 *35%*	- -	- -	428 85%zefh	428 69%zef	147 *39%*	91 *30%*	176 54%zij	388 *35%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d - z/e/f/g/h - z/i/j/k
Overlap formulae used. * small base

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Table 18
Q.YR03
SUMMARY TABLE
BASE: ALL OWNER OCCUPIERS

		SEX		AGE									TENURE							
	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)	18+ (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)	UNWTD TOTAL
UNWEIGHTED BASE	**660**	333	327	42	74	88	94	136	226	116	182	651	384	276	-	-	-	660	-	660
WEIGHTED BASE	**725** ***100%***	357 *49%*	368 *51%*	80** *11%***	105* *14%**	121* *17%**	128* *18%**	122 *17%*	169 *23%*	185* *26%**	248 *34%*	695 *96%*	275 *38%*	451 *62%*	-** -**	-** -**	-** -**	725 *100%*	-** -**	660 *100%*
12 MTHS GOOD TIME BUY	**337** ***46%***	152 *43%*	185 *50%*	24 *30%*	45 *43%*	46 *38%*	60 *47%*	67 55%zeik	94 56%zeijk	70 *38%*	106 *43%*	322 *46%*	138 50%zq	199 *44%*	- -	- -	- -	337 *46%*	- -	326 *49%*
12 MTHS GOOD TIME SELL	**235** ***32%***	103 *29%*	132 *36%*	17 *22%*	29 *27%*	36 *30%*	46 *36%*	46 *38%*	60 *36%*	46 *25%*	82 *33%*	231 *33%*	93 *34%*	142 *31%*	- -	- -	- -	235 *32%*	- -	228 *35%*
12 MTHS BAD TIME BUY	**312** 43%hl	164 *46%*	149 *40%*	49 *60%*	47 *45%*	63 53%gh	58 45%h	44 *36%*	51 *30%*	95 52%dgh	121 49%gh	297 43%h	102 *37%*	211 47%l	- -	- -	- -	312 43%l	- -	262 *40%*
12 MTHS BAD TIME SELL	**409** 56%hl	209 *59%*	199 *54%*	55 *69%*	62 *59%*	74 *61%*	72 *56%*	64 *52%*	83 *49%*	117 63%h	145 *58%*	383 55%h	143 *52%*	266 *59%*	- -	- -	- -	409 56%l	- -	351 *53%*
12 MTHS GOOD TIME BUY GOOD TIME SELL	**193** ***27%***	84 *24%*	109 *30%*	11 *14%*	22 *21%*	26 *21%*	43 33%i	41 33%i	51 30%i	33 *18%*	68 *27%*	189 27%i	77 *28%*	116 *26%*	- -	- -	- -	193 *27%*	- -	191 *29%*
12 MTHS GOOD TIME BUY BAD TIME SELL	**138** ***19%***	66 *18%*	72 *20%*	13 *17%*	22 *21%*	20 *17%*	17 *14%*	27 *22%*	39 23%k	35 *19%*	38 *15%*	127 *18%*	56 *21%*	82 *18%*	- -	- -	- -	138 *19%*	- -	127 *19%*
12 MTHS BAD TIME BUY GOOD TIME SELL	**40** ***6%***	19 *5%*	22 *6%*	6 *8%*	7 *6%*	10 *8%*	4 *3%*	6 *5%*	8 *5%*	13 *7%*	14 *6%*	40 *6%*	15 *5%*	26 *6%*	- -	- -	- -	40 *6%*	- -	35 *5%*
12 MTHS BAD TIME BUY BAD TIME SELL	**268** 37%hl	143 *40%*	125 *34%*	42 *53%*	40 *38%*	53 44%h	54 42%h	37 *30%*	41 *24%*	82 44%dh	107 43%ghk	254 36%h	84 *31%*	184 41%l	- -	- -	- -	268 37%l	- -	221 *33%*

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
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

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Table 19
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SUMMARY TABLE
BASE: ALL OWNER OCCUPIERS

		OCCUPATION								INCOME				SOCIAL GRADE				CHILDREN IN HOUSEHOLD		
	TOTAL (z)	FULL-TIME (a)	PART-TIME (b)	SELF-EMPLOYED (c)	NOT WORKING - HOUSEWIFE (d)	STILL IN EDUCATION (e)	UNEMPLOYED (f)	RETIRED (g)	OTHER (h)	UP TO £9,499 (i)	£9,500 - £17,499 (j)	£17,500 - £24,999 (k)	£25,000 PLUS (l)	AB (m)	C1 (n)	C2 (o)	DE (p)	YES (q)	NO (r)	UNWTD TOTAL
UNWEIGHTED BASE	**660**	218	68	50	20	19	8	255	22	27	74	52	294	220	237	107	96	148	512	660
WEIGHTED BASE	**725**	280	87*	62*	21**	42**	10**	199	24**	24**	69*	48*	336	253	229	126*	118*	201	524	660
	100%	*39%*	*12%**	*8%**	*3%***	*6%***	*1%***	*27%*	*3%***	*3%***	*10%**	*7%**	*46%*	*35%*	*32%*	*17%**	*16%**	*28%*	*72%*	*100%*
12 MTHS GOOD TIME	**337**	124	39	25	8	19	-	113	10	12	34	18	150	129	98	56	55	79	259	326
BUY	***46%***	*44%*	*45%*	*41%*	*36%*	*45%*	-	56%za	*42%*	*52%*	*49%*	*38%*	*45%*	*51%*	*43%*	*45%*	*46%*	*39%*	49%z	*49%*
12 MTHS GOOD TIME	**235**	87	28	24	7	8	2	71	8	11	24	15	103	81	70	38	46	60	175	228
SELL	***32%***	*31%*	*32%*	*40%*	*32%*	*19%*	*15%*	*36%*	*33%*	*45%*	*34%*	*32%*	*31%*	*32%*	*31%*	*30%*	*39%*	*30%*	*33%*	*35%*
12 MTHS BAD TIME	**312**	124	43	33	10	23	8	60	11	8	24	26	162	104	110	52	46	101	211	262
BUY	43%gr	44%g	49%g	54%g	*49%*	*55%*	*73%*	*30%*	*46%*	*35%*	*35%*	*55%*	48%z	*41%*	*48%*	*42%*	*39%*	*50%*	*40%*	*40%*
12 MTHS BAD TIME	**409**	161	52	33	11	34	6	98	13	9	33	30	207	148	136	70	54	118	290	351
SELL	56%g	*58%*	*59%*	*54%*	*52%*	*81%*	*58%*	*49%*	*54%*	*37%*	*48%*	*63%*	62%z	*59%*	*60%*	*56%*	*46%*	*59%*	*55%*	*53%*
12 MTHS GOOD TIME	**193**	71	26	19	5	5	-	62	6	9	20	11	82	66	55	34	39	45	148	191
BUY GOOD TIME SELL	***27%***	*25%*	*30%*	*30%*	*23%*	*11%*	-	*31%*	*27%*	*40%*	*29%*	*23%*	*24%*	*26%*	*24%*	*27%*	*33%*	*22%*	*28%*	*29%*
12 MTHS GOOD TIME	**138**	53	11	6	3	14	-	47	4	2	13	7	67	60	42	22	15	32	106	127
BUY BAD TIME SELL	***19%***	*19%*	*13%*	*11%*	*12%*	*34%*	-	23%z	*15%*	*9%*	*18%*	*15%*	*20%*	*24%*	*18%*	*17%*	*12%*	*16%*	*20%*	*19%*
12 MTHS BAD TIME	**40**	16	2	6	2	3	2	8	1	1	3	4	20	15	15	4	7	15	26	35
BUY GOOD TIME SELL	***6%***	*6%*	*3%*	*9%*	*9%*	*8%*	*15%*	*4%*	*6%*	*5%*	*5%*	*7%*	*6%*	*6%*	*7%*	*3%*	*6%*	*7%*	*5%*	*5%*
12 MTHS BAD TIME	**268**	108	40	27	9	20	6	49	9	7	21	23	140	88	94	48	38	86	182	221
BUY BAD TIME SELL	37%g	39%g	46%g	43%g	*40%*	*47%*	*58%*	*25%*	*39%*	*28%*	*30%*	*47%*	42%z	*35%*	*41%*	*38%*	*32%*	*43%*	*35%*	*33%*

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

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Table 20
Q.YR03
SUMMARY TABLE
BASE: ALL OWNER OCCUPIERS

		GOVERNMENT OFFICE REGION														
	TOTAL (z)	EAST MIDLANDS (a)	EASTERN (b)	LONDON (c)	NORTH EAST (d)	NORTH WEST (e)	SCOTLAND (f)	SOUTH EAST (g)	SOUTH WEST (h)	WALES (i)	WEST MIDLANDS (j)	YORKS AND HUMBR (k)	SOUTH ENGLAND (l)	NORTH ENGLAND (m)	MIDLANDS (n)	UNWTD TOTAL
UNWEIGHTED BASE	**660**	52	68	67	39	87	55	66	78	33	41	74	144	200	93	660
WEIGHTED BASE	**725** ***100%***	63** *9%***	69* *9%**	87* *12%**	43** *6%***	83* *11%**	54* *7%**	86* *12%**	76* *10%**	35** *5%***	51* *7%**	79* *11%**	162 *22%*	205 *28%*	114* *16%**	660 *100%*
12 MTHS GOOD TIME BUY	**337** 46%e	26 *41%*	37 53%e	39 *45%*	21 *48%*	28 *33%*	30 56%e	32 *37%*	44 59%zegl	10 *29%*	25 *49%*	46 58%e	76 *47%*	94 46%e	51 *45%*	326 *49%*
12 MTHS GOOD TIME SELL	**235** 32%gl	22 *35%*	21 *31%*	22 *25%*	13 *31%*	24 *28%*	29 53%zbceg hl	17 *20%*	22 *30%*	8 *24%*	18 *35%*	39 49%zcegl	40 *25%*	76 37%gl	40 *35%*	228 *35%*
12 MTHS BAD TIME BUY	**312** 43%h	30 *48%*	25 *37%*	43 50%h	15 *35%*	34 *41%*	22 *42%*	51 60%zbhjk lm	22 *29%*	23 *65%*	19 *36%*	28 *35%*	73 45%h	77 *37%*	49 *43%*	262 *40%*
12 MTHS BAD TIME SELL	**409** 56%em	33 *53%*	40 *58%*	62 71%zefkm	23 *54%*	36 *43%*	24 *44%*	66 77%zbefh jklmn	41 *55%*	24 *68%*	25 *49%*	35 *44%*	107 66%zefhk m	94 *46%*	59 *51%*	351 *53%*
12 MTHS GOOD TIME BUY GOOD TIME SELL	**193** 27%gl	22 *35%*	21 30%g	14 *16%*	11 *25%*	18 *21%*	25 47%zcegh lm	9 *10%*	20 27%gl	6 *17%*	16 32%g	32 40%zcegl	29 18%g	60 29%egl	38 34%gl	191 *29%*
12 MTHS GOOD TIME BUY BAD TIME SELL	**138** ***19%***	4 *6%*	15 *22%*	26 30%efmn	10 *23%*	9 *11%*	5 *9%*	23 27%efn	21 28%efmn	4 *11%*	8 *16%*	13 *17%*	44 27%zefmn	32 *16%*	12 *10%*	127 *19%*
12 MTHS BAD TIME BUY GOOD TIME SELL	**40** ***6%***	- -	1 *1%*	8 *10%*	2 *4%*	6 *7%*	3 *6%*	8 *10%*	2 *3%*	2 *6%*	1 *3%*	6 *8%*	11 *7%*	14 *7%*	1 *1%*	35 *5%*
12 MTHS BAD TIME BUY BAD TIME SELL	**268** ***37%***	29 *46%*	24 *36%*	34 *40%*	13 *31%*	27 *33%*	19 *35%*	43 50%hklm	20 *26%*	20 *56%*	17 *34%*	21 *27%*	63 39%h	62 *30%*	46 *40%*	221 *33%*

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

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Table 21
Q.YR03
SUMMARY TABLE
BASE: ALL OWNER OCCUPIERS

		AREA				NEXT 12 MONTHS				AVERAGE PRICE			
	TOTAL (z)	RURAL (a)	SUBURBAN (b)	URBAN (c)	METROP-OLITAN (d)	GOOD TIME BUY (e)	GOOD TIME SELL (f)	BAD TIME BUY (g)	BAD TIME SELL (h)	HIGHER (i)	SAME (j)	LOWER (k)	UNWTD TOTAL
UNWEIGHTED BASE	**660**	148	168	226	118	326	228	262	351	212	193	206	660
WEIGHTED BASE	**725**	178*	178	240	130*	337	235	312	409	230	211	232	660
	100%	*25%**	*25%*	*33%*	*18%**	*46%*	*32%*	*43%*	*56%*	*32%*	*29%*	*32%*	*100%*
12 MTHS GOOD TIME BUY	**337**	84	90	102	61	337	193	-	138	115	126	86	326
	46%ghk	*47%*	*50%*	*43%*	*47%*	100%zfgh	82%zgh	-	34%g	50%k	59%zk	*37%*	*49%*
12 MTHS GOOD TIME SELL	**235**	48	72	74	42	193	235	40	-	95	83	48	228
	32%ghk	*27%*	40%za	*31%*	*32%*	57%zgh	100%zegh	13%h	-	41%zk	39%zk	*21%*	*35%*
12 MTHS BAD TIME BUY	**312**	81	66	114	52	-	40	312	268	101	67	137	262
	43%efj	*45%*	*37%*	*48%*	*40%*	-	17%e	100%zefh	66%zef	*44%*	*32%*	59%zij	*40%*
12 MTHS BAD TIME SELL	**409**	114	87	139	69	138	-	268	409	121	108	174	351
	56%bef	64%b	*49%*	*58%*	*53%*	41%f	-	86%zef	100%zefg	*53%*	*51%*	75%zij	*53%*
12 MTHS GOOD TIME BUY GOOD TIME SELL	**193**	33	64	62	34	193	193	-	-	78	73	34	191
	27%aghk	*19%*	36%za	*26%*	*26%*	57%zgh	82%zegh	-	-	34%zk	35%zk	*15%*	*29%*
12 MTHS GOOD TIME BUY BAD TIME SELL	**138**	49	26	38	25	138	-	-	138	35	52	51	127
	19%fg	27%zbc	*14%*	*16%*	*19%*	41%zfg	-	-	34%zfg	*15%*	*24%*	*22%*	*19%*
12 MTHS BAD TIME BUY GOOD TIME SELL	**40**	14	7	12	7	-	40	40	-	16	10	14	35
	6%eh	*8%*	*4%*	*5%*	*6%*	-	17%zeh	13%zeh	-	*7%*	*5%*	*6%*	*5%*
12 MTHS BAD TIME BUY BAD TIME SELL	**268**	66	59	101	43	-	-	268	268	84	57	123	221
	37%efj	*37%*	*33%*	*42%*	*33%*	-	-	86%zefh	66%zef	*37%*	*27%*	53%zij	*33%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d - z/e/f/g/h - z/i/j/k
Overlap formulae used. * small base

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Table 22
Q.YR04
AS YOU MAY KNOW, THE AVERAGE PROPERTY PRICE IN THE UK IS £223,691 ACCORDING TO THE FEBRUARY 2019 HALIFAX HOUSE PRICE INDEX.
THIS SCREEN 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								
	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)	18+ (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)	UNWTD TOTAL
UNWEIGHTED BASE	**1099**	530	569	147	164	180	159	170	279	311	339	1083	384	276	200	222	8	660	422	1099
WEIGHTED BASE	**1099**	533	566	177*	170	200	177	159	216	347	376	1045	275	451	187	159	15**	725	346	1099
	100%	*49%*	*51%*	*16%**	*16%*	*18%*	*16%*	*14%*	*20%*	*32%*	*34%*	*95%*	*25%*	*41%*	*17%*	*14%*	*1%***	*66%*	*31%*	*100%*
(4) A. HIGHER BY 15% OR MORE...	**25**	10	16	7	3	5	7	1	2	9	13	22	3	12	7	3	-	15	10	26
	2%l	*2%*	*3%*	*4%*	*1%*	*3%*	4%h	*1%*	*1%*	*3%*	*3%*	*2%*	*1%*	*3%*	4%l	*2%*	-	2%l	*3%*	*2%*
(3) B. HIGHER BY 10% OR MORE BUT LESS THAN 15%...	**56**	27	29	20	6	6	2	8	14	26	8	53	13	14	14	12	4	27	25	58
	5%fjq	*5%*	*5%*	11%zefjk	*4%*	*3%*	*1%*	5%f	6%fj	8%dfj	*2%*	5%fj	*5%*	*3%*	*7%*	7%mq	*24%*	*4%*	7%zmq	*5%*
(2) C. HIGHER BY 5% OR MORE BUT LESS THAN 10%...	**125**	67	59	34	25	15	11	16	24	59	26	107	26	54	20	18	-	80	38	112
	11%j	*13%*	*10%*	19%efjk	15%fj	*8%*	*6%*	*10%*	*11%*	17%zefjk	*7%*	10%j	*10%*	*12%*	*11%*	*11%*	-	*11%*	*11%*	*10%*
(1) D. HIGHER BUT LESS THAN 5% HIGHER...	**169**	92	76	22	23	33	28	24	39	44	61	165	43	65	36	24	*	108	60	177
	15%	*17%*	*13%*	*12%*	*13%*	*16%*	*16%*	*15%*	*18%*	*13%*	*16%*	*16%*	*16%*	*14%*	*19%*	*15%*	*3%*	*15%*	*17%*	*16%*
(0) E. THE SAME...	**299**	129	170	53	40	45	48	45	68	93	93	282	91	120	38	39	8	211	77	289
	27%nr	*24%*	*30%*	*30%*	*23%*	*23%*	*27%*	*28%*	*31%*	*27%*	*25%*	*27%*	33%znoqr	*27%*	*21%*	*25%*	*53%*	29%nr	*22%*	*26%*
(-1) F. LOWER BUT LESS THAN 5% LOWER...	**145**	70	75	9	24	37	26	24	25	33	63	143	31	76	17	18	2	107	35	137
	13%cr	*13%*	*13%*	*5%*	14%ci	19%ci	15%c	15%c	*11%*	*10%*	17%zci	14%c	*11%*	17%nr	*9%*	*11%*	*14%*	15%l	*10%*	*12%*
(-2) G. LOWER BY 5% OR MORE BUT LESS THAN 10%...	**104**	53	51	12	18	20	17	19	17	30	37	100	33	47	12	12	-	80	24	104
	9%r	*10%*	*9%*	*7%*	*11%*	*10%*	*10%*	*12%*	*8%*	*9%*	*10%*	*10%*	12%zr	*10%*	*6%*	*8%*	-	*11%*	*7%*	*9%*
(-3) H. LOWER BY 10% OR MORE BUT LESS THAN 15%...	**61**	37	24	4	11	15	18	4	9	15	33	61	14	25	9	12	1	38	21	64
	6%	*7%*	*4%*	*2%*	*6%*	*8%*	10%zcghik	*3%*	*4%*	*4%*	9%zgk	*6%*	*5%*	*5%*	*5%*	*7%*	*6%*	*5%*	*6%*	*6%*
(-4) I. LOWER BY 15% OR MORE...	**19**	7	12	1	4	5	4	3	1	5	9	19	2	4	5	7	-	6	12	21
	2%q	*1%*	*2%*	*1%*	*3%*	*2%*	*2%*	*2%*	*1%*	*2%*	*2%*	*2%*	*1%*	*1%*	*3%*	4%zlmq	-	*1%*	4%zlmq	*2%*
DON'T KNOW	**97**	42	55	17	15	18	15	14	17	32	33	95	19	33	28	14	-	52	43	111
	9%	*8%*	*10%*	*10%*	*9%*	*9%*	*8%*	*9%*	*8%*	*9%*	*9%*	*9%*	*7%*	*7%*	15%zlmq	*9%*	-	*7%*	12%zloq	*10%*
LOT HIGHER [10%+]	**81**	37	44	26	9	11	9	10	16	35	21	75	16	26	21	15	4	42	36	84
	7%q	*7%*	*8%*	15%zdefjk	*5%*	*6%*	*5%*	*6%*	*7%*	10%d	*5%*	*7%*	*6%*	*6%*	11%lq	*9%*	*24%*	*6%*	10%zlq	*8%*
LITTLE HIGHER [UNDER 10%]	**294**	159	135	55	48	48	40	40	63	104	87	271	69	119	56	42	*	189	98	289
	27%b	*30%*	*24%*	*31%*	*28%*	*24%*	*22%*	*25%*	*29%*	*30%*	*23%*	*26%*	*25%*	*26%*	*30%*	*26%*	*3%*	*26%*	*28%*	*26%*
HIGHER	**375**	196	179	82	57	59	49	50	79	139	108	346	85	145	77	56	4	230	134	373
	34%j	*37%*	*32%*	46%zefgjk	*34%*	*30%*	*28%*	*31%*	*36%*	40%dfjk	*29%*	*33%*	*31%*	*32%*	41%zlq	*36%*	*27%*	*32%*	39%zl	*34%*
LOWER	**328**	166	162	25	58	77	65	50	52	83	142	323	80	152	43	49	3	232	92	326
	30%chn	*31%*	*29%*	*14%*	34%ci	39%zchik	37%chi	32%c	*24%*	24%c	38%zchik	31%chi	*29%*	34%n	*23%*	*31%*	*20%*	32%ln	*27%*	*30%*
LITTLE LOWER [UNDER 10%]	**249**	123	126	20	43	57	43	43	42	63	100	243	64	123	28	30	2	187	58	241
	23%cnr	*23%*	*22%*	*12%*	25%ci	29%ci	24%c	27%c	*19%*	*18%*	27%ci	23%c	23%nr	27%nr	*15%*	*19%*	*14%*	26%zlnr	*17%*	*22%*
LOT LOWER [10%+]	**79**	43	36	5	15	20	22	7	10	20	42	79	16	29	15	19	1	45	33	85
	7%	*8%*	*6%*	*3%*	9%i	*10%*	12%zcghik	*5%*	*5%*	*6%*	11%zcghk	8%h	*6%*	*6%*	*8%*	12%zlq	*6%*	*6%*	10%z	*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
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

<u>J18-017787-01 08-MAR - 25-MAR 2019</u>
HOUSING MARKET CONFIDENCE TRACKER (Q1 MARCH 2019)
PUBLIC

3 Apr 2019

Table 22
Q.YR04
AS YOU MAY KNOW, THE AVERAGE PROPERTY PRICE IN THE UK IS £223,691 ACCORDING TO THE FEBRUARY 2019 HALIFAX HOUSE PRICE INDEX.
THIS SCREEN 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								
	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)	18+ (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)	UNWTD TOTAL
WEIGHTED BASE	**1099**	533	566	177*	170	200	177	159	216	347	376	1045	275	451	187	159	15**	725	346	1099
	100%	*49%*	*51%*	*16%**	*16%*	*18%*	*16%*	*14%*	*20%*	*32%*	*34%*	*95%*	*25%*	*41%*	*17%*	*14%*	*1%***	*66%*	*31%*	*100%*
NET HIGHER (HOUSE PRICE OUTLOOK)	**47**	30	17	57	-1	-18	-16	-1	26	56	-34	23	5	-7	34	7	1	-2	42	47
	4%defg jlmq	*6%*	*3%*	32%zdef ghijk	*	*-9%*	*-9%*	*	12%zde fgk	16%zde fgjk	*-9%*	2%ef	2%q	*-2%*	18%zlmoqr	5%mq	*7%*	*	12%zlmo q	*4%*
MEAN	0.08ef j	0.07	0.09	0.80z defgh ijk	-0.05	-0.22	-0.27	*	0.22ef jk	0.38z defjk	-0.24	0.02j	*	0.01	0.36zlq	0.01	0.45	*	0.19	0.06

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
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BASE: ALL ADULTS AGED 16+

		OCCUPATION								INCOME				SOCIAL GRADE				CHILDREN IN HOUSEHOLD		
	TOTAL (z)	FULL-TIME (a)	PART-TIME (b)	SELF-EMPLOYED (c)	NOT WORKING - HOUSEWIFE (d)	STILL IN EDUCATION (e)	UNEMPLOYED (f)	RETIRED (g)	OTHER (h)	UP TO £9,499 (i)	£9,500 - £17,499 (j)	£17,500 - £24,999 (k)	£25,000 PLUS (l)	AB (m)	C1 (n)	C2 (o)	DE (p)	YES (q)	NO (r)	UNWTD TOTAL
UNWEIGHTED BASE	**1099**	347	129	68	58	89	35	308	65	111	160	79	392	262	377	214	246	307	792	1099
WEIGHTED BASE	**1099**	392	128*	76*	47*	97**	47**	247	63*	90*	138	73*	407	293	316	230	259	338	761	1099
	100%	*36%*	*12%**	*7%**	*4%**	*9%***	*4%***	*23%*	*6%**	*8%**	*13%*	*7%**	*37%*	*27%*	*29%*	*21%*	*24%*	*31%*	*69%*	*100%*
(4) A. HIGHER BY 15% OR MORE...	**25**	11	5	*	1	4	1	2	2	4	1	6	7	3	9	4	9	10	15	26
	2%g	3%	4%	*	2%	4%	1%	1%	4%	4%	1%	8%zjl	2%	1%	3%	2%	4%	3%	2%	2%
(3) B. HIGHER BY 10% OR MORE BUT LESS THAN 15%...	**56**	14	6	1	4	9	2	17	3	9	11	9	10	4	13	10	29	16	40	58
	5%lm	4%	5%	2%	8%	9%	4%	7%	5%	9%l	8%l	12%zl	2%	1%	4%	4%	11%zmno	5%	5%	5%
(2) C. HIGHER BY 5% OR MORE BUT LESS THAN 10%...	**125**	42	17	5	3	26	*	25	7	8	18	9	43	31	39	22	33	28	97	112
	11%	11%	13%	7%	6%	27%	*	10%	11%	9%	13%	12%	11%	11%	12%	10%	13%	8%	13%	10%
(1) D. HIGHER BUT LESS THAN 5% HIGHER...	**169**	58	18	11	8	10	12	46	5	15	19	13	62	45	59	31	33	45	123	177
	15%	15%	14%	15%	18%	11%	25%	18%	8%	17%	14%	18%	15%	15%	19%	13%	13%	13%	16%	16%
(0) E. THE SAME...	**299**	86	36	21	10	27	20	84	15	23	33	14	94	83	75	77	64	89	210	289
	27%al	22%	28%	28%	20%	28%	42%	34%za	23%	26%	24%	19%	23%	28%	24%	34%n	25%	26%	28%	26%
(-1) F. LOWER BUT LESS THAN 5% LOWER...	**145**	74	13	13	6	6	1	25	8	6	22	11	75	53	42	29	20	50	95	137
	13%p	19%zg	10%	17%	12%	6%	3%	10%	12%	7%	16%i	15%	18%zi	18%zp	13%	13%	8%	15%	13%	12%
(-2) G. LOWER BY 5% OR MORE BUT LESS THAN 10%...	**104**	38	12	12	2	6	2	25	6	7	16	8	57	38	27	17	21	30	74	104
	9%	10%	9%	16%	5%	7%	5%	10%	10%	8%	11%	11%	14%z	13%	9%	7%	8%	9%	10%	9%
(-3) H. LOWER BY 10% OR MORE BUT LESS THAN 15%...	**61**	27	9	5	3	3	3	8	2	3	4	-	32	20	22	10	8	28	33	64
	6%r	7%	7%	7%	6%	3%	7%	3%	3%	3%	3%	-	8%zk	7%	7%	5%	3%	8%r	4%	6%
(-4) I. LOWER BY 15% OR MORE...	**19**	7	2	1	6	1	*	*	2	1	4	1	9	3	7	5	3	7	11	21
	2%g	2%	2%	1%	12%zabcg	1%	1%	*	3%g	1%	3%	2%	2%	1%	2%	2%	1%	2%	1%	2%
DON'T KNOW	**97**	35	10	6	5	6	5	16	13	14	11	1	18	12	21	24	39	34	62	111
	9%klm	9%	8%	8%	12%	6%	11%	7%	20%zabg	15%zkl	8%	2%	4%	4%	7%	10%m	15%zmn	10%	8%	10%
LOT HIGHER [10%+]	**81**	25	11	2	5	13	3	18	5	13	12	15	18	7	22	14	38	26	56	84
	7%lm	6%	9%	2%	10%	13%	5%	7%	8%	14%zl	9%	20%zjl	4%	2%	7%m	6%	15%zmno	8%	7%	8%
LITTLE HIGHER [UNDER 10%]	**294**	100	35	16	11	36	12	70	12	23	37	22	105	77	98	53	66	74	220	289
	27%	26%	27%	21%	24%	37%	26%	28%	19%	26%	27%	30%	26%	26%	31%	23%	25%	22%	29%z	26%
HIGHER	**375**	126	46	18	16	49	15	89	18	35	49	37	123	84	120	67	104	99	276	373
	34%	32%	36%	24%	33%	50%	31%	36%	28%	39%	35%	51%zl	30%	28%	38%m	29%	40%mo	29%	36%	34%
LOWER	**328**	146	36	31	16	15	7	58	18	17	46	21	172	115	99	62	52	115	213	326
	30%gip	37%zg	28%	40%g	35%	16%	16%	24%	28%	19%	33%i	29%	42%zi	39%zop	31%p	27%	20%	34%	28%	30%
LITTLE LOWER [UNDER 10%]	**249**	111	25	25	8	12	4	49	14	13	38	20	131	91	70	47	41	80	169	241
	23%p	28%zg	20%	33%	17%	12%	8%	20%	22%	14%	27%i	27%	32%zi	31%znop	22%	20%	16%	24%	22%	22%
LOT LOWER [10%+]	**79**	34	11	6	8	3	4	9	4	4	8	1	41	23	29	15	11	36	44	85
	7%gr	9%g	9%	8%	18%zg	3%	8%	4%	6%	5%	6%	2%	10%zk	8%	9%	7%	4%	11%r	6%	8%
NET HIGHER (HOUSE PRICE OUTLOOK)	**47**	-20	10	-13	-1	33	7	31	*	18	3	16	-50	-31	21	5	52	-16	63	47
	4%acmq	-5%	8%dh	-17%	-1%	34%	15%	12%zacdh	-1%	20%zj	2%	22%zj	-12%	-11%	7%	2%	20%zmno	-5%	8%zq	4%
MEAN	0.08lm	-0.08	0.15	-0.41	-0.31	0.82	0.06	0.22c	0.07	0.52zl	0.08	0.69zjl	-0.29	-0.26	0.07	0.03	0.56zmno	-0.12	0.16z	0.06

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

		GOVERNMENT OFFICE REGION														
	TOTAL (z)	EAST MIDLANDS (a)	EASTERN (b)	LONDON (c)	NORTH EAST (d)	NORTH WEST (e)	SCOTLAND (f)	SOUTH EAST (g)	SOUTH WEST (h)	WALES (i)	WEST MIDLANDS (j)	YORKS AND HUMBR (k)	SOUTH ENGLAND (l)	NORTH ENGLAND (m)	MIDLANDS (n)	UNWTD TOTAL
UNWEIGHTED BASE	**1099**	77	116	137	45	143	101	132	101	53	94	100	233	288	171	1099
WEIGHTED BASE	**1099**	82*	106*	141*	48*	126	96*	154*	97*	55*	98*	97*	251	270	180*	1099
	100%	*7%**	*10%**	*13%**	*4%**	*11%*	*9%**	*14%**	*9%**	*5%**	*9%**	*9%**	*23%*	*25%*	*16%**	*100%*
(4) A. HIGHER BY 15% OR MORE...	**25**	1	7	8	-	3	*	-	1	*	4	1	1	3	5	26
	2%l	*1%*	7%zfglm	5%gl	-	*2%*	*	-	*1%*	*1%*	4%gl	*1%*	*	*1%*	*3%*	*2%*
(3) B. HIGHER BY 10% OR MORE BUT LESS THAN 15%...	**56**	2	5	6	3	5	4	10	4	4	9	4	14	12	11	58
	5%	*3%*	*4%*	*4%*	*5%*	*4%*	*5%*	*6%*	*5%*	*8%*	*9%*	*5%*	*6%*	*4%*	*6%*	*5%*
(2) C. HIGHER BY 5% OR MORE BUT LESS THAN 10%...	**125**	19	9	17	4	14	18	8	8	8	10	11	16	28	29	112
	11%gl	23%zgl	*9%*	*12%*	*8%*	*11%*	18%gl	*5%*	*9%*	*14%*	*10%*	*11%*	*6%*	*10%*	16%gjl	*10%*
(1) D. HIGHER BUT LESS THAN 5% HIGHER...	**169**	9	8	15	8	17	20	22	30	5	22	14	52	39	31	177
	15%b	*11%*	*8%*	*10%*	*17%*	*14%*	20%b	*14%*	31%zabceg iklmn	*8%*	22%bcn	*14%*	21%zbcg	*14%*	*17%*	*16%*
(0) E. THE SAME...	**299**	19	28	35	18	31	19	45	35	10	22	38	80	86	41	289
	27%	*23%*	*27%*	*25%*	*37%*	*24%*	*20%*	*29%*	36%fi	*18%*	*23%*	40%zefij n	*32%*	32%e	*23%*	*26%*
(-1) F. LOWER BUT LESS THAN 5% LOWER...	**145**	13	10	18	6	17	14	26	12	8	10	11	38	35	23	137
	13%	*16%*	*9%*	*13%*	*13%*	*14%*	*14%*	*17%*	*12%*	*15%*	*10%*	*12%*	*15%*	*13%*	*13%*	*12%*
(-2) G. LOWER BY 5% OR MORE BUT LESS THAN 10%...	**104**	5	16	14	4	10	10	23	2	9	6	7	24	20	10	104
	9%h	*6%*	15%hmn	10%h	*8%*	*8%*	10%h	15%hln	*2%*	16%hn	*6%*	*7%*	10%h	*7%*	*6%*	*9%*
(-3) H. LOWER BY 10% OR MORE BUT LESS THAN 15%...	**61**	1	13	13	*	7	2	11	2	6	5	-	13	7	6	64
	6%m	*1%*	13%zadfhk lmn	9%km	*1%*	6%m	*2%*	*7%*	*2%*	10%km	*5%*	-	*5%*	*3%*	*3%*	*6%*
(-4) I. LOWER BY 15% OR MORE...	**19**	1	2	2	2	-	4	7	-	-	-	1	7	3	1	21
	2%	*1%*	*2%*	*2%*	5%e	-	5%e	*4%*	-	-	-	*1%*	*3%*	*1%*	*	*2%*
DON'T KNOW	**97**	12	8	13	3	23	5	4	3	5	10	10	7	36	23	111
	9%gl	15%ghl	*7%*	9%l	*7%*	18%zbfghl m	*5%*	*3%*	*3%*	*10%*	10%gl	10%l	*3%*	13%zghl	13%ghl	*10%*
LOT HIGHER [10%+]	**81**	3	12	13	3	8	5	10	5	5	13	5	15	15	16	84
	7%	*4%*	*11%*	*10%*	*5%*	*6%*	*5%*	*6%*	*5%*	*9%*	13%mn	*5%*	*6%*	*6%*	*9%*	*8%*
LITTLE HIGHER [UNDER 10%]	**294**	28	17	32	12	31	37	30	38	12	32	25	68	67	60	289
	27%b	35%b	*17%*	*23%*	*24%*	*25%*	39%zbcgm	*19%*	39%zbceg lm	*22%*	32%b	*25%*	27%g	*25%*	33%bg	*26%*
HIGHER	**375**	32	29	45	14	39	42	39	44	17	45	30	83	83	76	373
	34%	*39%*	*27%*	*32%*	*30%*	*31%*	44%bg	*26%*	45%zbglm	*31%*	46%zbegm	*31%*	33%g	*31%*	43%bg	*34%*
LOWER	**328**	19	40	48	13	34	30	66	16	23	21	19	82	65	40	326
	30%hm	*23%*	38%hjkmn	34%h	*26%*	*27%*	32%h	43%zehjk lmn	*16%*	42%hjkmn	*21%*	*19%*	32%h	*24%*	*22%*	*30%*
LITTLE LOWER [UNDER 10%]	**249**	17	25	33	10	27	24	49	14	17	16	18	62	55	33	241
	23%	*21%*	*24%*	*23%*	*20%*	*21%*	*25%*	32%zhjlm n	*14%*	31%h	*16%*	*19%*	25%h	*20%*	*18%*	*22%*
LOT LOWER [10%+]	**79**	2	15	15	3	7	7	17	2	6	5	1	20	10	7	85
	7%km	*2%*	14%zaehk mn	11%hkm	*6%*	*6%*	*7%*	11%hkm	*2%*	10%k	*5%*	*1%*	8%hk	*4%*	*4%*	*8%*
NET HIGHER (HOUSE PRICE OUTLOOK)	**47**	13	-11	-3	2	5	12	-27	28	-6	24	11	1	18	37	47
	4%bcgil	15%zbce il	*-11%*	*-2%*	*4%*	4%cl	12%zbce il	*-17%*	29%zbcd efgiklm	*-11%*	24%zbcde ilm	11%zcil	*1%*	7%bcil	20%zbcdeg ilm	*4%*

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THIS SCREEN 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+

		GOVERNMENT OFFICE REGION														
	TOTAL (z)	EAST MIDLANDS (a)	EASTERN (b)	LONDON (c)	NORTH EAST (d)	NORTH WEST (e)	SCOTLAND (f)	SOUTH EAST (g)	SOUTH WEST (h)	WALES (i)	WEST MIDLANDS (j)	YORKS AND HUMBR (k)	SOUTH ENGLAND (l)	NORTH ENGLAND (m)	MIDLANDS (n)	UNWTD TOTAL
WEIGHTED BASE	**1099**	82*	106*	141*	48*	126	96*	154*	97*	55*	98*	97*	251	270	180*	1099
	100%	*7%**	*10%**	*13%**	*4%**	*11%*	*9%**	*14%**	*9%**	*5%**	*9%**	*9%**	*23%*	*25%*	*16%**	*100%*
MEAN	0.08g	0.43	-0.20	0.01	-0.02	0.13g	0.13	-0.42	0.44bgi l	-0.17	0.55zbgl	0.28g	-0.09g	0.16g	0.50zbgl	0.06

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

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HOUSING MARKET CONFIDENCE TRACKER (Q1 MARCH 2019)
PUBLIC

3 Apr 2019

Table 25
Q.YR04
AS YOU MAY KNOW, THE AVERAGE PROPERTY PRICE IN THE UK IS £223,691 ACCORDING TO THE FEBRUARY 2019 HALIFAX HOUSE PRICE INDEX.
THIS SCREEN 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+

		AREA				NEXT 12 MONTHS				AVERAGE PRICE			
	TOTAL (z)	RURAL (a)	SUBURBAN (b)	URBAN (c)	METROP-OLITAN (d)	GOOD TIME BUY (e)	GOOD TIME SELL (f)	BAD TIME BUY (g)	BAD TIME SELL (h)	HIGHER (i)	SAME (j)	LOWER (k)	UNWTD TOTAL
UNWEIGHTED BASE	**1099**	192	287	342	278	479	342	468	592	373	289	326	1099
WEIGHTED BASE	**1099**	221	291	329	258	451	325	506	622	375	299	328	1099
	100%	*20%*	*27%*	*30%*	*23%*	*41%*	*30%*	*46%*	*57%*	*34%*	*27%*	*30%*	*100%*
(4) A. HIGHER BY 15% OR MORE...	**25**	*	9	9	7	7	6	17	18	25	-	-	26
	2%jk	*	*3%*	*3%*	*3%*	*2%*	*2%*	*3%*	*3%*	7%zjk	-	-	*2%*
(3) B. HIGHER BY 10% OR MORE BUT LESS THAN 15%...	**56**	9	11	19	18	25	19	29	36	56	-	-	58
	5%jk	*4%*	*4%*	*6%*	*7%*	*6%*	*6%*	*6%*	*6%*	15%zjk	-	-	*5%*
(2) C. HIGHER BY 5% OR MORE BUT LESS THAN 10%...	**125**	21	34	37	34	47	41	68	74	125	-	-	112
	11%jk	*10%*	*12%*	*11%*	*13%*	*10%*	*13%*	*14%*	*12%*	33%zjk	-	-	*10%*
(1) D. HIGHER BUT LESS THAN 5% HIGHER...	**169**	21	60	54	33	87	69	62	79	169	-	-	177
	15%ahjk	*9%*	21%zad	*17%*	*13%*	19%zgh	21%zgh	*12%*	*13%*	45%zjk	-	-	*16%*
(0) E. THE SAME...	**299**	68	91	86	54	159	113	109	152	-	299	-	289
	27%dgik	*31%*	31%d	*26%*	*21%*	35%zgh	35%zgh	*21%*	*24%*	-	100%zik	-	*26%*
(-1) F. LOWER BUT LESS THAN 5% LOWER...	**145**	39	31	44	31	51	28	82	104	-	-	145	137
	13%fij	*18%*	*11%*	*13%*	*12%*	*11%*	*9%*	16%f	17%zef	-	-	44%zij	*12%*
(-2) G. LOWER BY 5% OR MORE BUT LESS THAN 10%...	**104**	35	18	26	25	40	27	62	75	-	-	104	104
	9%ij	16%zbc	*6%*	*8%*	*10%*	*9%*	*8%*	12%z	12%z	-	-	32%zij	*9%*
(-3) H. LOWER BY 10% OR MORE BUT LESS THAN 15%...	**61**	14	8	21	18	15	5	44	54	-	-	61	64
	6%befij	*6%*	*3%*	*6%*	*7%*	3%f	*1%*	9%zef	9%zef	-	-	18%zij	*6%*
(-4) I. LOWER BY 15% OR MORE...	**19**	3	6	7	2	6	7	13	12	-	-	19	21
	2%	*1%*	*2%*	*2%*	*1%*	*1%*	*2%*	*3%*	*2%*	-	-	6%zij	*2%*
DON'T KNOW	**97**	11	24	26	36	13	10	19	19	-	-	-	111
	9%efghijk	*5%*	*8%*	*8%*	14%za	*3%*	*3%*	*4%*	*3%*	-	-	-	*10%*
LOT HIGHER [10%+]	**81**	9	20	27	25	33	25	46	53	81	-	-	84
	7%jk	*4%*	*7%*	*8%*	*10%*	*7%*	*8%*	*9%*	*9%*	22%zjk	-	-	*8%*
LITTLE HIGHER [UNDER 10%]	**294**	42	94	91	67	134	111	130	153	294	-	-	289
	27%ajk	*19%*	32%a	*28%*	*26%*	*30%*	34%zegh	*26%*	*25%*	78%zjk	-	-	*26%*
HIGHER	**375**	51	113	119	92	167	136	176	206	375	-	-	373
	34%ajk	*23%*	39%a	36%a	36%a	*37%*	42%zeh	*35%*	*33%*	100%zjk	-	-	*34%*
LOWER	**328**	91	63	98	77	112	66	202	245	-	-	328	326
	30%befij	41%zbcd	*22%*	*30%*	*30%*	25%f	*20%*	40%zef	39%zef	-	-	100%zij	*30%*
LITTLE LOWER [UNDER 10%]	**249**	73	49	70	57	91	55	145	180	-	-	249	241
	23%bfij	33%zbcd	*17%*	*21%*	*22%*	*20%*	*17%*	29%zef	29%zef	-	-	76%zij	*22%*
LOT LOWER [10%+]	**79**	17	14	28	20	21	11	57	66	-	-	79	85
	7%efij	*8%*	*5%*	*8%*	*8%*	*5%*	*4%*	11%zef	11%zef	-	-	24%zij	*8%*
NET HIGHER (HOUSE PRICE OUTLOOK)	**47**	-39	50	21	15	54	70	-26	-40	375	0	-328	47
	4%agh	*-18%*	17%zacd	*6%*	*6%*	12%zgh	22%zegh	*-5%*	*-6%*	100%zk	*0%*	*-100%*	*4%*
MEAN	0.08ahk	-0.34	0.30za	0.11a	0.17a	0.20h	0.36zegh	-0.08	-0.10	1.83zjk	0.00k	-1.86	0.06

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d - z/e/f/g/h - z/i/j/k
Overlap formulae used. * small base

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HOUSING MARKET CONFIDENCE TRACKER (Q1 MARCH 2019)
PUBLIC

Table 26
DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

		SEX		AGE									TENURE							
	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)	18+ (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)	UNWTD TOTAL
UNWEIGHTED BASE	**1099**	530	569	147	164	180	159	170	279	311	339	1083	384	276	200	222	8	660	422	1099
WEIGHTED BASE	**1099**	533	566	177*	170	200	177	159	216	347	376	1045	275	451	187	159	15**	725	346	1099
	100%	*49%*	*51%*	*16%**	*16%*	*18%*	*16%*	*14%*	*20%*	*32%*	*34%*	*95%*	*25%*	*41%*	*17%*	*14%*	*1%***	*66%*	*31%*	*100%*
SEX																				
MALE	**533**	533	-	91	85	99	87	78	94	176	186	507	126	231	78	84	4	357	162	530
	49%b	100%zb	-	*51%*	*50%*	*49%*	*49%*	*49%*	*43%*	*51%*	*49%*	*48%*	*46%*	*51%*	*42%*	53%r	*29%*	49%l	*47%*	*48%*
FEMALE	**566**	-	566	86	86	101	90	81	122	172	191	538	149	220	108	75	11	368	183	569
	51%a	-	100%za	*49%*	*50%*	*51%*	*51%*	*51%*	*57%*	*49%*	*51%*	*52%*	54%q	*49%*	*58%*	*47%*	*71%*	*51%*	53%o	*52%*
AGE																				
16-24	**177**	91	86	177	-	-	-	-	-	177	-	126	12	68	24	52	11	80	76	147
	16%defghjlq	*17%*	*15%*	100%zdefghijk	-	-	-	-	-	51%zdefghjk	-	12%defghj	*4%*	15%lq	13%l	33%zlmnqr	*75%*	11%l	22%zlnq	*13%*
25-34	**170**	85	86	-	170	-	-	-	-	170	-	170	9	96	29	36	-	105	65	164
	16%cefghjl	*16%*	*15%*	-	100%zcefghijk	-	-	-	-	49%zcefghjk	-	16%cefghj	*3%*	21%zlq	16%l	22%zlq	-	14%l	19%zl	*15%*
35-44	**200**	99	101	-	-	200	-	-	-	-	200	200	12	109	42	35	1	121	77	180
	18%cdfghil	*19%*	*18%*	-	-	100%zcdfghijk	-	-	-	-	53%zcdfghik	19%cdfghi	*4%*	24%zlq	22%l	22%l	*6%*	17%l	22%zl	*16%*
45-54	**177**	87	90	-	-	-	177	-	-	-	177	176	19	109	35	14	-	128	49	159
	16%cdeghilo	*16%*	*16%*	-	-	-	100%zcdeghijk	-	-	-	47%zcdeghik	17%cdeghi	*7%*	24%zloqr	19%lor	*9%*	-	18%lo	14%lo	*14%*
55-64	**159**	78	81	-	-	-	-	159	-	-	-	159	80	43	20	15	-	122	34	170
	14%cdefhijmor	*15%*	*14%*	-	-	-	-	100%zcdefhijk	-	-	-	15%cdefhij	29%zmnoqr	*9%*	*11%*	*9%*	-	17%zmor	*10%*	*15%*
65+	**216**	94	122	-	-	-	-	-	216	-	-	214	143	27	37	7	3	169	44	279
	20%cdefgijmor	*18%*	*22%*	-	-	-	-	-	100%zcdefgijk	-	-	21%cdefgij	52%zmnoqr	*6%*	20%mor	*4%*	*20%*	23%zmor	13%mo	*25%*
16-34	**347**	176	172	177	170	-	-	-	-	347	-	296	22	164	53	88	11	185	141	311
	32%efghjlq	*33%*	*30%*	100%zefghjk	100%zefghjk	-	-	-	-	100%zefghjk	-	28%efghj	*8%*	36%lq	28%l	55%zlmnqr	*75%*	26%l	41%zlnq	*28%*
35-54	**376**	186	191	-	-	200	177	-	-	-	376	376	31	218	77	50	1	248	126	339
	34%cdghil	*35%*	*34%*	-	-	100%zcdghik	100%zcdghik	-	-	-	100%zcdghik	36%cdghi	*11%*	48%zloqr	41%l	31%l	*6%*	34%l	37%lo	*31%*
18+	**1045**	507	538	126	170	200	176	159	214	296	376	1045	269	426	179	159	5	695	337	1083
	95%ci	*95%*	*95%*	*71%*	100%zci	100%zci	100%zci	100%zci	99%zci	85%c	100%zci	100%zchi	98%zq	*95%*	*96%*	100%zmnq	*37%*	*96%*	98%z	*99%*
TENURE																				
OWNED OUTRIGHT	**275**	126	149	12	9	12	19	80	143	22	31	269	275	-	-	-	-	275	-	384
	25%cdefijmnor	*24%*	*26%*	*7%*	*6%*	*6%*	*11%*	50%zcdefijk	66%zcdefgijk	*6%*	*8%*	26%cdefij	100%zmnoqr	-	-	-	-	38%zmnor	-	*35%*
BEING BOUGHT ON A MORTGAGE	**451**	231	220	68	96	109	109	43	27	164	218	426	-	451	-	-	-	451	-	276
	41%ghlnor	*43%*	*39%*	38%h	56%zcghik	55%zcghk	62%zcghik	27%h	*12%*	47%gh	58%zcghik	41%gh	-	100%zlnoqr	-	-	-	62%zlnor	-	*25%*
RENTED FROM LOCAL AUTHORITY/BELONGS TO A HOUSING ASSOCIATION	**187**	78	108	24	29	42	35	20	37	53	77	179	-	-	187	-	-	-	187	200
	17%lmoq	*15%*	*19%*	*13%*	*17%*	*21%*	*20%*	*13%*	*17%*	*15%*	*20%*	*17%*	-	-	100%zlmoqr	-	-	-	54%zlmoq	*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
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

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HOUSING MARKET CONFIDENCE TRACKER (Q1 MARCH 2019)
PUBLIC

3 Apr 2019

Table 26
DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

		SEX		AGE									TENURE							
	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)	18+ (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)	UNWTD TOTAL
WEIGHTED BASE	**1099**	533	566	177*	170	200	177	159	216	347	376	1045	275	451	187	159	15**	725	346	1099
	100%	*49%*	*51%*	*16%**	*16%*	*18%*	*16%*	*14%*	*20%*	*32%*	*34%*	*95%*	*25%*	*41%*	*17%*	*14%*	*1%***	*66%*	*31%*	*100%*
RENTED FROM PRIVATE LANDLORD	**159**	84	75	52	36	35	14	15	7	88	50	159	-	-	-	159	-	-	159	222
	14%fghlmnq	*16%*	*13%*	29%zfghjk	21%zfgh	18%fghj	8%h	9%h	*3%*	25%zfghjk	13%fh	15%fgh	-	-	-	100%zlmnqr	-	-	46%zlmnq	*20%*
OTHER	**15**	4	11	11	-	1	-	-	3	11	1	5	-	-	-	-	15	-	-	8
	1%jq	*1%*	*2%*	6%zdefgjk	-	*	-	-	*1%*	3%zjk	*	*1%*	-	-	-	-	*100%*	-	-	*1%*
OWNER/OCCUPIER	**725**	357	368	80	105	121	128	122	169	185	248	695	275	451	-	-	-	725	-	660
	66%cinor	*67%*	*65%*	*45%*	62%ci	*60%*	72%cij	77%zcdeijk	78%zcdeijk	*53%*	66%ci	67%ci	100%znor	100%znor	-	-	-	100%znor	-	*60%*
RENTERS	**346**	162	183	76	65	77	49	34	44	141	126	337	-	-	187	159	-	-	346	422
	31%ghlmq	*30%*	*32%*	43%zfgh	38%gh	39%gh	*28%*	*22%*	*20%*	40%zfghk	34%gh	32%gh	-	-	100%zlmq	100%zlmq	-	-	100%zlmq	*38%*
OCCUPATION																				
FULL-TIME	**392**	245	147	39	100	107	96	45	5	139	203	392	40	240	50	60	1	280	110	347
	36%bchln	46%zb	*26%*	22%h	59%zcghik	54%zcghik	54%zcghik	29%h	*2%*	40%cgh	54%zcghik	38%cgh	*15%*	53%zlnoqr	27%l	38%lnr	*9%*	39%zln	32%l	*32%*
PART-TIME	**128**	40	88	21	21	28	29	23	7	42	56	128	20	67	19	20	*	87	39	129
	12%ahl	*8%*	16%za	12%h	12%h	14%h	16%h	14%h	*3%*	12%h	15%h	12%h	*7%*	15%l	*10%*	*13%*	*3%*	12%l	*11%*	*12%*
SELF-EMPLOYED	**76**	44	32	1	18	26	16	13	4	18	42	76	17	45	3	11	-	62	15	68
	7%chnr	*8%*	*6%*	*	10%chi	13%zchik	9%ch	8%ch	*2%*	5%c	11%zchik	7%ch	6%n	10%nr	*2%*	7%nr	-	8%lnr	4%n	*6%*
NOT WORKING - HOUSEWIFE	**47**	-	47	5	11	12	8	6	4	17	20	47	9	13	16	9	-	21	25	58
	4%ahq	-	8%za	*3%*	*7%*	*6%*	*5%*	*4%*	*2%*	*5%*	*5%*	4%h	*3%*	*3%*	9%zlmq	*5%*	-	*3%*	7%zlmq	*5%*
STILL IN EDUCATION	**97**	45	53	85	8	4	-	1	-	93	4	57	8	35	7	37	2	42	44	89
	9%efghjlnq	*8%*	*9%*	48%zdefghijk	4%fh	*2%*	-	*	-	27%zdefghjk	*1%*	5%fghj	*3%*	8%l	*4%*	24%zlmnqr	*14%*	6%l	13%zlnq	*8%*
UNEMPLOYED	**47**	27	20	23	5	12	3	4	-	28	15	36	3	8	23	6	7	10	28	35
	4%hlmq	*5%*	*4%*	13%zdfghjk	3%h	6%h	*2%*	3%h	-	8%zdfhk	4%h	3%h	*1%*	*2%*	12%zlmoqr	*4%*	*49%*	*1%*	8%zlmoq	*3%*
RETIRED	**247**	108	140	-	-	*	*	51	195	-	1	246	169	30	37	8	3	199	45	308
	23%cdefijmor	*20%*	*25%*	-	-	*	*	32%zcdefijk	90%zcdefgijk	-	*	23%cdefij	62%zmnoqr	*7%*	20%mor	*5%*	*20%*	27%zmor	13%mo	*28%*
OTHER	**63**	24	39	2	9	11	25	16	1	11	36	63	10	14	32	7	1	24	39	65
	6%hlmq	*5%*	*7%*	*1%*	5%h	6%h	14%zcdehijk	10%zchik	*	*3%*	9%zcehik	6%h	*3%*	*3%*	17%zlmoqr	*4%*	*6%*	*3%*	11%zlmoq	*6%*
INCOME																				
UP TO 9499	**90**	36	54	25	12	13	8	6	25	37	21	90	14	10	35	31	-	24	66	111
	8%glmq	*7%*	*10%*	14%fgj	*7%*	*7%*	*5%*	*4%*	12%zfgj	11%dg	*6%*	9%gj	5%q	*2%*	18%zlmq	20%zlmq	-	*3%*	19%zlmq	*10%*
9500 - 17499	**138**	59	79	8	16	25	16	24	49	24	41	138	45	24	44	21	4	69	65	160
	13%cimq	*11%*	*14%*	*4%*	*9%*	*12%*	*9%*	15%ci	23%zcdefijk	*7%*	*11%*	13%ci	16%zmq	*5%*	24%zmoqr	13%m	*25%*	10%m	19%zmoq	*15%*
17500 - 24999	**73**	26	46	3	12	18	8	10	21	15	26	73	23	24	14	11	-	48	25	79
	7%	*5%*	*8%*	*2%*	7%i	9%c	*4%*	*6%*	10%zcik	*4%*	*7%*	*7%*	9%q	*5%*	*8%*	*7%*	-	*7%*	*7%*	*7%*
25000 PLUS	**407**	213	193	23	88	82	87	68	59	111	169	406	104	232	22	49	*	336	70	392
	37%chnr	*40%*	*34%*	*13%*	52%zchik	41%ch	49%zchik	43%ch	27%c	32%c	45%zchik	39%chi	38%nr	52%zlnoqr	*12%*	31%nr	*3%*	46%zlnor	20%n	*36%*

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
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

J18-017787-01 08-MAR - 25-MAR 2019
HOUSING MARKET CONFIDENCE TRACKER (Q1 MARCH 2019)
PUBLIC

3 Apr 2019

Table 26
DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

		SEX		AGE									TENURE							
	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)	18+ (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)	UNWTD TOTAL
WEIGHTED BASE	**1099**	533	566	177*	170	200	177	159	216	347	376	1045	275	451	187	159	15**	725	346	1099
	100%	*49%*	*51%*	*16%**	*16%*	*18%*	*16%*	*14%*	*20%*	*32%*	*34%*	*95%*	*25%*	*41%*	*17%*	*14%*	*1%***	*66%*	*31%*	*100%*
SOCIAL GRADE																				
AB	**293**	150	144	26	51	52	57	44	64	77	109	285	98	155	11	20	2	253	31	262
	27%cnor	*28%*	*25%*	*15%*	30%ci	*26%*	32%c	28%c	29%c	*22%*	29%c	27%c	36%znor	34%znor	*6%*	13%nr	*14%*	35%znor	9%n	*24%*
C1	**316**	145	171	71	48	53	52	51	41	119	105	284	66	163	32	52	1	229	84	377
	29%hlnr	*27%*	*30%*	40%zhk	*28%*	*27%*	30%h	32%h	*19%*	34%dhk	28%h	27%h	*24%*	36%zlnr	*17%*	33%lnr	*4%*	32%zlnr	24%n	*34%*
C2	**230**	123	107	36	26	55	39	29	47	61	93	220	59	67	49	44	10	126	93	214
	21%mq	*23%*	*19%*	*20%*	*15%*	27%di	*22%*	*18%*	*22%*	*18%*	25%d	*21%*	21%q	*15%*	26%mq	27%zmq	*66%*	*17%*	27%zmq	*19%*
DE	**259**	115	144	44	46	40	29	35	65	90	69	257	52	66	95	43	2	118	138	246
	24%fjlmq	*22%*	*25%*	*25%*	*27%*	*20%*	*16%*	*22%*	30%zefjk	*26%*	*18%*	25%fj	19%q	*15%*	51%zlmoqr	27%lmq	*16%*	*16%*	40%zlmoq	*22%*
CHILDREN IN HOUSEHOLD																				
YES	**338**	148	190	52	87	121	67	10	-	140	188	309	20	181	81	46	8	201	127	307
	31%ghlq	*28%*	*34%*	30%gh	51%zcghik	61%zcfghijk	38%ghk	6%h	-	40%zcghk	50%zcfghk	30%gh	*7%*	40%zloq	43%zloqr	29%l	*54%*	28%l	37%zloq	*28%*
NO	**761**	385	376	125	83	79	109	149	216	208	188	736	254	270	106	113	7	524	218	792
	69%deijmnr	*72%*	*66%*	70%deij	*49%*	*39%*	62%ej	94%zcdefijk	100%zcdefgijk	60%de	50%e	70%defij	93%zmnoqr	*60%*	*57%*	71%mnr	*46%*	72%zmnr	63%n	*72%*
GOVERNMENT OFFICE REGION																				
EAST MIDLANDS	**82**	44	37	18	10	15	7	14	17	28	22	70	16	47	12	6	-	63	18	77
	7%or	*8%*	*7%*	*10%*	*6%*	*7%*	*4%*	*9%*	*8%*	*8%*	*6%*	*7%*	*6%*	11%or	*6%*	*4%*	-	9%l	*5%*	*7%*
EASTERN	**106**	45	61	9	11	21	28	14	23	20	48	105	21	48	29	7	-	69	36	116
	10%o	*8%*	*11%*	*5%*	*7%*	*10%*	16%zcdik	*9%*	*11%*	*6%*	13%zi	10%i	*8%*	11%o	16%zloqr	*4%*	-	9%lo	10%o	*11%*
LONDON	**141**	58	83	17	28	27	22	20	28	44	49	132	36	51	34	16	2	87	50	137
	13%	*11%*	*15%*	*10%*	*16%*	*13%*	*12%*	*13%*	*13%*	*13%*	*13%*	*13%*	*13%*	*11%*	18%z	*10%*	*14%*	*12%*	15%o	*12%*
NORTH EAST	**48**	23	25	4	14	6	6	12	7	17	12	48	19	24	3	2	-	43	5	45
	4%nor	*4%*	*4%*	*2%*	8%i	*3%*	*3%*	8%zhj	*3%*	*5%*	*3%*	*5%*	7%znor	5%r	*1%*	*1%*	-	6%znor	*1%*	*4%*
NORTH WEST	**126**	67	59	26	19	23	17	19	21	45	40	124	35	48	15	27	-	83	42	143
	11%	*12%*	*10%*	*15%*	*11%*	*12%*	*10%*	*12%*	*10%*	*13%*	*11%*	*12%*	*13%*	*11%*	*8%*	17%znr	-	*11%*	12%n	*13%*
SCOTLAND	**96**	45	51	15	18	9	24	15	14	34	33	89	20	34	27	8	-	54	35	101
	9%	*8%*	*9%*	*9%*	*11%*	*5%*	13%ehjk	*10%*	*7%*	*10%*	9%e	*9%*	*7%*	*7%*	14%zlmoqr	*5%*	-	*7%*	10%o	*9%*
SOUTH EAST	**154**	81	73	23	16	42	21	17	35	39	63	143	40	46	23	34	10	86	57	132
	14%mq	*15%*	*13%*	*13%*	*9%*	21%zdgik	*12%*	*11%*	*16%*	*11%*	17%f	*14%*	15%q	*10%*	*13%*	21%zmnqr	*65%*	*12%*	17%m	*12%*
SOUTH WEST	**97**	48	49	16	12	13	10	16	30	29	23	93	30	45	11	9	1	76	21	101
	9%r	*9%*	*9%*	*9%*	*7%*	*6%*	*6%*	*10%*	14%zefjk	*8%*	*6%*	9%j	11%r	*10%*	*6%*	*6%*	*6%*	10%r	*6%*	*9%*
WALES	**55**	26	29	4	11	15	6	6	13	15	21	54	13	22	10	8	1	35	18	53
	5%	*5%*	*5%*	*2%*	*7%*	*7%*	*3%*	*4%*	*6%*	*4%*	*5%*	*5%*	*5%*	*5%*	*5%*	*5%*	*6%*	*5%*	*5%*	*5%*
WEST MIDLANDS	**98**	41	57	23	11	17	19	12	15	34	36	98	25	26	17	29	1	51	46	94
	9%mq	*8%*	*10%*	*13%*	*7%*	*8%*	*11%*	*8%*	*7%*	10%d	*10%*	*9%*	9%q	*6%*	*9%*	18%zlmnqr	*9%*	*7%*	13%zmnq	*9%*

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
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

J18-017787-01 08-MAR - 25-MAR 2019
HOUSING MARKET CONFIDENCE TRACKER (Q1 MARCH 2019)
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3 Apr 2019

Table 26
DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

		SEX		AGE									TENURE							
	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)	18+ (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)	UNWTD TOTAL
WEIGHTED BASE	**1099**	533	566	177*	170	200	177	159	216	347	376	1045	275	451	187	159	15**	725	346	1099
	100%	*49%*	*51%*	*16%**	*16%*	*18%*	*16%*	*14%*	*20%*	*32%*	*34%*	*95%*	*25%*	*41%*	*17%*	*14%*	*1%***	*66%*	*31%*	*100%*
YORKS AND HUMBR	**97**	54	42	22	19	14	16	12	13	41	30	87	19	60	6	11	-	79	18	100
	9%nr	*10%*	*7%*	*13%*	*11%*	*7%*	*9%*	*8%*	*6%*	*12%*	*8%*	*8%*	*7%*	13%zlnr	*3%*	*7%*	-	11%zlnr	*5%*	*9%*
SOUTH ENGLAND	**251**	129	122	39	28	55	31	33	65	67	86	237	71	91	35	43	10	162	78	233
	23%	*24%*	*22%*	*22%*	*17%*	*27%*	*18%*	*21%*	30%zdfik	*19%*	23%f	*23%*	26%q	*20%*	*19%*	27%r	*71%*	*22%*	*23%*	*21%*
NORTH ENGLAND	**270**	144	126	52	52	43	39	43	41	104	82	259	73	132	24	40	-	205	64	288
	25%hnr	*27%*	*22%*	*29%*	30%h	*21%*	*22%*	*27%*	*19%*	30%h	*22%*	25%h	27%nr	29%nr	*13%*	25%nr	-	28%znr	19%n	*26%*
MIDLANDS	**180**	85	94	41	22	31	27	27	33	62	58	169	41	73	29	35	1	114	64	171
	16%	*16%*	*17%*	*23%*	*13%*	*16%*	*15%*	*17%*	*15%*	18%d	*16%*	*16%*	*15%*	*16%*	*16%*	22%zl	*9%*	*16%*	*19%*	*16%*
AREA																				
RURAL	**221**	108	114	36	26	43	31	31	54	62	74	203	63	115	18	16	1	178	33	192
	20%nor	*20%*	*20%*	*21%*	*15%*	*21%*	*18%*	*20%*	25%zdk	*18%*	*20%*	*19%*	23%nor	26%znor	*9%*	*10%*	*6%*	25%znor	*10%*	*17%*
SUB URBAN	**291**	132	159	44	44	54	55	39	56	88	109	277	65	113	71	31	10	178	102	287
	27%o	*25%*	*28%*	*25%*	*26%*	*27%*	*31%*	*25%*	*26%*	*25%*	*29%*	*26%*	*24%*	*25%*	38%zlmoqr	*20%*	*71%*	*25%*	29%o	*26%*
URBAN	**329**	177	152	45	55	59	47	57	65	100	106	315	89	150	42	47	-	240	89	342
	30%bnr	*33%*	*27%*	*26%*	*32%*	*30%*	*27%*	*36%*	*30%*	*29%*	*28%*	*30%*	33%n	33%n	*22%*	*30%*	-	33%znr	*26%*	*31%*
METROPOLITAN	**258**	116	141	51	46	44	43	31	41	98	87	250	58	72	57	65	3	130	122	278
	23%mq	*22%*	*25%*	*29%*	*27%*	*22%*	*24%*	*20%*	*19%*	28%h	*23%*	24%h	21%q	*16%*	30%zlmq	41%zlmqr	*23%*	*18%*	35%zlmq	*25%*
NEXT 12 MONTHS																				
GOOD TIME BUY	**451**	199	251	53	69	61	78	80	110	122	139	433	138	199	57	53	3	337	110	479
	41%enor	*37%*	44%z	*30%*	*40%*	*31%*	44%ej	50%zceijk	51%zceijk	*35%*	37%e	41%ce	50%znoqr	44%nor	*30%*	*34%*	*21%*	46%znor	*32%*	*44%*
GOOD TIME SELL	**325**	147	178	44	48	47	60	53	74	92	106	312	93	142	46	36	2	235	82	342
	30%or	*28%*	*32%*	*25%*	*28%*	*23%*	*34%*	*33%*	34%e	*27%*	*28%*	*30%*	34%znor	*31%*	*25%*	*23%*	*12%*	32%zor	*24%*	*31%*
BAD TIME BUY	**506**	259	247	97	79	108	82	65	75	176	190	473	102	211	87	87	10	312	174	468
	46%hlq	*49%*	*44%*	55%h	46%h	54%ghk	46%h	*41%*	*35%*	51%h	50%h	45%h	*37%*	47%l	47%l	55%zlq	*65%*	43%l	50%zlq	*43%*
BAD TIME SELL	**622**	308	314	103	98	122	100	90	108	202	223	585	143	266	98	101	11	409	199	592
	57%hl	*58%*	*55%*	*58%*	*58%*	61%h	*57%*	*56%*	*50%*	*58%*	59%h	56%h	*52%*	*59%*	*53%*	64%zlr	*74%*	56%l	*58%*	*54%*
AVERAGE PRICE																				
HIGHER	**375**	196	179	82	57	59	49	50	79	139	108	346	85	145	77	56	4	230	134	373
	34%j	*37%*	*32%*	46%zefgjk	*34%*	*30%*	*28%*	*31%*	*36%*	40%dfjk	*29%*	*33%*	*31%*	*32%*	41%zlq	*36%*	*27%*	*32%*	39%zl	*34%*
SAME	**299**	129	170	53	40	45	48	45	68	93	93	282	91	120	38	39	8	211	77	289
	27%nr	*24%*	*30%*	*30%*	*23%*	*23%*	*27%*	*28%*	*31%*	*27%*	*25%*	*27%*	33%znoqr	*27%*	*21%*	*25%*	*53%*	29%nr	*22%*	*26%*
LOWER	**328**	166	162	25	58	77	65	50	52	83	142	323	80	152	43	49	3	232	92	326
	30%chn	*31%*	*29%*	*14%*	34%ci	39%zchik	37%chi	32%c	*24%*	24%c	38%zchik	31%chi	*29%*	34%n	*23%*	*31%*	*20%*	32%ln	*27%*	*30%*

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
Overlap formulae used. * small base; ** very small base (under 30) ineligible for sig testing

J18-017787-01 08-MAR - 25-MAR 2019
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Table 27
DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

		OCCUPATION								INCOME				SOCIAL GRADE				CHILDREN IN HOUSEHOLD		
	TOTAL (z)	FULL-TIME (a)	PART-TIME (b)	SELF-EMPLOYED (c)	NOT WORKING - HOUSEWIFE (d)	STILL IN EDUCATION (e)	UNEMPLOYED (f)	RETIRED (g)	OTHER (h)	UP TO £9,499 (i)	£9,500 - £17,499 (j)	£17,500 - £24,999 (k)	£25,000 PLUS (l)	AB (m)	C1 (n)	C2 (o)	DE (p)	YES (q)	NO (r)	UNWTD TOTAL
UNWEIGHTED BASE	**1099**	347	129	68	58	89	35	308	65	111	160	79	392	262	377	214	246	307	792	1099
WEIGHTED BASE	**1099**	392	128*	76*	47*	97**	47**	247	63*	90*	138	73*	407	293	316	230	259	338	761	1099
	100%	*36%*	*12%**	*7%**	*4%**	*9%***	*4%***	*23%*	*6%**	*8%**	*13%*	*7%**	*37%*	*27%*	*29%*	*21%*	*24%*	*31%*	*69%*	*100%*
SEX																				
MALE	**533**	245	40	44	-	45	27	108	24	36	59	26	213	150	145	123	115	148	385	530
	49%bdg	62%zbdgh	31%d	58%bd	-	*46%*	*57%*	44%bd	38%d	*40%*	*43%*	*36%*	52%ik	*51%*	*46%*	*54%*	*45%*	*44%*	*51%*	*48%*
FEMALE	**566**	147	88	32	47	53	20	140	39	54	79	46	193	144	171	107	144	190	376	569
	51%a	*38%*	69%zacg	*42%*	100%zabcgh	*54%*	*43%*	56%za	62%a	60%l	*57%*	64%l	*48%*	*49%*	*54%*	*46%*	*55%*	*56%*	*49%*	*52%*
AGE																				
16-24	**177**	39	21	1	5	85	23	-	2	25	8	3	23	26	71	36	44	52	125	147
	16%acghjklm	10%cg	17%cgh	*1%*	11%cg	*87%*	*49%*	-	4%g	27%zjkl	*5%*	*4%*	*6%*	*9%*	23%zm	*16%*	17%m	*16%*	*16%*	*13%*
25-34	**170**	100	21	18	11	8	5	-	9	12	16	12	88	51	48	26	46	87	83	164
	16%gr	25%zg	16%g	23%g	24%g	*8%*	*10%*	-	13%g	*14%*	*12%*	*17%*	22%zj	*17%*	*15%*	*11%*	*18%*	26%zr	*11%*	*15%*
35-44	**200**	107	28	26	12	4	12	*	11	13	25	18	82	52	53	55	40	121	79	180
	18%gr	27%zg	21%g	34%zg	25%g	*4%*	*25%*	*	17%g	*15%*	*18%*	*25%*	*20%*	*18%*	*17%*	*24%*	*16%*	36%zr	*10%*	*16%*
45-54	**177**	96	29	16	8	-	3	*	25	8	16	8	87	57	52	39	29	67	109	159
	16%gpr	24%zg	22%g	21%g	18%g	-	*7%*	*	39%zabdg	*9%*	*12%*	*10%*	21%zij	19%p	*17%*	*17%*	*11%*	*20%*	*14%*	*14%*
55-64	**159**	45	23	13	6	1	4	51	16	6	24	10	68	44	51	29	35	10	149	170
	14%iq	*12%*	*18%*	*17%*	*12%*	*1%*	*9%*	21%za	25%za	*7%*	17%i	*14%*	17%i	*15%*	*16%*	*13%*	*14%*	*3%*	20%zq	*15%*
65+	**216**	5	7	4	4	-	-	195	1	25	49	21	59	64	41	47	65	-	216	279
	20%abchlnq	*1%*	5%a	*5%*	10%a	-	-	79%zabcdh	*2%*	28%zl	36%zl	29%l	*14%*	22%n	*13%*	*20%*	25%zn	-	28%zq	*25%*
16-34	**347**	139	42	18	17	93	28	-	11	37	24	15	111	77	119	61	90	140	208	311
	32%ghjlr	35%gh	33%g	24%g	35%g	*95%*	*59%*	-	17%g	41%zjkl	*17%*	*21%*	27%j	*26%*	38%zmo	*27%*	*35%*	41%zr	*27%*	*28%*
35-54	**376**	203	56	42	20	4	15	1	36	21	41	26	169	109	105	93	69	188	188	339
	34%gipr	52%zg	44%zg	55%zg	43%g	*4%*	*32%*	*	56%zg	*24%*	*30%*	*36%*	42%zij	37%p	*33%*	40%p	*27%*	56%zr	*25%*	*31%*
18+	**1045**	392	128	76	47	57	36	246	63	90	138	73	406	285	284	220	257	309	736	1083
	95%nq	100%z	100%z	*100%*	*100%*	*58%*	*77%*	99%z	*99%*	100%z	100%z	*100%*	100%z	97%n	*90%*	*95%*	99%zno	*91%*	97%zq	*99%*
TENURE																				
OWNED OUTRIGHT	**275**	40	20	17	9	8	3	169	10	14	45	23	104	98	66	59	52	20	254	384
	25%abiq	*10%*	*15%*	22%a	*18%*	*8%*	*6%*	68%zabcdh	*15%*	*16%*	33%zi	32%i	*26%*	33%znp	*21%*	*25%*	*20%*	*6%*	33%zq	*35%*
BEING BOUGHT ON A MORTGAGE	**451**	240	67	45	13	35	8	30	14	10	24	24	232	155	163	67	66	181	270	276
	41%ghijopr	61%zdgh	52%zdgh	59%zdgh	27%g	*35%*	*16%*	*12%*	*22%*	*11%*	*17%*	33%ij	57%zijk	53%zop	51%zop	*29%*	*25%*	54%zr	*35%*	*25%*
RENTED FROM LOCAL AUTHORITY/BELONGS TO A HOUSING ASSOCIATION	**187**	50	19	3	16	7	23	37	32	35	44	14	22	11	32	49	95	81	106	200
	17%aclmnr	*13%*	*15%*	*4%*	35%zabcg	*7%*	*49%*	15%c	50%zabcg	38%zkl	32%zl	20%l	*5%*	*4%*	10%m	21%mn	37%zmno	24%zr	*14%*	*18%*
RENTED FROM PRIVATE LANDLORD	**159**	60	20	11	9	37	6	8	7	31	21	11	49	20	52	44	43	46	113	222
	14%gm	15%g	16%g	15%g	18%g	*38%*	*12%*	*3%*	11%g	35%zjkl	*15%*	*15%*	*12%*	*7%*	17%m	19%m	17%m	*14%*	*15%*	*20%*
OTHER	**15**	1	*	-	-	2	7	3	1	-	4	-	*	2	1	10	2	8	7	8
	1%l	*	*	-	-	*2%*	*15%*	*1%*	*1%*	-	3%l	-	*	*1%*	*	4%zmn	*1%*	*2%*	*1%*	*1%*
OWNER/OCCUPIER	**725**	280	87	62	21	42	10	199	24	24	69	48	336	253	229	126	118	201	524	660
	66%dhijopq	71%zdh	68%dh	81%zdh	*45%*	*44%*	*22%*	81%zabdh	*37%*	*26%*	50%i	66%i	83%zijk	86%znop	72%zop	*55%*	*45%*	*60%*	69%zq	*60%*
RENTERS	**346**	110	39	15	25	44	28	45	39	66	65	25	70	31	84	93	138	127	218	422
	31%glmr	28%g	31%g	*19%*	53%zabcg	*45%*	*60%*	*18%*	61%zabcg	74%zjkl	47%zl	34%l	*17%*	*10%*	27%m	40%zmn	53%zmno	38%zr	*29%*	*38%*

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

Table 27
DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

		OCCUPATION								INCOME				SOCIAL GRADE				CHILDREN IN HOUSEHOLD		
	TOTAL (z)	FULL-TIME (a)	PART-TIME (b)	SELF-EMPLOYED (c)	NOT WORKING - HOUSEWIFE (d)	STILL IN EDUCATION (e)	UNEMPLOYED (f)	RETIRED (g)	OTHER (h)	UP TO £9,499 (i)	£9,500 - £17,499 (j)	£17,500 - £24,999 (k)	£25,000 PLUS (l)	AB (m)	C1 (n)	C2 (o)	DE (p)	YES (q)	NO (r)	UNWTD TOTAL
WEIGHTED BASE	**1099**	392	128*	76*	47*	97**	47**	247	63*	90*	138	73*	407	293	316	230	259	338	761	1099
	100%	*36%*	*12%**	*7%**	*4%**	*9%***	*4%***	*23%*	*6%**	*8%**	*13%*	*7%**	*37%*	*27%*	*29%*	*21%*	*24%*	*31%*	*69%*	*100%*
OCCUPATION																				
FULL-TIME	**392**	392	-	-	-	-	-	-	-	5	33	32	199	120	119	87	66	155	237	347
	36%bcdghijpr	100%zbcdgh	-	-	-	-	-	-	-	*6%*	24%i	44%ij	49%zij	41%p	38%p	38%p	*25%*	46%zr	*31%*	*32%*
PART-TIME	**128**	-	128	-	-	-	-	-	-	11	12	3	58	37	34	28	29	54	75	129
	12%acdghr	-	100%zacdgh	-	-	-	-	-	-	*13%*	*9%*	*4%*	14%k	*13%*	*11%*	*12%*	*11%*	16%zr	*10%*	*12%*
SELF-EMPLOYED	**76**	-	-	76	-	-	-	-	-	2	6	5	41	28	24	21	4	29	47	68
	7%abgp	-	-	100%zabdgh	-	-	-	-	-	*2%*	*5%*	*6%*	10%zi	9%p	8%p	9%p	*1%*	*9%*	*6%*	*6%*
NOT WORKING - HOUSEWIFE	**47**	-	-	-	47	-	-	-	-	5	5	6	16	8	6	14	19	34	13	58
	4%abgnr	-	-	-	100%zabcgh	-	-	-	-	*6%*	*4%*	*8%*	*4%*	*3%*	*2%*	6%n	7%zmn	10%zr	*2%*	*5%*
STILL IN EDUCATION	**97**	-	-	-	-	97	-	-	-	19	4	3	6	12	60	10	15	28	70	89
	9%abcdghjlmo	-	-	-	-	*100%*	-	-	-	21%zjkl	*3%*	*4%*	*1%*	*4%*	19%zmop	*4%*	*6%*	*8%*	*9%*	*8%*
UNEMPLOYED	**47**	-	-	-	-	-	47	-	-	10	3	1	2	3	6	17	21	22	25	35
	4%abglmnr	-	-	-	-	-	*100%*	-	-	11%zjkl	*2%*	*2%*	*1%*	*1%*	*2%*	7%mn	8%zmn	*6%*	*3%*	*3%*
RETIRED	**247**	-	-	-	-	-	-	247	-	24	54	22	76	81	51	45	70	3	245	308
	23%abcdhlnq	-	-	-	-	-	-	100%zabcdh	-	*27%*	39%zl	31%l	*19%*	28%n	*16%*	*20%*	27%n	*1%*	32%zq	*28%*
OTHER	**63**	-	-	-	-	-	-	-	63	13	20	1	9	5	14	8	35	14	50	65
	6%abglm	-	-	-	-	-	-	-	100%zabcdg	14%zkl	14%zkl	*1%*	*2%*	*2%*	*5%*	*4%*	14%zmno	*4%*	*7%*	*6%*
INCOME																				
UP TO 9499	**90**	5	11	2	5	19	10	24	13	90	-	-	-	2	34	11	43	17	73	111
	8%ajklm	*1%*	9%a	*3%*	11%a	*19%*	*21%*	10%a	20%zacg	100%zjkl	-	-	-	*1%*	11%m	5%m	17%zmo	*5%*	10%z	*10%*
9500 - 17499	**138**	33	12	6	5	4	3	54	20	-	138	-	-	18	28	41	51	33	105	160
	13%aiklm	*8%*	*10%*	*8%*	*11%*	*4%*	*6%*	22%zabc	32%zabcd	-	100%zikl	-	-	*6%*	*9%*	18%zmn	20%zmn	*10%*	*14%*	*15%*
17500 - 24999	**73**	32	3	5	6	3	1	22	1	-	-	73	-	16	20	14	23	20	52	79
	7%ijl	*8%*	*2%*	*6%*	12%bh	*3%*	*2%*	9%b	*1%*	-	-	100%zijl	-	*5%*	*6%*	*6%*	*9%*	*6%*	*7%*	*7%*
25000 PLUS	**407**	199	58	41	16	6	2	76	9	-	-	-	407	181	126	60	39	149	258	392
	37%ghijkopr	51%zdgh	46%gh	53%zgh	33%h	*6%*	*5%*	31%h	*14%*	-	-	-	100%zijk	62%znop	40%op	26%p	*15%*	44%zr	*34%*	*36%*
SOCIAL GRADE																				
AB	**293**	120	37	28	8	12	3	81	5	2	18	16	181	293	-	-	-	90	203	262
	27%hijnop	31%h	29%h	36%dh	*16%*	*12%*	*7%*	33%zdh	*8%*	*2%*	13%i	22%i	45%zijk	100%znop	-	-	-	*27%*	*27%*	*24%*
C1	**316**	119	34	24	6	60	6	51	14	34	28	20	126	-	316	-	-	98	218	377
	29%dgjmop	30%dg	*26%*	32%d	*13%*	*62%*	*13%*	*21%*	*23%*	38%j	*20%*	*28%*	31%j	-	100%zmop	-	-	*29%*	*29%*	*34%*
C2	**230**	87	28	21	14	10	17	45	8	11	41	14	60	-	-	230	-	76	154	214
	21%ilmnp	*22%*	*22%*	*27%*	*30%*	*11%*	*35%*	*18%*	*13%*	*13%*	30%zil	*19%*	*15%*	-	-	100%zmnp	-	*22%*	*20%*	*19%*
DE	**259**	66	29	4	19	15	21	70	35	43	51	23	39	-	-	-	259	73	186	246
	24%aclmno	17%c	23%c	*5%*	41%zabc	*15%*	*45%*	28%zac	56%zabcg	48%zl	37%zl	32%l	*10%*	-	-	-	100%zmno	*22%*	*24%*	*22%*
CHILDREN IN HOUSEHOLD																				
YES	**338**	155	54	29	34	28	22	3	14	17	33	20	149	90	98	76	73	338	-	307
	31%gir	40%zgh	42%zgh	38%g	72%zabcgh	*29%*	*46%*	*1%*	22%g	*19%*	*24%*	*28%*	37%zij	*31%*	*31%*	*33%*	*28%*	100%zr	-	*28%*
NO	**761**	237	75	47	13	70	25	245	50	73	105	52	258	203	218	154	186	-	761	792
	69%abdlq	60%d	58%d	62%d	*28%*	*71%*	*54%*	99%zabcdh	78%abd	81%zl	76%l	*72%*	*63%*	*69%*	*69%*	*67%*	*72%*	-	100%zq	*72%*

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

J18-017787-01 08-MAR - 25-MAR 2019
HOUSING MARKET CONFIDENCE TRACKER (Q1 MARCH 2019)
PUBLIC

3 Apr 2019

Table 27
DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

		OCCUPATION								INCOME				SOCIAL GRADE				CHILDREN IN HOUSEHOLD		
	TOTAL (z)	FULL-TIME (a)	PART-TIME (b)	SELF-EMPLOYED (c)	NOT WORKING - HOUSEWIFE (d)	STILL IN EDUCATION (e)	UNEMPLOYED (f)	RETIRED (g)	OTHER (h)	UP TO £9,499 (i)	£9,500 - £17,499 (j)	£17,500 - £24,999 (k)	£25,000 PLUS (l)	AB (m)	C1 (n)	C2 (o)	DE (p)	YES (q)	NO (r)	UNWTD TOTAL
WEIGHTED BASE	**1099**	392	128*	76*	47*	97**	47**	247	63*	90*	138	73*	407	293	316	230	259	338	761	1099
	100%	*36%*	*12%**	*7%**	*4%**	*9%***	*4%***	*23%*	*6%**	*8%**	*13%*	*7%**	*37%*	*27%*	*29%*	*21%*	*24%*	*31%*	*69%*	*100%*
GOVERNMENT OFFICE REGION																				
EAST MIDLANDS	**82**	32	4	8	5	12	2	14	4	5	7	5	25	15	28	22	17	19	63	77
	7%	*8%*	*3%*	*11%*	*11%*	*12%*	*3%*	*6%*	*7%*	*6%*	*5%*	*6%*	*6%*	*5%*	*9%*	*10%*	*6%*	*6%*	*8%*	*7%*
EASTERN	**106**	36	20	5	8	-	6	22	8	10	13	4	46	21	33	36	16	42	64	116
	10%	*9%*	15%z	*7%*	*18%*	-	*13%*	*9%*	*13%*	*11%*	*10%*	*5%*	*11%*	*7%*	*10%*	15%zmp	*6%*	*12%*	*8%*	*11%*
LONDON	**141**	46	18	9	8	15	6	28	10	11	14	9	59	42	40	19	40	40	101	137
	13%	*12%*	*14%*	*12%*	*18%*	*15%*	*13%*	*11%*	*16%*	*12%*	*10%*	*12%*	*15%*	*14%*	*13%*	*8%*	*15%*	*12%*	*13%*	*12%*
NORTH EAST	**48**	24	3	1	6	1	-	12	*	5	7	7	19	10	13	8	18	12	36	45
	4%	*6%*	*3%*	*1%*	13%zbch	*1%*	-	*5%*	*1%*	*5%*	*5%*	*9%*	*5%*	*3%*	*4%*	*3%*	*7%*	*3%*	*5%*	*4%*
NORTH WEST	**126**	52	12	6	1	15	4	29	7	12	12	9	50	41	22	28	35	37	89	143
	11%dn	13%d	*9%*	*8%*	*1%*	*16%*	*8%*	12%d	*11%*	*13%*	*9%*	*12%*	*12%*	14%n	*7%*	*12%*	13%n	*11%*	*12%*	*13%*
SCOTLAND	**96**	32	12	2	7	12	1	20	10	5	18	2	34	26	16	23	32	24	73	101
	9%n	*8%*	*9%*	*3%*	14%c	*13%*	*2%*	*8%*	16%c	*6%*	*13%*	*3%*	*8%*	*9%*	*5%*	*10%*	12%n	*7%*	*10%*	*9%*
SOUTH EAST	**154**	48	18	13	3	8	18	41	5	8	29	10	62	47	43	41	23	55	99	132
	14%p	*12%*	*14%*	*17%*	*6%*	*9%*	*38%*	*17%*	*8%*	*9%*	21%zi	*14%*	*15%*	16%p	*14%*	18%p	*9%*	*16%*	*13%*	*12%*
SOUTH WEST	**97**	29	17	4	3	2	8	33	1	4	5	6	28	32	29	14	22	21	76	101
	9%j	*7%*	13%h	*6%*	*6%*	*2%*	*17%*	13%zah	*2%*	*5%*	*3%*	*8%*	*7%*	*11%*	*9%*	*6%*	*8%*	*6%*	*10%*	*9%*
WALES	**55**	16	6	4	1	1	1	14	11	6	14	8	15	13	14	9	19	15	40	53
	5%	*4%*	*4%*	*5%*	*2%*	*1%*	*3%*	*6%*	18%zabdg	*7%*	10%zl	11%zl	*4%*	*4%*	*5%*	*4%*	*7%*	*4%*	*5%*	*5%*
WEST MIDLANDS	**98**	35	11	13	1	16	-	19	3	17	11	9	20	22	32	21	23	29	69	94
	9%l	*9%*	*9%*	17%zdg	*3%*	*16%*	-	*8%*	*5%*	19%zjl	*8%*	13%l	*5%*	*8%*	*10%*	*9%*	*9%*	*9%*	*9%*	*9%*
YORKS AND HUMBR	**97**	42	7	10	4	15	1	15	3	6	9	4	49	25	46	10	15	46	51	100
	9%gor	*11%*	*6%*	*12%*	*9%*	*15%*	*3%*	*6%*	*4%*	*7%*	*6%*	*6%*	12%z	*8%*	15%zop	*4%*	*6%*	14%zr	*7%*	*9%*
SOUTH ENGLAND	**251**	77	34	18	5	11	26	75	6	13	33	16	90	79	72	55	45	76	175	233
	23%hip	*20%*	27%dh	*23%*	*11%*	*11%*	*55%*	30%zadh	*9%*	*14%*	*24%*	*22%*	*22%*	27%p	*23%*	*24%*	*17%*	*22%*	*23%*	*21%*
NORTH ENGLAND	**270**	117	23	17	11	31	5	56	10	23	28	20	118	75	81	46	68	94	176	288
	25%	30%zb	*18%*	*22%*	*23%*	*32%*	*12%*	*23%*	*16%*	*25%*	*20%*	*27%*	29%z	*26%*	*26%*	*20%*	*26%*	*28%*	*23%*	*26%*
MIDLANDS	**180**	67	16	22	6	28	2	33	7	22	18	14	45	38	60	42	40	48	132	171
	16%l	*17%*	*12%*	28%zbgh	*14%*	*28%*	*3%*	*13%*	*11%*	24%zjl	*13%*	*19%*	*11%*	*13%*	*19%*	*18%*	*15%*	*14%*	*17%*	*16%*
AREA																				
RURAL	**221**	69	35	12	9	24	1	59	12	8	26	16	99	89	56	31	46	70	151	192
	20%io	*18%*	28%a	*15%*	*20%*	*25%*	*2%*	*24%*	*18%*	*9%*	19%i	22%i	24%zi	30%znop	*18%*	*13%*	*18%*	*21%*	*20%*	*17%*
SUB URBAN	**291**	98	37	20	8	11	33	66	19	24	52	18	87	53	81	84	74	89	202	287
	27%lm	*25%*	*29%*	*26%*	*17%*	*11%*	*70%*	*27%*	*30%*	*26%*	38%zl	*25%*	*21%*	*18%*	*26%*	36%zmn	28%m	*26%*	*27%*	*26%*
URBAN	**329**	134	30	26	18	20	7	80	14	21	34	18	136	89	101	74	65	104	225	342
	30%	*34%*	*23%*	*35%*	*39%*	*21%*	*14%*	*32%*	*22%*	*24%*	*24%*	*25%*	*34%*	*30%*	*32%*	*32%*	*25%*	*31%*	*30%*	*31%*
METROPOLITAN	**258**	91	26	18	12	43	6	42	19	37	26	20	85	63	78	42	75	74	183	278
	23%g	*23%*	*20%*	*24%*	*25%*	*44%*	*13%*	*17%*	30%g	41%zjl	*19%*	*27%*	*21%*	*21%*	*25%*	*18%*	29%o	*22%*	*24%*	*25%*
NEXT 12 MONTHS																				
GOOD TIME BUY	**451**	151	51	31	18	37	10	130	23	40	59	22	176	140	128	83	100	123	328	479
	41%	*39%*	*40%*	*40%*	*39%*	*38%*	*21%*	52%zabh	*37%*	*45%*	*42%*	*31%*	*43%*	48%zo	*41%*	*36%*	*39%*	*36%*	*43%*	*44%*
GOOD TIME SELL	**325**	107	38	27	15	27	9	86	16	35	41	18	119	92	92	61	80	89	236	342
	30%	*27%*	*29%*	*35%*	*32%*	*28%*	*19%*	35%z	*26%*	39%z	*29%*	*26%*	*29%*	*31%*	*29%*	*26%*	*31%*	*26%*	*31%*	*31%*

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

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BASE: ALL ADULTS AGED 16+

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	TOTAL (z)	FULL-TIME (a)	PART-TIME (b)	SELF-EMPLOYED (c)	NOT WORKING - HOUSEWIFE (d)	STILL IN EDUCATION (e)	UNEMPLOYED (f)	RETIRED (g)	OTHER (h)	UP TO £9,499 (i)	£9,500 - £17,499 (j)	£17,500 - £24,999 (k)	£25,000 PLUS (l)	AB (m)	C1 (n)	C2 (o)	DE (p)	YES (q)	NO (r)	UNWTD TOTAL
WEIGHTED BASE	**1099**	392	128*	76*	47*	97**	47**	247	63*	90*	138	73*	407	293	316	230	259	338	761	1099
	100%	*36%*	*12%**	*7%**	*4%**	*9%***	*4%***	*23%*	*6%**	*8%**	*13%*	*7%**	*37%*	*27%*	*29%*	*21%*	*24%*	*31%*	*69%*	*100%*
BAD TIME BUY	**506**	194	64	41	22	50	24	82	29	32	63	46	197	126	154	112	114	168	338	468
	46%gi	49%g	50%g	54%g	*47%*	*51%*	*50%*	*33%*	*46%*	*36%*	*46%*	64%zijl	48%i	*43%*	*49%*	*49%*	*44%*	*50%*	*44%*	*43%*
BAD TIME SELL	**622**	238	76	43	25	57	24	123	36	35	79	51	254	173	184	134	131	200	422	592
	57%gi	61%g	*59%*	*57%*	*54%*	*58%*	*51%*	*50%*	*57%*	*39%*	57%i	70%zi	62%zi	*59%*	*58%*	*58%*	*50%*	*59%*	*55%*	*54%*
AVERAGE PRICE																				
HIGHER	**375**	126	46	18	16	49	15	89	18	35	49	37	123	84	120	67	104	99	276	373
	34%	*32%*	*36%*	*24%*	*33%*	*50%*	*31%*	*36%*	*28%*	*39%*	*35%*	51%zl	*30%*	*28%*	38%m	*29%*	40%mo	*29%*	*36%*	*34%*
SAME	**299**	86	36	21	10	27	20	84	15	23	33	14	94	83	75	77	64	89	210	289
	27%al	*22%*	*28%*	*28%*	*20%*	*28%*	*42%*	34%za	*23%*	*26%*	*24%*	*19%*	*23%*	*28%*	*24%*	34%n	*25%*	*26%*	*28%*	*26%*
LOWER	**328**	146	36	31	16	15	7	58	18	17	46	21	172	115	99	62	52	115	213	326
	30%gip	37%zg	*28%*	40%g	*35%*	*16%*	*16%*	*24%*	*28%*	*19%*	33%i	*29%*	42%zi	39%zop	31%p	*27%*	*20%*	*34%*	*28%*	*30%*

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

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Table 28
DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

		GOVERNMENT OFFICE REGION														
	TOTAL (z)	EAST MIDLANDS (a)	EASTERN (b)	LONDON (c)	NORTH EAST (d)	NORTH WEST (e)	SCOTLAND (f)	SOUTH EAST (g)	SOUTH WEST (h)	WALES (i)	WEST MIDLANDS (j)	YORKS AND HUMBR (k)	SOUTH ENGLAND (l)	NORTH ENGLAND (m)	MIDLANDS (n)	UNWTD TOTAL
UNWEIGHTED BASE	1099	77	116	137	45	143	101	132	101	53	94	100	233	288	171	1099
WEIGHTED BASE	1099	82*	106*	141*	48*	126	96*	154*	97*	55*	98*	97*	251	270	180*	1099
	100%	7%*	10%*	13%*	4%*	11%	9%*	14%*	9%*	5%*	9%*	9%*	23%	25%	16%*	100%
SEX																
MALE	533	44	45	58	23	67	45	81	48	26	41	54	129	144	85	530
	49%	54%	43%	41%	48%	53%	47%	53%	49%	48%	42%	56%	51%	53%	47%	48%
FEMALE	566	37	61	83	25	59	51	73	49	29	57	42	122	126	94	569
	51%	46%	57%	59%	52%	47%	53%	47%	51%	52%	58%	44%	49%	47%	53%	52%
AGE																
16-24	177	18	9	17	4	26	15	23	16	4	23	22	39	52	41	147
	16%b	22%	9%	12%	7%	21%bi	16%	15%	17%	7%	23%bi	23%bi	15%	19%bd	23%bi	13%
25-34	170	10	11	28	14	19	18	16	12	11	11	19	28	52	22	164
	16%	13%	11%	19%	28%zbgjln	15%	19%	10%	13%	21%	12%	20%	11%	19%l	12%	15%
35-44	200	15	21	27	6	23	9	42	13	15	17	14	55	43	31	180
	18%	18%	19%	19%	12%	19%	10%	27%zfhm	13%	26%f	17%	14%	22%fh	16%	18%	16%
45-54	177	7	28	22	6	17	24	21	10	6	19	16	31	39	27	159
	16%	9%	26%zaeghilm	15%	13%	14%	25%hl	13%	11%	11%	20%n	17%	12%	15%	15%	14%
55-64	159	14	14	20	12	19	15	17	16	6	12	12	33	43	27	170
	14%	18%	13%	14%	26%g	15%	16%	11%	16%	12%	13%	13%	13%	16%	15%	15%
65+	216	17	23	28	7	21	14	35	30	13	15	13	65	41	33	279
	20%	21%	22%	20%	14%	17%	15%	23%	31%zefjkm	23%	15%	14%	26%zm	15%	18%	25%
16-34	347	28	20	44	17	45	34	39	29	15	34	41	67	104	62	311
	32%b	34%	19%	31%	35%	36%b	35%b	25%	29%	28%	35%b	43%bgl	27%	38%zbgl	35%b	28%
35-54	376	22	48	49	12	40	33	63	23	21	36	30	86	82	58	339
	34%h	27%	46%zdhm	34%	24%	32%	34%	41%h	24%	37%	37%	31%	34%h	30%	32%	31%
18+	1045	70	105	132	48	124	89	143	93	54	98	87	237	259	169	1083
	95%a	86%	99%zafgk	94%	100%	99%zafgkm	92%	93%	96%	99%	100%acfgkl	90%	94%	96%ak	94%	99%
TENURE																
OWNED OUTRIGHT	275	16	21	36	19	35	20	40	30	13	25	19	71	73	41	384
	25%	19%	20%	25%	40%zbfk	28%	21%	26%	31%	24%	26%	19%	28%	27%	23%	35%
BEING BOUGHT ON A MORTGAGE	451	47	48	51	24	48	34	46	45	22	26	60	91	132	73	276
	41%gj	58%cfgjln	45%gj	36%	50%gj	38%	35%	30%	47%gjl	40%	26%	63%zbcefgijlmn	36%	49%zegjl	41%j	25%
RENTED FROM LOCAL AUTHORITY/BELONGS TO A HOUSING ASSOCIATION	187	12	29	34	3	15	27	23	11	10	17	6	35	24	29	200
	17%km	15%	27%zdeghklm	24%dehkm	5%	12%	28%zdehklm	15%	12%	18%	17%	7%	14%	9%	16%	18%
RENTED FROM PRIVATE LANDLORD	159	6	7	16	2	27	8	34	9	8	29	11	43	40	35	222
	14%b	8%	7%	12%	5%	21%zbdfhm	9%	22%zbdfh	10%	15%	29%zabcdfhklmn	12%	17%bh	15%	20%ab	20%
OTHER	15	-	-	2	-	-	-	10	1	1	1	-	10	-	1	8
	1%	-	-	1%	-	-	-	6%zbemn	1%	2%	1%	-	4%zehm	-	1%	1%
OWNER/OCCUPIER	725	63	69	87	43	83	54	86	76	35	51	79	162	205	114	660
	66%gj	77%fgj	65%	62%	90%zbcefgijlmn	66%	56%	56%	78%zcfgjln	64%	52%	82%zbcefgjln	64%g	76%zcefgjln	63%j	60%

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Table 28
DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

		GOVERNMENT OFFICE REGION														
	TOTAL (z)	EAST MIDLANDS (a)	EASTERN (b)	LONDON (c)	NORTH EAST (d)	NORTH WEST (e)	SCOTLAND (f)	SOUTH EAST (g)	SOUTH WEST (h)	WALES (i)	WEST MIDLANDS (j)	YORKS AND HUMBR (k)	SOUTH ENGLAND (l)	NORTH ENGLAND (m)	MIDLANDS (n)	UNWTD TOTAL
WEIGHTED BASE	**1099**	82*	106*	141*	48*	126	96*	154*	97*	55*	98*	97*	251	270	180*	1099
	100%	*7%**	*10%**	*13%**	*4%**	*11%*	*9%**	*14%**	*9%**	*5%**	*9%**	*9%**	*23%*	*25%*	*16%**	*100%*
RENTERS	**346**	18	36	50	5	42	35	57	21	18	46	18	78	64	64	422
	31%dhkm	*22%*	34%dk	36%dkm	*10%*	33%dkm	37%dk	37%dhkm	*21%*	33%d	47%zadhklmn	*18%*	31%dh	24%d	36%dhkm	*38%*
OCCUPATION																
FULL-TIME	**392**	32	36	46	24	52	32	48	29	16	35	42	77	117	67	347
	36%	*39%*	*35%*	*33%*	50%hl	*41%*	*34%*	*31%*	*30%*	*30%*	*36%*	*43%*	*31%*	43%zhl	*37%*	*32%*
PART-TIME	**128**	4	20	18	3	12	12	18	17	6	11	7	34	23	16	129
	12%	*5%*	19%zmn	*13%*	*7%*	*10%*	*12%*	*12%*	17%m	*10%*	*11%*	*8%*	*14%*	*8%*	*9%*	*12%*
SELF-EMPLOYED	**76**	8	5	9	1	6	2	13	4	4	13	10	18	17	22	68
	7%	*10%*	*5%*	*6%*	*2%*	*5%*	*2%*	*9%*	*5%*	*8%*	13%zf	*10%*	*7%*	*6%*	12%f	*6%*
NOT WORKING - HOUSEWIFE	**47**	5	8	8	6	1	7	3	3	1	1	4	5	11	6	58
	4%e	*6%*	8%egl	6%e	13%zeghjlm	*1%*	7%e	*2%*	*3%*	*2%*	*1%*	*4%*	*2%*	4%e	4%j	*5%*
STILL IN EDUCATION	**97**	12	-	15	1	15	12	8	2	1	16	15	11	31	28	89
	9%bhl	15%bhl	-	11%bh	*1%*	12%bhil	13%bhl	5%b	*2%*	*2%*	16%zbdghil	15%bdghil	*4%*	11%bdhl	15%zbdghil	*8%*
UNEMPLOYED	**47**	2	6	6	-	4	1	18	8	1	-	1	26	5	2	35
	4%	*2%*	6%jn	*4%*	-	*3%*	*1%*	12%zdefjkmn	8%fjmn	*2%*	-	*2%*	10%zefjkmn	*2%*	*1%*	*3%*
RETIRED	**247**	14	22	28	12	29	20	41	33	14	19	15	75	56	33	308
	23%	*17%*	*20%*	*20%*	*26%*	*23%*	*21%*	*27%*	34%zcjkmn	*26%*	*19%*	*15%*	30%zkn	*21%*	*18%*	*28%*
OTHER	**63**	4	8	10	*	7	10	5	1	11	3	3	6	10	7	65
	6%l	*5%*	8%hl	*7%*	*1%*	*6%*	11%hlm	*3%*	*1%*	20%zbcdeghjklmn	*3%*	*3%*	*2%*	*4%*	*4%*	*6%*
INCOME																
UP TO 9499	**90**	5	10	11	5	12	5	8	4	6	17	6	13	23	22	111
	8%	*6%*	*9%*	*8%*	*10%*	*9%*	*5%*	*5%*	*5%*	*12%*	17%zfghlmn	*6%*	*5%*	*8%*	12%l	*10%*
9500 - 17499	**138**	7	13	14	7	12	18	29	5	14	11	9	33	28	18	160
	13%h	*9%*	*13%*	*10%*	*15%*	*10%*	18%h	19%hl	*5%*	25%zcehkmn	*11%*	*9%*	13%h	*10%*	*10%*	*15%*
17500 - 24999	**73**	5	4	9	7	9	2	10	6	8	9	4	16	20	14	79
	7%	*6%*	*4%*	*6%*	14%f	*7%*	*3%*	*7%*	*6%*	15%zbf	*9%*	*4%*	*6%*	*7%*	*8%*	*7%*
25000 PLUS	**407**	25	46	59	19	50	34	62	28	15	20	49	90	118	45	392
	37%jn	*31%*	43%jn	42%jn	39%j	40%jn	*36%*	40%jn	*28%*	*28%*	*20%*	51%zhijln	36%j	44%zhjn	*25%*	*36%*
SOCIAL GRADE																
AB	**293**	15	21	42	10	41	26	47	32	13	22	25	79	75	38	262
	27%	*18%*	*20%*	*30%*	*20%*	32%b	*27%*	*31%*	*33%*	*23%*	*23%*	*26%*	32%b	*28%*	*21%*	*24%*
C1	**316**	28	33	40	13	22	16	43	29	14	32	46	72	81	60	377
	29%ef	*34%*	31%ef	*28%*	*27%*	*18%*	*17%*	*28%*	*30%*	*26%*	32%ef	48%zbcefghilm	*29%*	30%ef	33%ef	*34%*
C2	**230**	22	36	19	8	28	23	41	14	9	21	10	55	46	42	214
	21%k	*27%*	34%zchiklm	*14%*	*17%*	22%m	*24%*	27%ck	*15%*	*16%*	*21%*	*11%*	22%h	*17%*	*24%*	*19%*
DE	**259**	17	16	40	18	35	32	23	22	19	23	15	45	68	40	246
	24%g	*20%*	*16%*	28%g	36%bgkl	28%bg	33%bgkl	*15%*	*23%*	35%bgkl	*24%*	*16%*	*18%*	*25%*	*22%*	*22%*

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

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HOUSING MARKET CONFIDENCE TRACKER (Q1 MARCH 2019)
PUBLIC

3 Apr 2019

Table 28
DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

		GOVERNMENT OFFICE REGION														
	TOTAL (z)	EAST MIDLANDS (a)	EASTERN (b)	LONDON (c)	NORTH EAST (d)	NORTH WEST (e)	SCOTLAND (f)	SOUTH EAST (g)	SOUTH WEST (h)	WALES (i)	WEST MIDLANDS (j)	YORKS AND HUMBR (k)	SOUTH ENGLAND (l)	NORTH ENGLAND (m)	MIDLANDS (n)	UNWTD TOTAL
WEIGHTED BASE	**1099** *100%*	82* *7%**	106* *10%**	141* *13%**	48* *4%**	126 *11%*	96* *9%**	154* *14%**	97* *9%**	55* *5%**	98* *9%**	97* *9%**	251 *23%*	270 *25%*	180* *16%**	1099 *100%*
CHILDREN IN HOUSEHOLD																
YES	**338** *31%*	19 *23%*	42 40%h	40 *28%*	12 *24%*	37 *29%*	24 *25%*	55 *35%*	21 *22%*	15 *27%*	29 *29%*	46 47%zacde fhijlmn	76 30%h	94 35%h	48 *27%*	307 *28%*
NO	**761** 69%k	63 77%k	64 *60%*	101 72%k	36 76%k	89 71%k	73 75%k	99 *65%*	76 78%bklm	40 73%k	69 71%k	51 *53%*	175 70%k	176 65%k	132 73%k	792 *72%*
GOVERNMENT OFFICE REGION																
EAST MIDLANDS	**82** 7%bcef ghjklm	82 100%zbcdef ghijklmn	-	-	-	-	-	-	-	-	-	-	-	-	82 45%zbcdef ghijklm	77 *7%*
EASTERN	**106** 10%cefghi jklmn	-	106 100%zacdef ghijklmn	-	-	-	-	-	-	-	-	-	-	-	-	116 *11%*
LONDON	**141** 13%abdefg hijklmn	-	-	141 100%zabdef ghijklmn	-	-	-	-	-	-	-	-	-	-	-	137 *12%*
NORTH EAST	**48** 4%bcegln	-	-	-	48 100%zabcef ghijklmn	-	-	-	-	-	-	-	-	48 18%zabcef ghijkln	-	45 *4%*
NORTH WEST	**126** 11%abcdfg hijkln	-	-	-	-	126 100%zabcdf ghijklmn	-	-	-	-	-	-	-	126 47%zabcdf ghijkln	-	143 *13%*
SCOTLAND	**96** 9%bceghi jklmn	-	-	-	-	-	96 100%zabcde ghijklmn	-	-	-	-	-	-	-	-	101 *9%*
SOUTH EAST	**154** 14%abcdef hijkmn	-	-	-	-	-	-	154 100%zabcde fhijklmn	-	-	-	-	154 61%zabcde fhijkmn	-	-	132 *12%*
SOUTH WEST	**97** 9%bcefgi jkmn	-	-	-	-	-	-	-	97 100%zabcde fgijklmn	-	-	-	97 39%zabcde fgijkmn	-	-	101 *9%*
WALES	**55** 5%bceglm n	-	-	-	-	-	-	-	-	55 100%zabcde fghjklmn	-	-	-	-	-	53 *5%*
WEST MIDLANDS	**98** 9%bcefgh iklm	-	-	-	-	-	-	-	-	-	98 100%zabcde fghiklmn	-	-	-	98 55%zabcde fghiklm	94 *9%*
YORKS AND HUMBR	**97** 9%bcefgh ijln	-	-	-	-	-	-	-	-	-	-	97 100%zabcde fghijlmn	-	97 36%zabcde fghijln	-	100 *9%*
SOUTH ENGLAND	**251** 23%abcdef ijkmn	-	-	-	-	-	-	154 100%zabc defijkmn	97 100%zabcde fijkmn	-	-	-	251 100%zabcde fijkmn	-	-	233 *21%*
NORTH ENGLAND	**270** 25%abcfgh ijln	-	-	-	48 100%zabc fghijln	126 100%zabcfg hijln	-	-	-	-	-	97 100%zabcfg hijln	-	270 100%zabcfg hijln	-	288 *26%*
MIDLANDS	**180** 16%bcde fghiklm	82 100%zbcdef ghiklm	-	-	-	-	-	-	-	-	98 100%zbcdef ghiklm	-	-	-	180 100%zbcde fghiklm	171 *16%*

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

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Table 28
DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

		GOVERNMENT OFFICE REGION														
	TOTAL (z)	EAST MIDLANDS (a)	EASTERN (b)	LONDON (c)	NORTH EAST (d)	NORTH WEST (e)	SCOTLAND (f)	SOUTH EAST (g)	SOUTH WEST (h)	WALES (i)	WEST MIDLANDS (j)	YORKS AND HUMBR (k)	SOUTH ENGLAND (l)	NORTH ENGLAND (m)	MIDLANDS (n)	UNWTD TOTAL
WEIGHTED BASE	**1099** ***100%***	82* *7%**	106* *10%**	141* *13%**	48* *4%**	126 *11%*	96* *9%**	154* *14%**	97* *9%**	55* *5%**	98* *9%**	97* *9%**	251 *23%*	270 *25%*	180* *16%**	1099 *100%*
AREA																
RURAL	**221** 20%acejn	- -	34 32%zacejmn	8 5%n	9 18%acejn	8 6%jn	36 37%zacejmn	38 25%acejn	33 34%zacejmn	31 57%zabcdefghjklmn	- -	25 26%acejmn	71 28%zacejmn	42 15%acejn	- -	192 *17%*
SUB URBAN	**291** 27%ckm	21 25%k	38 36%zcdkm	18 13%k	8 16%k	41 33%ckm	40 41%zcdkm	53 34%cdkm	28 29%ckm	14 26%k	30 31%ckm	- -	81 32%ckm	49 18%k	51 28%ck	287 *26%*
URBAN	**329** 30%cef	48 58%zbcefhijn	34 32%cf	3 *2%*	32 67%zbcefghijlmn	26 21%cf	8 9%c	63 41%zcefij	36 37%cefij	9 17%c	20 21%c	51 53%zbcefijm	98 39%zcefij	109 40%zcefij	68 38%cefij	342 *31%*
METROPOLITAN	**258** 23%bdfghil	14 17%bdghil	- -	113 80%zabdefghijklmn	- -	51 41%zabdfghiklm	13 13%bdghil	- -	* *	- -	47 48%zabdfghiklmn	20 20%bdghil	* *	71 26%bdfghil	61 34%zabdfghil	278 *25%*
NEXT 12 MONTHS																
GOOD TIME BUY	**451** 41%eg	34 *41%*	48 45%g	53 *38%*	22 *45%*	40 *32%*	50 52%eg	46 *30%*	52 54%zcegil	18 *33%*	37 *38%*	51 53%egim	98 39%g	113 42%e	71 *39%*	479 *44%*
GOOD TIME SELL	**325** 30%gl	24 *30%*	33 32%gl	33 *24%*	14 *30%*	35 *28%*	53 55%zabcdeghijlmn	26 *17%*	25 *25%*	12 *21%*	26 *26%*	44 45%zceghijlmn	51 *20%*	93 34%egl	50 *28%*	342 *31%*
BAD TIME BUY	**506** 46%h	35 *43%*	47 *44%*	69 *49%*	19 *40%*	54 *43%*	44 *45%*	94 61%zbdehklmn	34 *35%*	31 56%h	45 *46%*	35 *37%*	128 51%hm	109 *40%*	80 *44%*	468 *43%*
BAD TIME SELL	**622** 57%efm	43 *53%*	61 57%f	90 63%efkm	27 *57%*	55 *44%*	39 *41%*	114 74%zabefjkmn	58 60%efm	36 66%efkm	56 *57%*	43 *44%*	172 68%zefhkmn	125 *46%*	99 *55%*	592 *54%*
AVERAGE PRICE																
HIGHER	**375** ***34%***	32 *39%*	29 *27%*	45 *32%*	14 *30%*	39 *31%*	42 44%bg	39 *26%*	44 45%zbglm	17 *31%*	45 46%zbegm	30 *31%*	83 33%g	83 *31%*	76 43%bg	373 *34%*
SAME	**299** ***27%***	19 *23%*	28 *27%*	35 *25%*	18 *37%*	31 *24%*	19 *20%*	45 *29%*	35 36%fi	10 *18%*	22 *23%*	38 40%zefijn	80 *32%*	86 32%e	41 *23%*	289 *26%*
LOWER	**328** 30%hm	19 *23%*	40 38%hjkmn	48 34%h	13 *26%*	34 *27%*	30 32%h	66 43%zehjklmn	16 *16%*	23 42%hjkmn	21 *21%*	19 *19%*	82 32%h	65 *24%*	40 *22%*	326 *30%*

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

J18-017787-01 08-MAR - 25-MAR 2019
HOUSING MARKET CONFIDENCE TRACKER (Q1 MARCH 2019)
PUBLIC

3 Apr 2019

Table 29
DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

		AREA				NEXT 12 MONTHS				AVERAGE PRICE			
	TOTAL (z)	RURAL (a)	SUBURBAN (b)	URBAN (c)	METROP-OLITAN (d)	GOOD TIME BUY (e)	GOOD TIME SELL (f)	BAD TIME BUY (g)	BAD TIME SELL (h)	HIGHER (i)	SAME (j)	LOWER (k)	UNWTD TOTAL
UNWEIGHTED BASE	**1099**	192	287	342	278	479	342	468	592	373	289	326	1099
WEIGHTED BASE	**1099**	221	291	329	258	451	325	506	622	375	299	328	1099
	100%	*20%*	*27%*	*30%*	*23%*	*41%*	*30%*	*46%*	*57%*	*34%*	*27%*	*30%*	*100%*
SEX													
MALE	**533**	108	132	177	116	199	147	259	308	196	129	166	530
	49%e	*49%*	*45%*	*54%*	*45%*	*44%*	*45%*	*51%*	*50%*	*52%*	*43%*	*51%*	*48%*
FEMALE	**566**	114	159	152	141	251	178	247	314	179	170	162	569
	51%	*51%*	*55%*	*46%*	*55%*	56%z	*55%*	*49%*	*50%*	*48%*	*57%*	*49%*	*52%*
AGE													
16-24	**177**	36	44	45	51	53	44	97	103	82	53	25	147
	16%ek	*16%*	*15%*	*14%*	*20%*	*12%*	*14%*	19%e	17%e	22%zk	18%k	*8%*	*13%*
25-34	**170**	26	44	55	46	69	48	79	98	57	40	58	164
	16%	*12%*	*15%*	*17%*	*18%*	*15%*	*15%*	*16%*	*16%*	*15%*	*13%*	*18%*	*15%*
35-44	**200**	43	54	59	44	61	47	108	122	59	45	77	180
	18%e	*19%*	*18%*	*18%*	*17%*	*14%*	*14%*	21%ef	20%e	*16%*	*15%*	24%zij	*16%*
45-54	**177**	31	55	47	43	78	60	82	100	49	48	65	159
	16%	*14%*	*19%*	*14%*	*17%*	*17%*	*18%*	*16%*	*16%*	*13%*	*16%*	*20%*	*14%*
55-64	**159**	31	39	57	31	80	53	65	90	50	45	50	170
	14%	*14%*	*13%*	*17%*	*12%*	18%z	*16%*	*13%*	*14%*	*13%*	*15%*	*15%*	*15%*
65+	**216**	54	56	65	41	110	74	75	108	79	68	52	279
	20%g	*24%*	*19%*	*20%*	*16%*	24%zgh	23%g	*15%*	*17%*	*21%*	*23%*	*16%*	*25%*
16-34	**347**	62	88	100	98	122	92	176	202	139	93	83	311
	32%ek	*28%*	*30%*	*30%*	38%z	*27%*	*28%*	35%e	*32%*	37%zk	*31%*	*25%*	*28%*
35-54	**376**	74	109	106	87	139	106	190	223	108	93	142	339
	34%i	*33%*	*37%*	*32%*	*34%*	*31%*	*33%*	*37%*	*36%*	*29%*	*31%*	43%zij	*31%*
18+	**1045**	203	277	315	250	433	312	473	585	346	282	323	1083
	95%i	*92%*	*95%*	*96%*	97%a	*96%*	*96%*	*93%*	*94%*	*92%*	*94%*	98%zij	*99%*
TENURE													
OWNED OUTRIGHT	**275**	63	65	89	58	138	93	102	143	85	91	80	384
	25%g	*28%*	*22%*	*27%*	*23%*	31%zgh	29%g	*20%*	*23%*	*23%*	*31%*	*24%*	*35%*
BEING BOUGHT ON A MORTGAGE	**451**	115	113	150	72	199	142	211	266	145	120	152	276
	41%d	52%zbd	39%d	46%d	*28%*	*44%*	*44%*	*42%*	*43%*	*39%*	*40%*	46%z	*25%*
RENTED FROM LOCAL AUTHORITY/BELONGS TO A HOUSING ASSOCIATION	**187**	18	71	42	57	57	46	87	98	77	38	43	200
	17%acek	*8%*	24%zac	*13%*	22%zac	*13%*	*14%*	*17%*	*16%*	21%jk	*13%*	*13%*	*18%*
RENTED FROM PRIVATE LANDLORD	**159**	16	31	47	65	53	36	87	101	56	39	49	222
	14%a	*7%*	*11%*	14%a	25%zabc	*12%*	*11%*	17%f	16%e	*15%*	*13%*	*15%*	*20%*
OTHER	**15**	1	10	-	3	3	2	10	11	4	8	3	8
	1%	*	4%zc	-	*1%*	*1%*	*1%*	*2%*	*2%*	*1%*	*3%*	*1%*	*1%*
OWNER/OCCUPIER	**725**	178	178	240	130	337	235	312	409	230	211	232	660
	66%d	81%zbd	61%d	73%zbd	*50%*	75%zgh	72%zg	*62%*	66%g	*61%*	*71%*	71%i	*60%*
RENTERS	**346**	33	102	89	122	110	82	174	199	134	77	92	422
	31%aef	*15%*	35%a	27%a	47%zabc	*24%*	*25%*	34%ef	32%e	36%j	*26%*	*28%*	*38%*
OCCUPATION													
FULL-TIME	**392**	69	98	134	91	151	107	194	238	126	86	146	347
	36%j	*31%*	*34%*	*41%*	*36%*	*34%*	*33%*	*38%*	*38%*	*33%*	*29%*	44%zij	*32%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d - z/e/f/g/h - z/i/j/k
Overlap formulae used. * small base

Table 29
DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

		AREA				NEXT 12 MONTHS				AVERAGE PRICE			
	TOTAL (z)	RURAL (a)	SUBURBAN (b)	URBAN (c)	METROP-OLITAN (d)	GOOD TIME BUY (e)	GOOD TIME SELL (f)	BAD TIME BUY (g)	BAD TIME SELL (h)	HIGHER (i)	SAME (j)	LOWER (k)	UNWTD TOTAL
WEIGHTED BASE	**1099**	221	291	329	258	451	325	506	622	375	299	328	1099
	100%	*20%*	*27%*	*30%*	*23%*	*41%*	*30%*	*46%*	*57%*	*34%*	*27%*	*30%*	*100%*
PART-TIME	**128**	35	37	30	26	51	38	64	76	46	36	36	129
	12%	*16%*	*13%*	*9%*	*10%*	*11%*	*12%*	*13%*	*12%*	*12%*	*12%*	*11%*	*12%*
SELF-EMPLOYED	**76**	12	20	26	18	31	27	41	43	18	21	31	68
	7%	*5%*	*7%*	*8%*	*7%*	*7%*	*8%*	*8%*	*7%*	*5%*	*7%*	*9%*	*6%*
NOT WORKING - HOUSEWIFE	**47**	9	8	18	12	18	15	22	25	16	10	16	58
	4%	*4%*	*3%*	*6%*	*5%*	*4%*	*5%*	*4%*	*4%*	*4%*	*3%*	*5%*	*5%*
STILL IN EDUCATION	**97**	24	11	20	43	37	27	50	57	49	27	15	89
	9%bk	11%b	*4%*	*6%*	17%zbc	*8%*	*8%*	*10%*	*9%*	13%zk	*9%*	*5%*	*8%*
UNEMPLOYED	**47**	1	33	7	6	10	9	24	24	15	20	7	35
	4%ace	*1%*	11%zacd	*2%*	*2%*	*2%*	*3%*	*5%*	*4%*	*4%*	7%k	*2%*	*3%*
RETIRED	**247**	59	66	80	42	130	86	82	123	89	84	58	308
	23%dgk	27%d	*23%*	*24%*	*16%*	29%zgh	26%g	*16%*	20%g	*24%*	28%zk	*18%*	*28%*
OTHER	**63**	12	19	14	19	23	16	29	36	18	15	18	65
	6%	*5%*	*6%*	*4%*	*7%*	*5%*	*5%*	*6%*	*6%*	*5%*	*5%*	*5%*	*6%*
INCOME													
UP TO 9499	**90**	8	24	21	37	40	35	32	35	35	23	17	111
	8%ahk	*4%*	*8%*	*6%*	14%zac	9%h	11%gh	*6%*	*6%*	*9%*	*8%*	*5%*	*10%*
9500 - 17499	**138**	26	52	34	26	59	41	63	79	49	33	46	160
	13%	*12%*	18%zcd	*10%*	*10%*	*13%*	*12%*	*13%*	*13%*	*13%*	*11%*	*14%*	*15%*
17500 - 24999	**73**	16	18	18	20	22	18	46	51	37	14	21	79
	7%	*7%*	*6%*	*6%*	*8%*	*5%*	*6%*	9%ze	8%e	10%z	*5%*	*6%*	*7%*
25000 PLUS	**407**	99	87	136	85	176	119	197	254	123	94	172	392
	37%b	45%bd	*30%*	41%b	*33%*	*39%*	*36%*	*39%*	41%z	*33%*	*31%*	53%zij	*36%*
SOCIAL GRADE													
AB	**293**	89	53	89	63	140	92	126	173	84	83	115	262
	27%b	40%zbcd	*18%*	27%b	*24%*	31%z	*28%*	*25%*	*28%*	*22%*	*28%*	35%zi	*24%*
C1	**316**	56	81	101	78	128	92	154	184	120	75	99	377
	29%	*25%*	*28%*	*31%*	*30%*	*28%*	*28%*	*30%*	*30%*	*32%*	*25%*	*30%*	*34%*
C2	**230**	31	84	74	42	83	61	112	134	67	77	62	214
	21%a	*14%*	29%zad	*22%*	*16%*	*18%*	*19%*	*22%*	*22%*	*18%*	*26%*	*19%*	*19%*
DE	**259**	46	74	65	75	100	80	114	131	104	64	52	246
	24%k	*21%*	*25%*	*20%*	29%zc	*22%*	*25%*	*22%*	*21%*	28%k	*21%*	*16%*	*22%*
CHILDREN IN HOUSEHOLD													
YES	**338**	70	89	104	74	123	89	168	200	99	89	115	307
	31%	*32%*	*31%*	*32%*	*29%*	*27%*	*27%*	*33%*	*32%*	*26%*	*30%*	35%i	*28%*
NO	**761**	151	202	225	183	328	236	338	422	276	210	213	792
	69%	*68%*	*69%*	*68%*	*71%*	*73%*	*73%*	*67%*	*68%*	74%k	*70%*	*65%*	*72%*
GOVERNMENT OFFICE REGION													
EAST MIDLANDS	**82**	-	21	48	14	34	24	35	43	32	19	19	77
	7%a	-	7%a	14%zabd	5%a	*8%*	*8%*	*7%*	*7%*	*8%*	*6%*	*6%*	*7%*
EASTERN	**106**	34	38	34	-	48	33	47	61	29	28	40	116
	10%d	15%zd	13%d	10%d	-	*11%*	*10%*	*9%*	*10%*	*8%*	*9%*	*12%*	*11%*
LONDON	**141**	8	18	3	113	53	33	69	90	45	35	48	137
	13%abc	*3%*	6%c	*1%*	44%zabc	*12%*	*10%*	*14%*	*14%*	*12%*	*12%*	*15%*	*12%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d - z/e/f/g/h - z/i/j/k
Overlap formulae used. * small base

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HOUSING MARKET CONFIDENCE TRACKER (Q1 MARCH 2019)
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Table 29
DEMOGRAPHICS
BASE: ALL ADULTS AGED 16+

		AREA				NEXT 12 MONTHS				AVERAGE PRICE			
	TOTAL (z)	RURAL (a)	SUBURBAN (b)	URBAN (c)	METROP-OLITAN (d)	GOOD TIME BUY (e)	GOOD TIME SELL (f)	BAD TIME BUY (g)	BAD TIME SELL (h)	HIGHER (i)	SAME (j)	LOWER (k)	UNWTD TOTAL
WEIGHTED BASE	**1099**	221	291	329	258	451	325	506	622	375	299	328	1099
	100%	*20%*	*27%*	*30%*	*23%*	*41%*	*30%*	*46%*	*57%*	*34%*	*27%*	*30%*	*100%*
NORTH EAST	**48**	9	8	32	-	22	14	19	27	14	18	13	45
	4%d	4%d	3%d	10%zbd	-	*5%*	*4%*	*4%*	*4%*	*4%*	*6%*	*4%*	*4%*
NORTH WEST	**126**	8	41	26	51	40	35	54	55	39	31	34	143
	11%aceh	*3%*	14%ac	*8%*	20%zac	*9%*	*11%*	*11%*	*9%*	*10%*	*10%*	*10%*	*13%*
SCOTLAND	**96**	36	40	8	13	50	53	44	39	42	19	30	101
	9%cdh	16%zcd	14%zcd	*3%*	*5%*	11%h	16%zegh	9%h	*6%*	*11%*	*6%*	*9%*	*9%*
SOUTH EAST	**154**	38	53	63	-	46	26	94	114	39	45	66	132
	14%def	17%d	18%d	19%zd	-	*10%*	*8%*	19%zef	18%zef	*10%*	*15%*	20%zi	*12%*
SOUTH WEST	**97**	33	28	36	*	52	25	34	58	44	35	16	101
	9%dk	15%zd	10%d	11%d	*	12%zfg	*8%*	*7%*	9%g	12%k	12%k	*5%*	*9%*
WALES	**55**	31	14	9	-	18	12	31	36	17	10	23	53
	5%d	14%zbcd	5%d	3%d	-	*4%*	*4%*	*6%*	*6%*	*5%*	*3%*	*7%*	*5%*
WEST MIDLANDS	**98**	-	30	20	47	37	26	45	56	45	22	21	94
	9%a	-	10%a	6%a	18%zabc	*8%*	*8%*	*9%*	*9%*	12%k	*7%*	*6%*	*9%*
YORKS AND HUMBR	**97**	25	-	51	20	51	44	35	43	30	38	19	100
	9%bk	12%b	-	16%zbd	8%b	11%zh	13%zgh	*7%*	*7%*	*8%*	13%zk	*6%*	*9%*
SOUTH ENGLAND	**251**	71	81	98	*	98	51	128	172	83	80	82	233
	23%df	32%zd	28%d	30%zd	*	22%f	*16%*	25%f	28%zef	*22%*	*27%*	*25%*	*21%*
NORTH ENGLAND	**270**	42	49	109	71	113	93	109	125	83	86	65	288
	25%bhk	*19%*	*17%*	33%zab	28%b	*25%*	29%gh	*21%*	*20%*	*22%*	29%k	*20%*	*26%*
MIDLANDS	**180**	-	51	68	61	71	50	80	99	76	41	40	171
	16%ak	-	18%a	21%a	24%za	*16%*	*15%*	*16%*	*16%*	20%k	*14%*	*12%*	*16%*
AREA													
RURAL	**221**	221	-	-	-	98	62	104	137	51	68	91	192
	20%bcdi	100%zbcd	-	-	-	*22%*	*19%*	*21%*	*22%*	*14%*	23%i	28%zi	*17%*
SUB URBAN	**291**	-	291	-	-	124	102	127	149	113	91	63	287
	27%acdk	-	100%zacd	-	-	*27%*	*31%*	*25%*	*24%*	30%k	30%k	*19%*	*26%*
URBAN	**329**	-	-	329	-	135	93	160	200	119	86	98	342
	30%abd	-	-	100%zabd	-	*30%*	*29%*	*32%*	*32%*	*32%*	*29%*	*30%*	*31%*
METROPOLITAN	**258**	-	-	-	258	94	69	115	136	92	54	77	278
	23%abcj	-	-	-	100%zabc	*21%*	*21%*	*23%*	*22%*	*24%*	*18%*	*23%*	*25%*
NEXT 12 MONTHS													
GOOD TIME BUY	**451**	98	124	135	94	451	254	-	188	167	159	112	479
	41%ghk	*44%*	*42%*	*41%*	*36%*	100%zfgh	78%zgh	-	30%g	44%k	53%zk	*34%*	*44%*
GOOD TIME SELL	**325**	62	102	93	69	254	325	70	-	136	113	66	342
	30%ghk	*28%*	*35%*	*28%*	*27%*	56%zgh	100%zegh	14%h	-	36%zk	38%zk	*20%*	*31%*
BAD TIME BUY	**506**	104	127	160	115	-	70	506	428	176	109	202	468
	46%efj	*47%*	*44%*	*49%*	*45%*	-	22%e	100%zefh	69%zef	47%j	*36%*	61%zij	*43%*
BAD TIME SELL	**622**	137	149	200	136	188	-	428	622	206	152	245	592
	57%ef	*62%*	*51%*	*61%*	*53%*	42%f	-	85%zef	100%zefg	*55%*	*51%*	75%zij	*54%*
AVERAGE PRICE													
HIGHER	**375**	51	113	119	92	167	136	176	206	375	-	-	373
	34%ajk	*23%*	39%a	36%a	36%a	*37%*	42%zeh	*35%*	*33%*	100%zjk	-	-	*34%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d - z/e/f/g/h - z/i/j/k
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		AREA				NEXT 12 MONTHS				AVERAGE PRICE			
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WEIGHTED BASE	**1099**	221	291	329	258	451	325	506	622	375	299	328	1099
	100%	*20%*	*27%*	*30%*	*23%*	*41%*	*30%*	*46%*	*57%*	*34%*	*27%*	*30%*	*100%*
SAME	**299**	68	91	86	54	159	113	109	152	-	299	-	289
	27%dgik	*31%*	31%d	*26%*	*21%*	35%zgh	35%zgh	*21%*	*24%*	-	100%zik	-	*26%*
LOWER	**328**	91	63	98	77	112	66	202	245	-	-	328	326
	30%befij	41%zbcd	*22%*	*30%*	*30%*	25%f	*20%*	40%zef	39%zef	-	-	100%zij	*30%*

Proportions/Means: Columns Tested (5% risk level) - z/a/b/c/d - z/e/f/g/h - z/i/j/k
Overlap formulae used. * small base