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Young Index (Q1 2009) Buy-to-Let Investors Look to Increase Their Portfolios

Latest Young Index results from Young Group show the beginnings of a rising trend; buy-to-let investors appear to be readying themselves for a return to the market as they believe property prices will stabilise and rise during the next 12 months.

Results from the Q1 2009 survey of investor market sentiment show that increasing numbers of residential property investors are considering purchasing additional UK properties within the next 12 months.

London remains the preferred location for investors; 40% are considering buying additional property in the capital – up from 33% in the previous quarter. The trend is not only confined to London, with 24% of investors considering adding UK assets outside of the capital to their portfolios – more than double that of the previous quarter.

The outlook for property prices shows a similar trend, with investors becoming increasingly positive; increasing numbers predict that prices will stabilise and/or rise over the next twelve months.

49% of investors believe that London prices will be at current levels or higher by this time next year (up from a low of 36% in Q4 2008) and 24% expect the same to be true of UK property outside London (up from 10% in the previous quarter).