



FT House Price Index

March 2006

The new FT House Price Index MA has been updated with the latest data available from Land Registry and shows that annual house price inflation was 4.0% in March. The monthly rate of growth was 0.5%. The stronger housing market activity in London has resulted in prices rising by 6.7% in this region in the 12 months to February compared with the national average of 3.7%.

The FT House Price Index MA is calculated by Acadameetrics and is the only source of Land Registry house price data which has been both seasonally and mix adjusted. It is designed to provide the most accurate guide to the real trends in residential property prices using Land Registry data (the only complete data source for domestic property prices in England and Wales).

We estimate the FT House Price Index MA, on a seasonally and mix adjusted basis, as follows:

	House Price	Index	Monthly Change %	Annual Change %
September 2005	£194,087	194.6	0.2	3.7
October 2005	£195,031	195.6	0.5	3.3
November 2005	£195,683	196.2	0.3	3.2
December 2005	£197,638	198.2	1.0	3.5
January 2006	£198,897	199.5	0.6	3.5
February 2006	£200,358	200.9	0.7	3.4
March 2006	£201,334	201.9	0.5	4.0

Gary Styles, Chief Economist and Chairman of Acadameetrics said, "UK house prices remained broadly stable in 2005 with only modest regional variation. However, this year has started strongly led primarily by London.

"London prices have risen by over 7% in three months and no other region has come anywhere close to this level of growth. Even the South East which normally moves in tandem with London has seen an increase of only 1.3% in the same period.

"We expect house prices to show further modest growth in the coming months as market expectations become more upbeat and other regions take their lead from the London market."

Also see www.ft.com/houseprices

www.acadameetrics.co.uk