



*Real value in a changing world*

# Residential *Market* Forecasts

2013 - 2017

Neil Chegvidden  
Jones Lang LaSalle

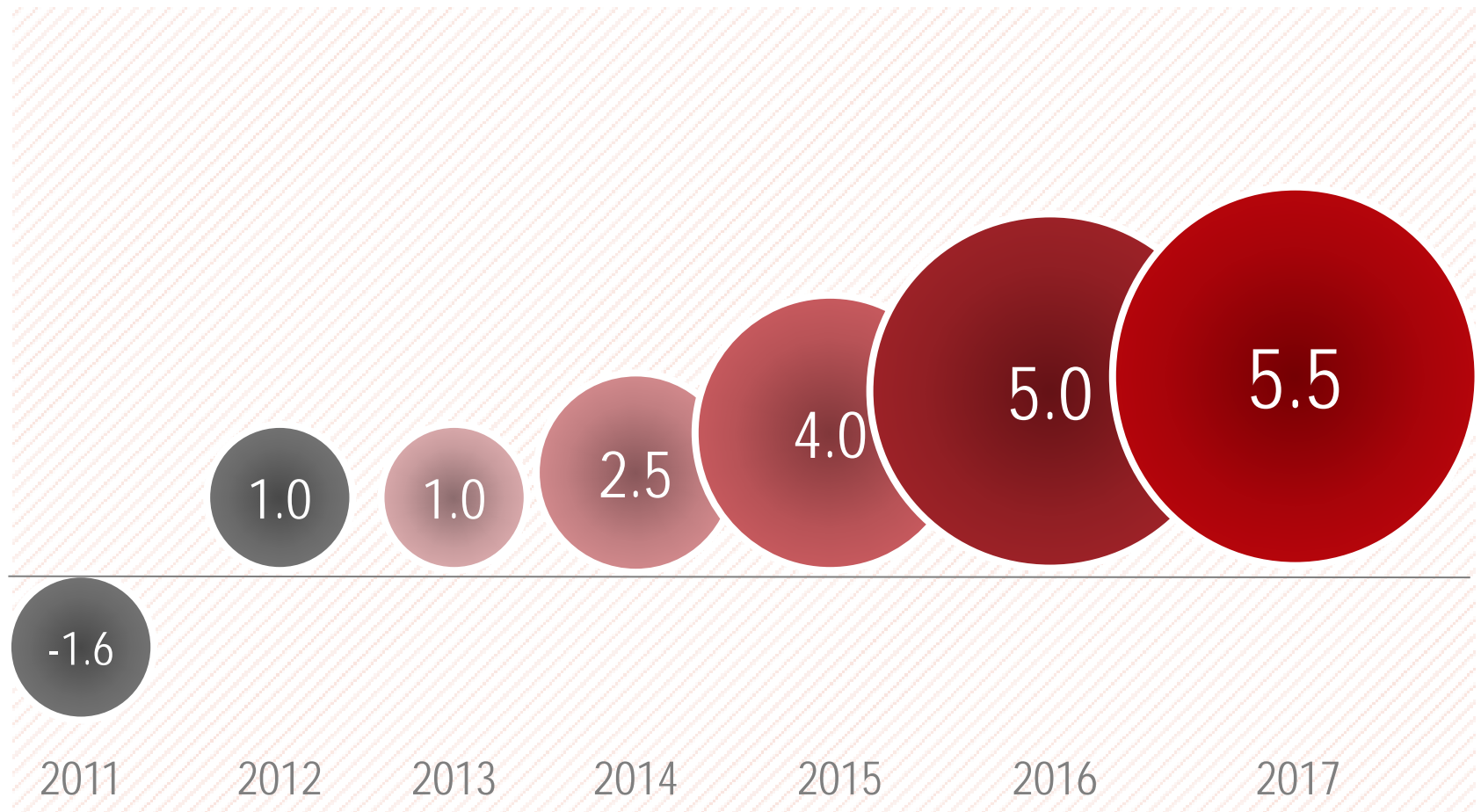
# *Gearing up*

*Are UK housing markets ready  
to shift up through the gears?*

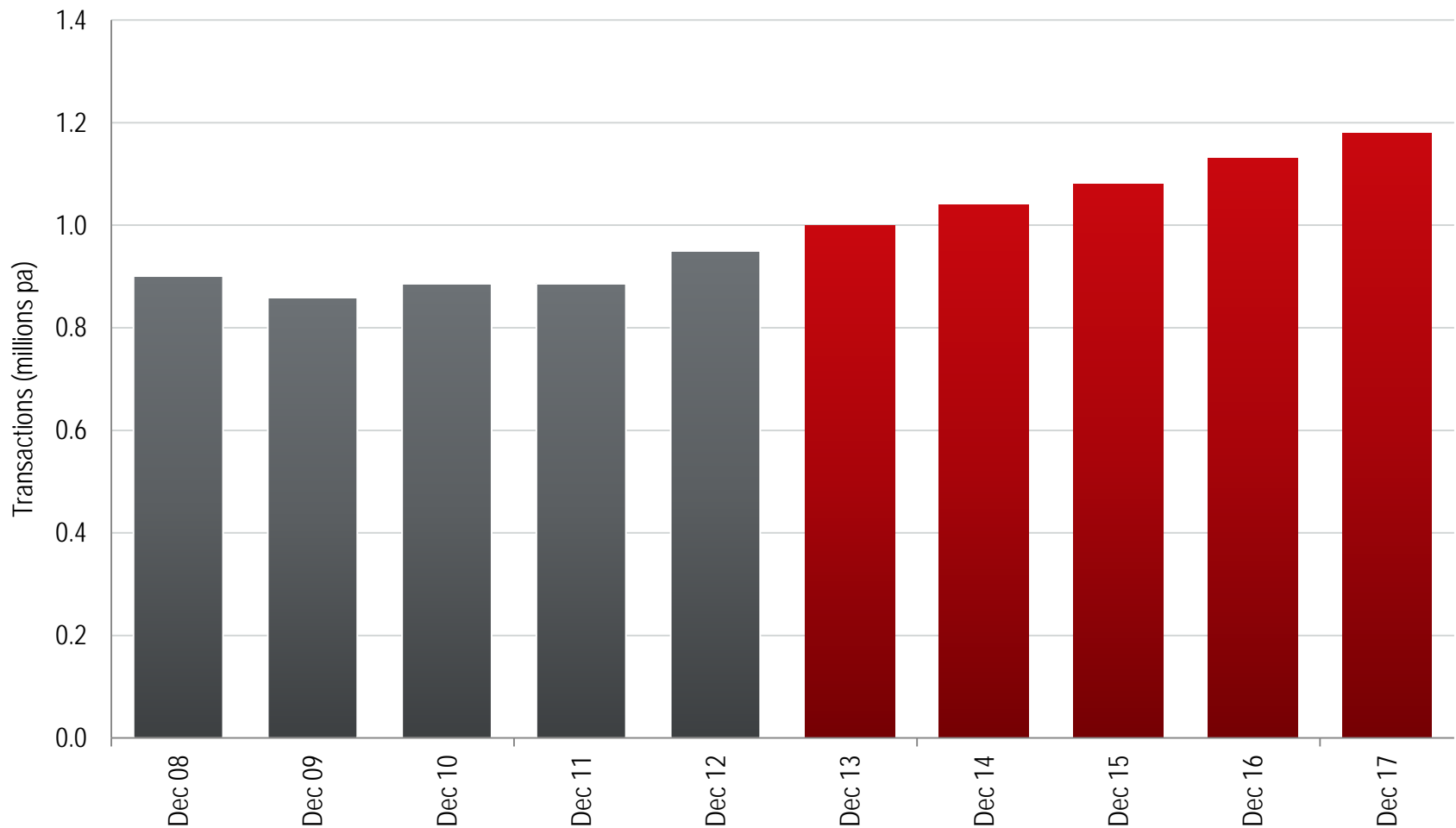


# UK house price pressure building

*UK average %pa*

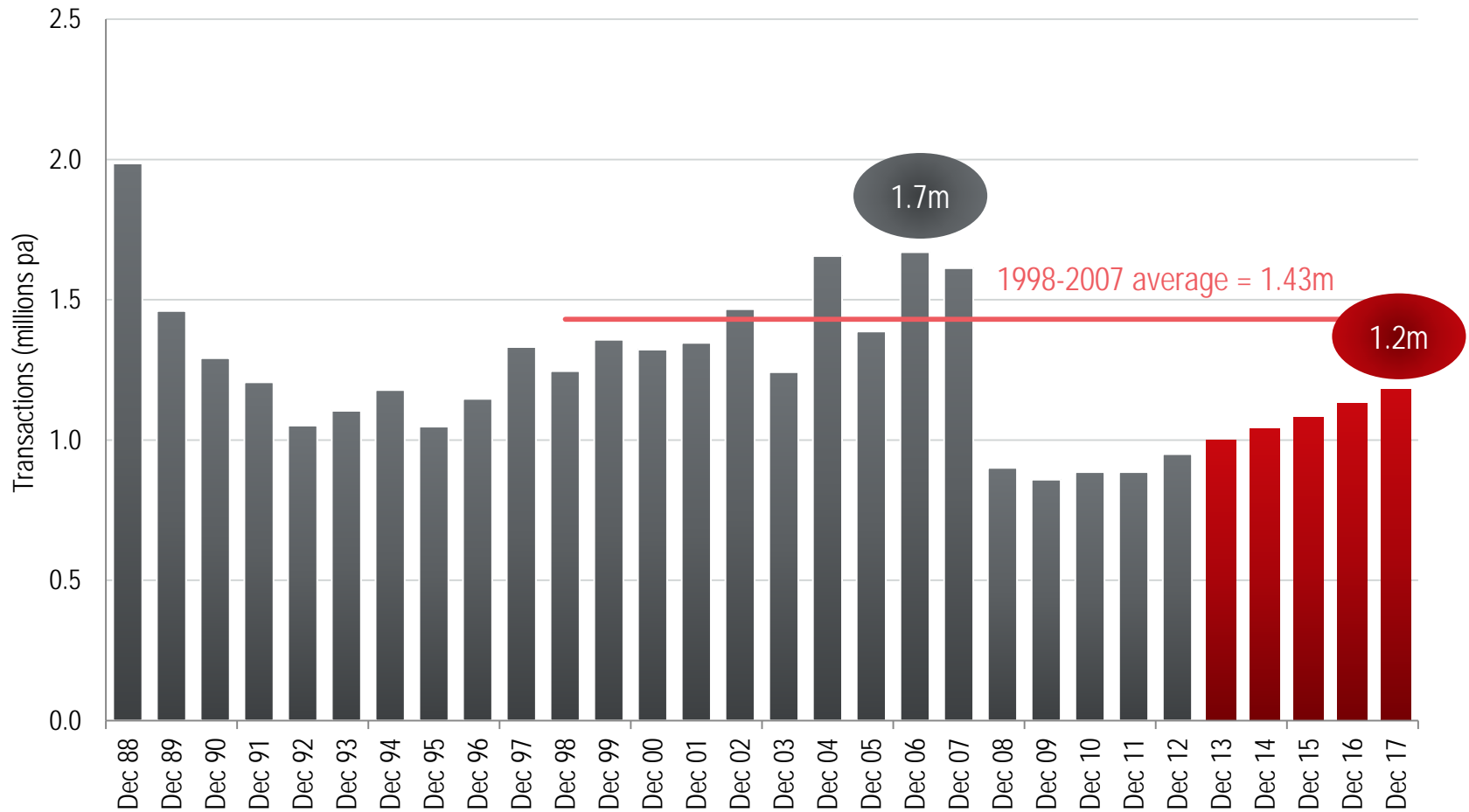


# UK transactions to hit 1m next year, steady rise



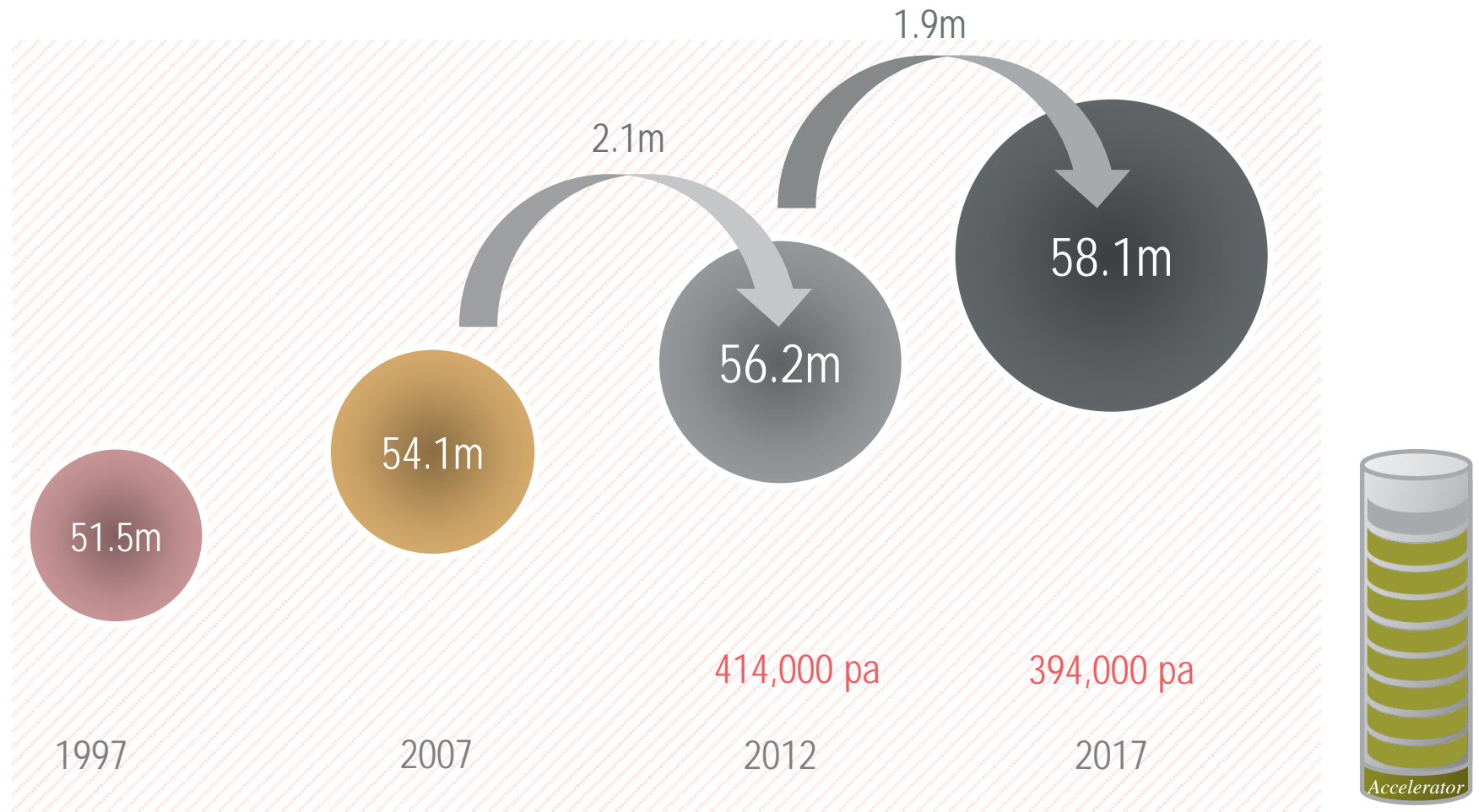
Source: Jones Lang LaSalle, HMRC

# But in a historic context....



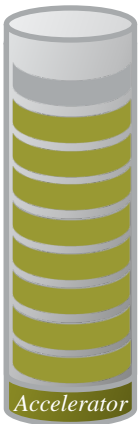
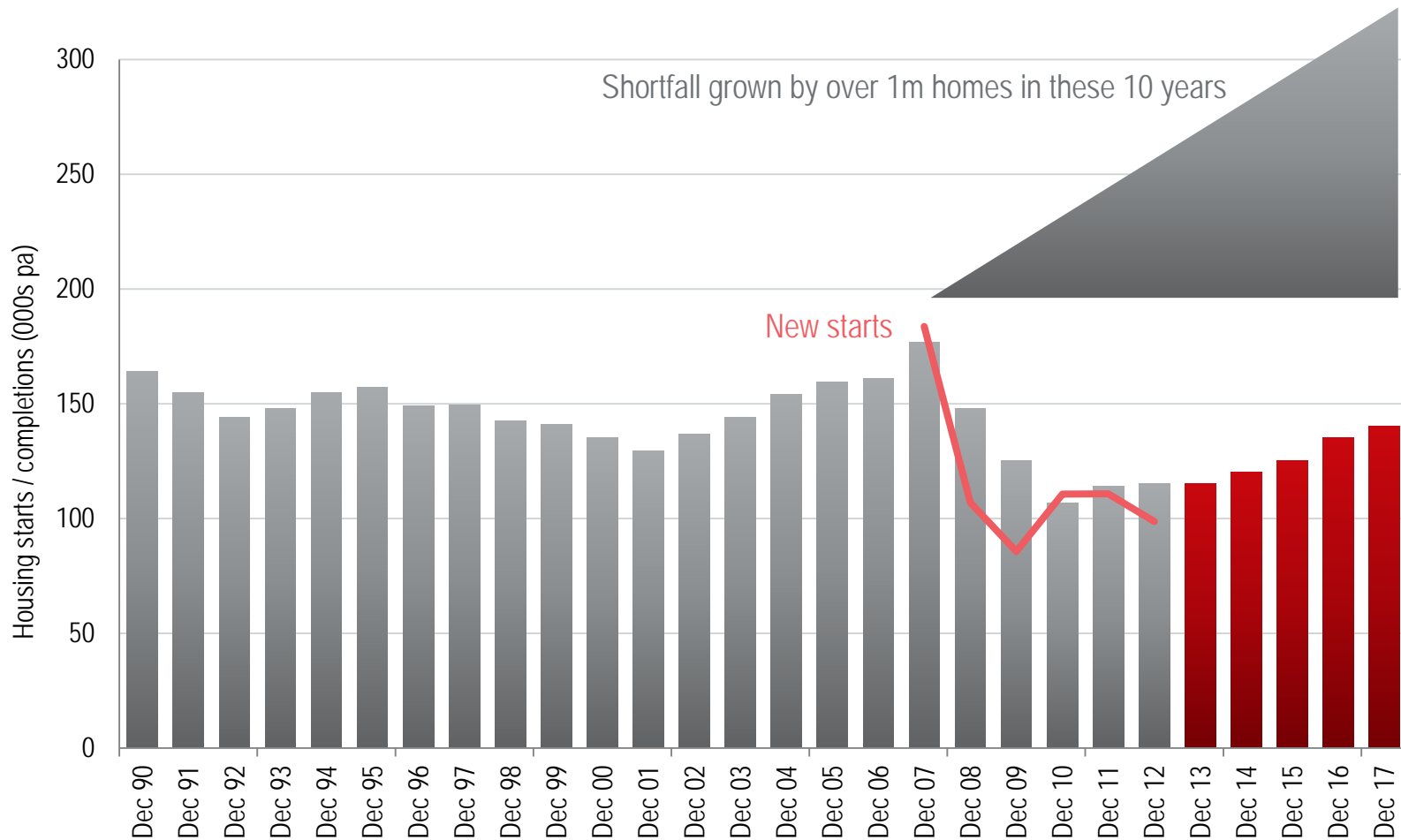
Source: Jones Lang LaSalle, HMRC

# Coping with the England population expansion



# England house completions

*Higher but not enough*



Source: Jones Lang LaSalle, CLG

# Faster or slower?



*Lending Issues*

*Housing Affordability*

*Purchaser Demand*

*Economic Recoveries*

*Eurozone*

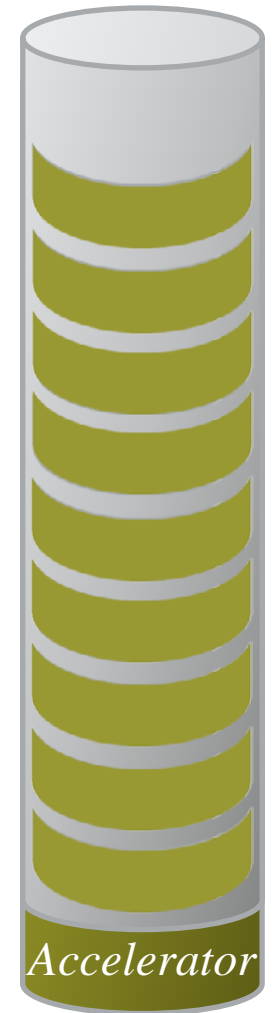
*Brakes*

*Release of pent-up  
demand*

*Undersupply*

*Population growth*

*Low availability*

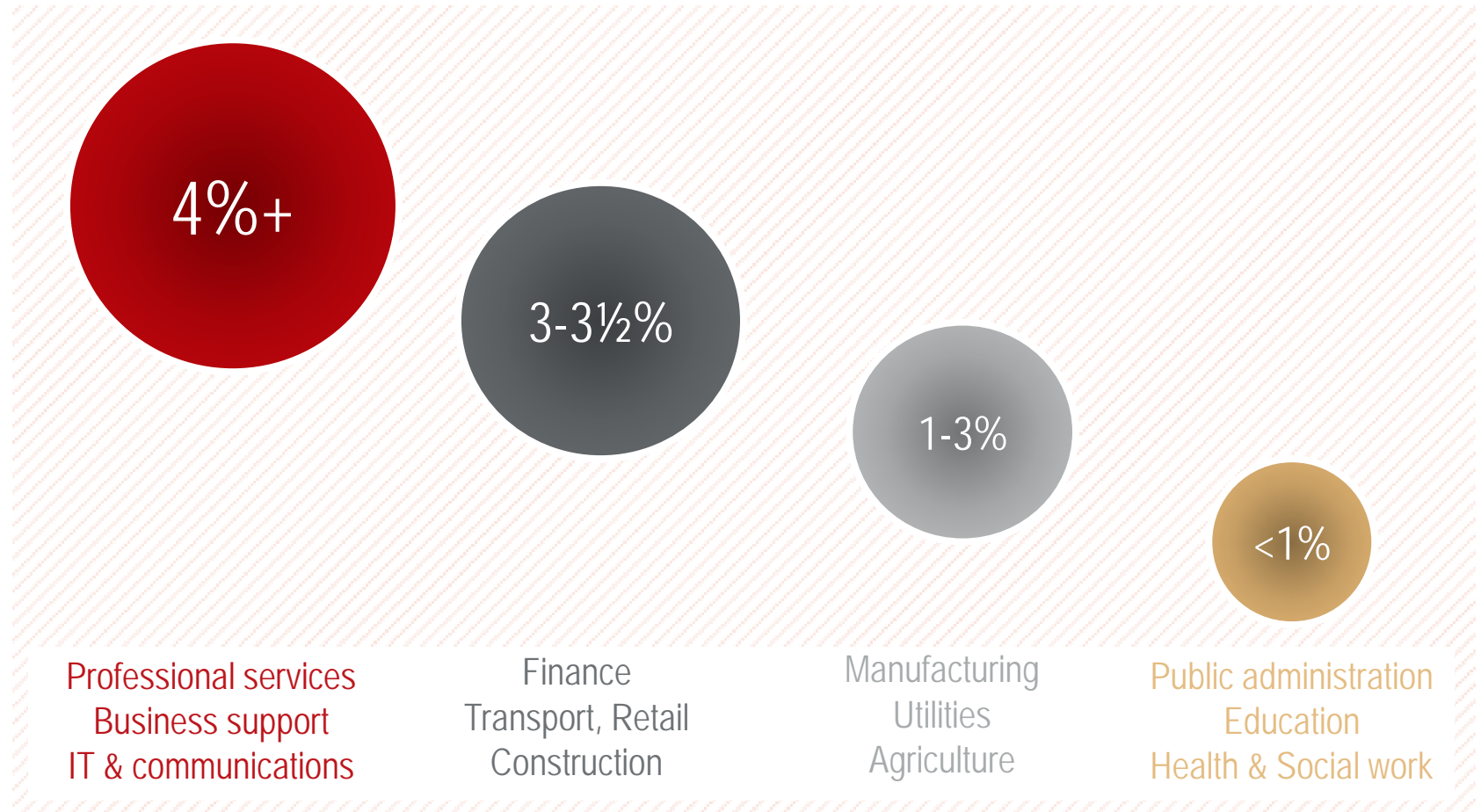


*Accelerator*



# Business sector outlook to have regional impact

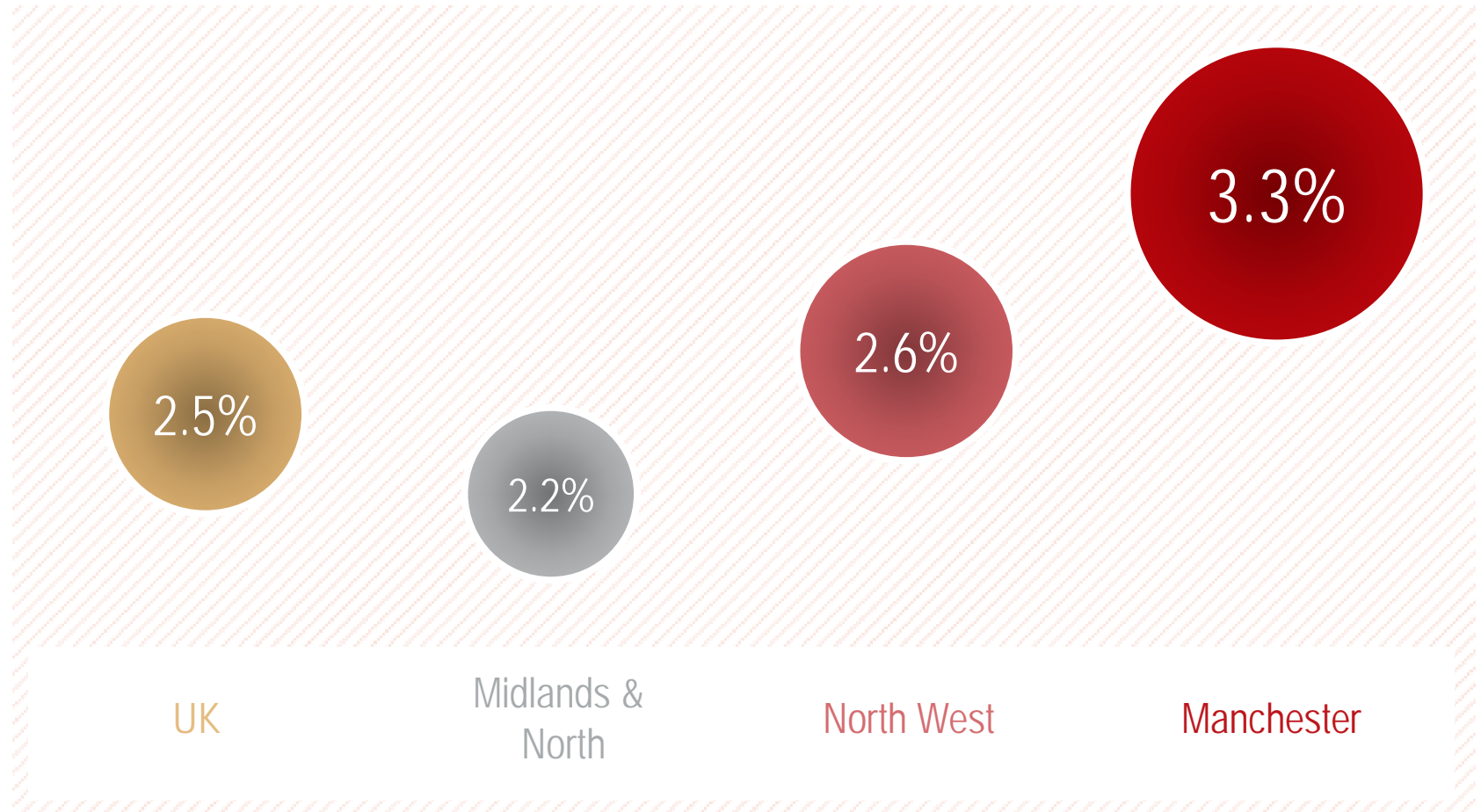
*Average GDP growth %pa 2013-2017*



Source: Oxford Economics

# North West and Manchester better placed

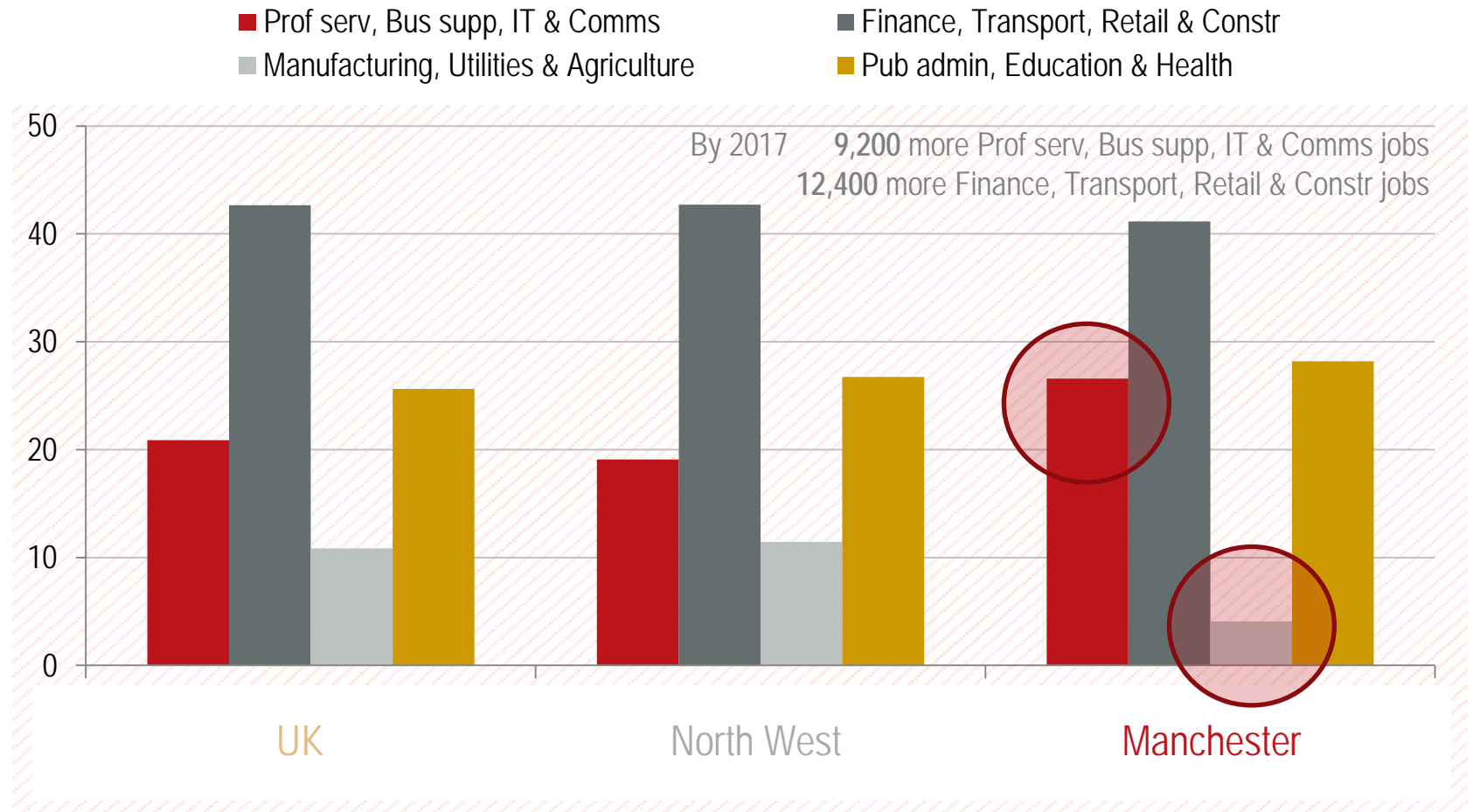
*Average GDP growth %pa 2013-2017*



Source: Oxford Economics

# Manchester employment growth biased

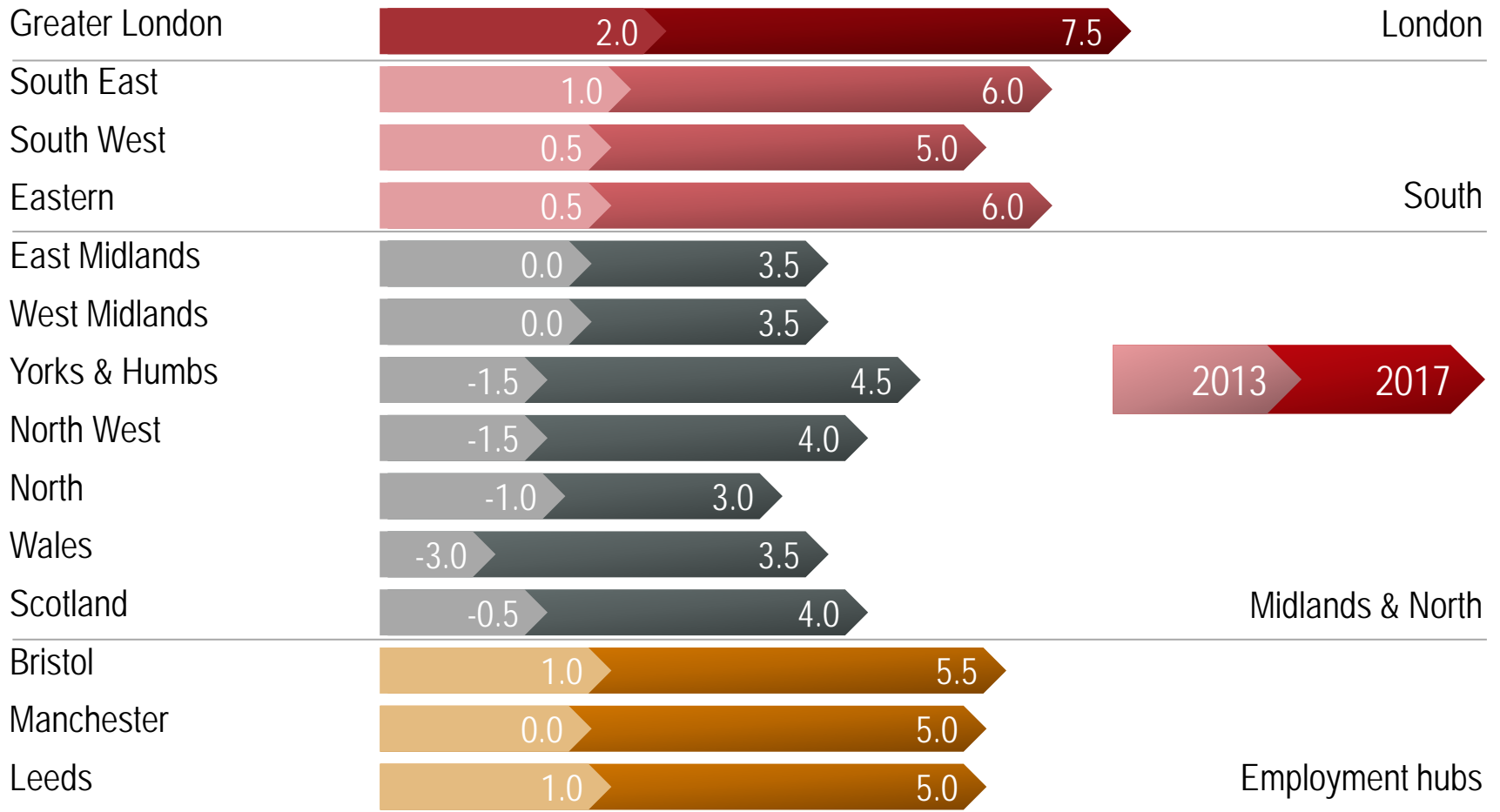
*A higher proportion of workers in the growth sectors*



Source: Oxford Economics

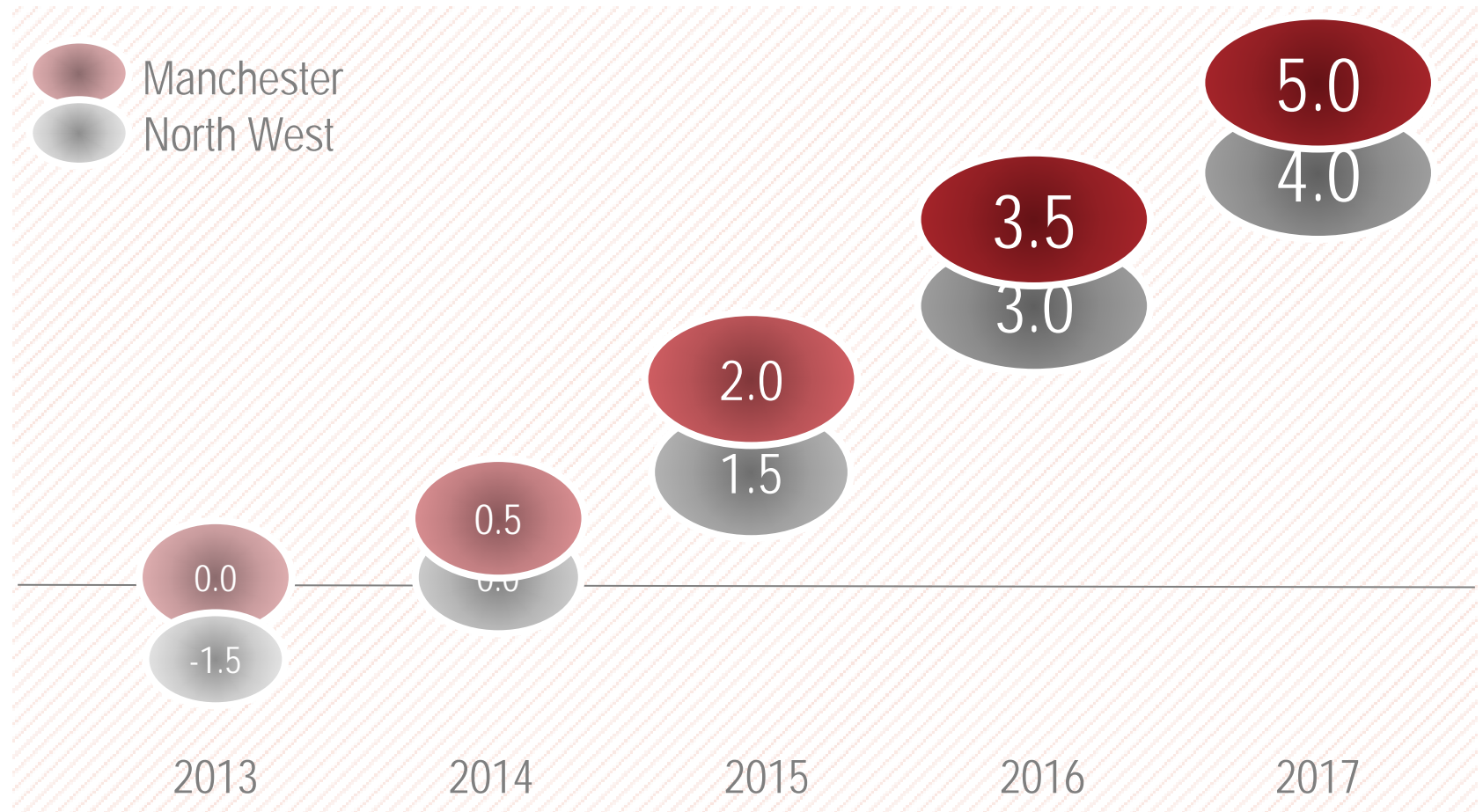
# Winners and losers

*Regional house price forecasts (%pa)*



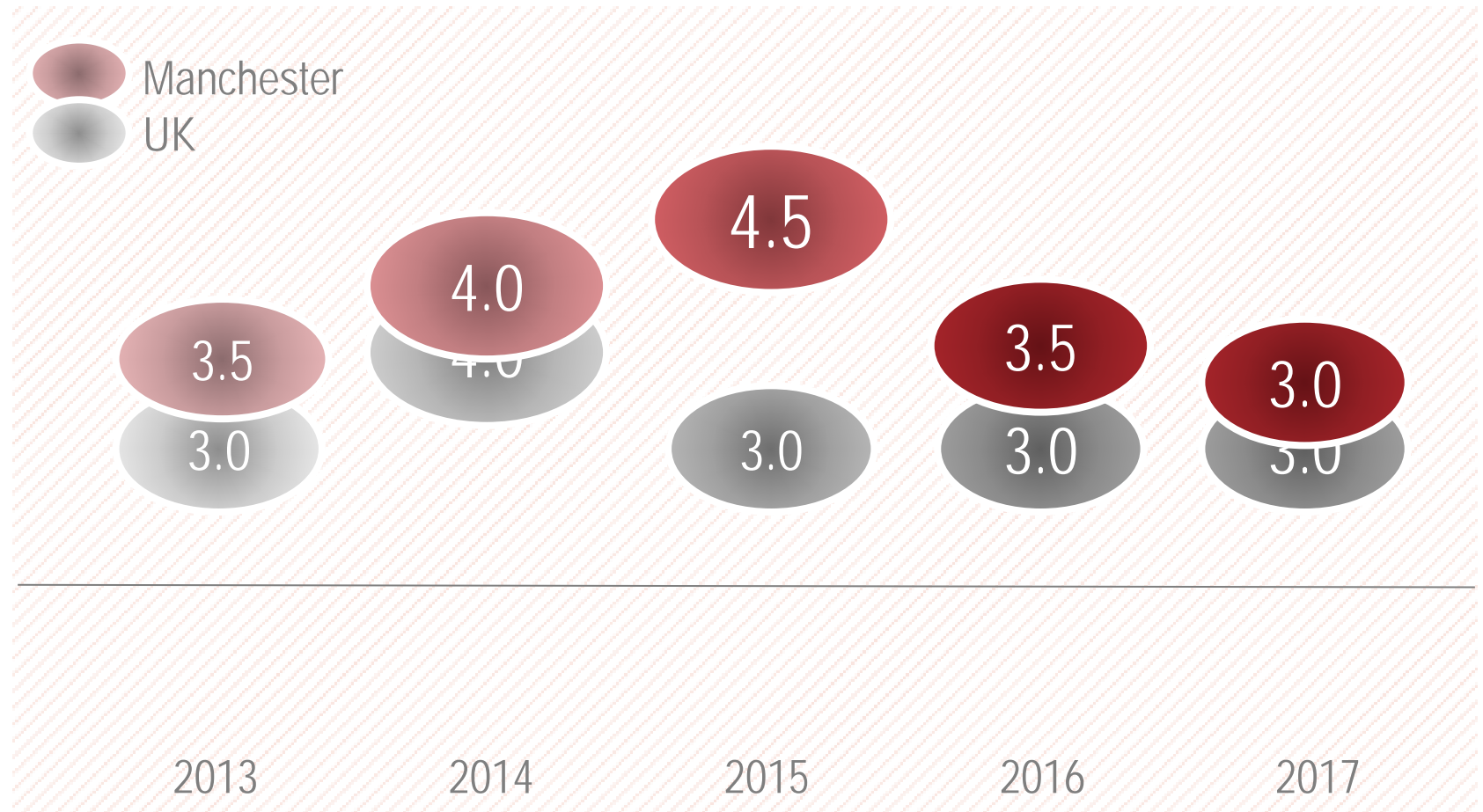
# North West & Manchester house price forecasts

*Manchester set to outperform (price growth %pa)*



# Manchester rental growth ahead of UK

*Rental growth %pa*



# Forecast conclusions

*UK housing market activity and mortgage lending will improve slowly but remain low throughout next 5 years.*

*National house building will increase, but only gradually and not by enough.*

*UK house price growth will gather pace towards 5.5% pa by 2017.*

*North West to outperform local peers, Manchester employment hub even stronger and more like the South.*



JONES LANG  
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*Real value in a changing world*

An aerial night view of London, showing the city lights, the River Thames, and the London Eye in the distance. The foreground features a large, ornate building with a prominent dome and clock tower, likely St. Martin-in-the-Fields.

Thank *You*

January 24, 2013