the mortgage works

In Q4 2022, the typical landlord has 7.5 properties in their portfolio and generates an average rental yield of 5.7%



properties in the average portfolio, representing **9.0 tenancies** on average



63%

of landlords have at least 1 BTL mortgage, with an average of **5.2 BTL loans** held



typical rental yield achieved by landlords

Purchase and sales intentions show an increasing disparity in Q4, with landlords now more than three times more likely to sell property than buy in the next 12 months



plan to buy a property in the next 12 months (-3% pts from Q3)



are likely to sell property in the next 12 months (+2% pts from Q3)



plan to use a BTL mortgage to fund their next purchase



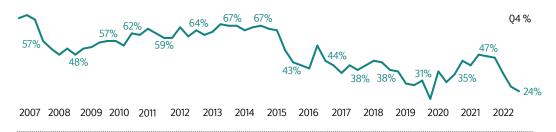
intend to purchase their next BTL property within a LTD company



of BTL borrowers intend to remortgage in the next 12 months

Buy to Let Barometer Q4 2022

Optimism for 'own lettings business' in Q4 2022 is 24% (feeling good/very good)



The proportion of landlords feeling upbeat about the prospects for Capital Gains and Rental Yields falls considerably year on year

Capital Gains





are very / quite confident for the next 3 months









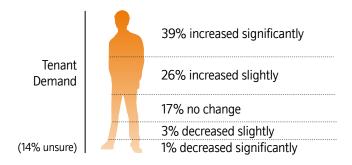


Prospects for Capital Gains and Rental Yields based on % landlords who





Landlords continue to report high tenant demand with 65% saying it has risen in the last 3 months, and 39% saying it has risen significantly



Landlords operating in Central London, the North East and the South East are most likely to have seen an increase in tenant demand

BVa BDRC

Source: BVA BDRC Landlord Panel research Q4 2022.

The Mortgage Works (UK) plc is a wholly owned subsidiary of Nationwide Building Society, Nationwide House, Pipers Way, Swindon SN38 1NW T1892 (Q4 2022)

NOTE: Fieldwork took place 25 November - 30 December