



## FT House Price Index MA

## September 2005

The FT House Price Index MA is calculated on a mix adjusted as well as a seasonally adjusted basis. It shows that house price inflation in September has slowed to 3.2%, its lowest level since June 1996.

The FT House Price Index MA is prepared by Acadametrics. As the only index based on Land Registry data (the only complete data source for domestic property prices in England and Wales) it provides the smoothest and most accurate guide to the real movements in residential property prices.

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

	House Price	Index	Monthly Change %	Annual Change %
<b>September 2005</b>	£192,804	192.8	0.1	3.2
<b>August 2005</b>	£192,581	192.6	0.0	3.9
<b>July 2005</b>	£192,588	192.6	-0.2	5.2
<b>June 2005</b>	£192,901	192.9	0.2	6.5
<b>May 2005</b>	£192,476	192.5	-0.5	7.3
<b>April 2005</b>	£193,450	193.5	0.0	9.0
<b>March 2005</b>	£193,480	193.5	-0.1	10.3

Gary Styles, Chief Economist and Chairman of Acadametrics, said “Annual house price inflation continues to ease as sluggish activity and concerns about short term economic prospects bear down on the market. House price inflation is now at its lowest level for over 9 years and looks set to fall further over the coming months.

“The differences in regional performance remain narrow with Wales the strongest growing region experiencing annual house price inflation of 6% and the weakest region the South West seeing no overall house price growth in the last 12 months.

“We expect low housing activity and stagnant prices to continue over the next 6-12 months across most regions”.

Also see [www.ft.com/houseprices](http://www.ft.com/houseprices)

[www.acadametrics.co.uk](http://www.acadametrics.co.uk)

FT House Price Index from 1995 to June 2005 comprises a Land Registry based House Price Index using LR published data which are smoothed and seasonally and mix adjusted by Acadametrics and updated with LR results as they become available.