

# The Rightmove House Price Index

January Edition

The largest monthly sample of residential property prices

*Under embargo for 0001 hours: Monday 16<sup>th</sup> January 2006*

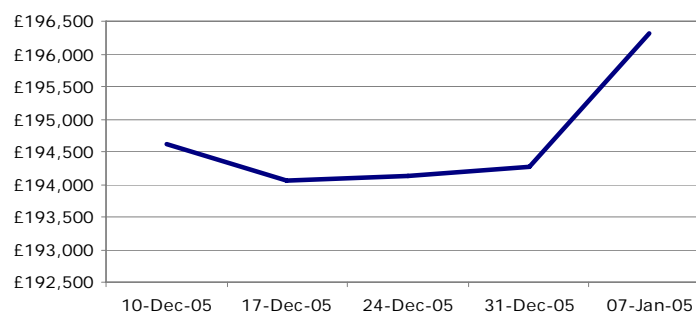
## House prices up £2,048 in a week!

	January	December
Average Property Asking Price	£196,319	£196,181
% Change in Month	+0.1%	-0.8%
% Change in Past Year	+3.6%	+3.4%
Monthly Index (Jan 2002=100)	159.7	159.6

- Average asking prices jump by £2,048 (0.9%) in the first week of 2006 – the largest weekly rise since May 2004
- Demand from the lower end of the market helps push asking prices for flats up £1,543 in the month and terraces up £1,532
- Marked regional variations as recovery concentrated in London and the South-East with monthly increases of 1.3%
- Recovering consumer confidence reflected in housing market as internet property searches jump by 94% on the Rightmove website

*Rightmove measured 93,004 asking prices - over half the UK market. The properties were put on sale by estate agents from 4<sup>th</sup> December to 7<sup>th</sup> January 2006 and advertised on Rightmove.co.uk.*

Rightmove 4-week Asking Price Trend



Rightmove.co.uk is the UK's largest property web site, advertising around 60% of all homes for sale via estate agents across the UK. The site attracts over 10 million visits from home movers each month who view around 200 million pages. Each month Rightmove uses asking price data of up to 150,000 properties coming onto the market to produce this House Price Index - the largest, most accurate and up-to-date monthly index.

Released 16<sup>th</sup> January 2006

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For media enquiries and interviews please contact:

Press Office: 0845 456 8439

## Overview

The New Year has begun with average asking prices up £2,048 in the first week, reversing the traditional falls in the weeks before Christmas. One of the driving forces has been first time buyers seizing the opportunity to get onto the property ladder. They have identified the quieter period up to Christmas as the bottom of the market as well as a good time to negotiate. This increasing demand has helped push up average asking prices for terraces by 1.0% (£1,532) to £154,539 over the last month. Flats and apartments have also risen by 1.0% (£1,543) to £160,092. (Graph 1) The net effect has resulted in an overall monthly rise of 0.1% (Graph 2) and a final annual rate of 3.6% for 2005 overall. (Graph 3)

The weekly increase of £2,048 is calculated using 29,705 properties new to the market since the turn of the year, representing over 60% of all properties advertised by estate agents. Sellers' asking prices give the earliest indicator of price trends in the market, long before they feed through into sold prices. The improving demand at the lower end of the market and the increasing volumes of transactions in the latter half of 2005 have given sellers and their estate agents the optimism to edge prices up for the more popular properties. The next few weeks will show whether this New Year optimism is valid.

Miles Shippside, Commercial Director of Rightmove comments "Whilst it's still a buyers' market, prospective purchasers now need to think about how long it will remain in their favour if these increases continue. If you want to trade up, the gap between your home and the next step up the ladder is smaller when it's dark and cold in winter before the traditional market upturn in spring"

Recoveries in the UK property market tend to start in the south and then filter out to the rest of the country. The rises of 1.3% in both Greater London and the South-East are the highest in the country. We expect this trend to continue, leading to them outperforming other regions over 2006 and contributing most to positive price growth.

We forecast average national asking price increases will remain modest over the year at approximately 4%. Whilst the market recovery continues, there will be regional variations in activity and prices. This has been shown by asking prices falling this month in the North West by 1.9%, West Midlands by 2.3%, East Anglia by 3.4%, East Midlands by 2.6%, Yorkshire and Humberside by 3.4% and the South West by 4.1%. Sellers will have to remain realistic, adjusting prices to suit local demand and supply.

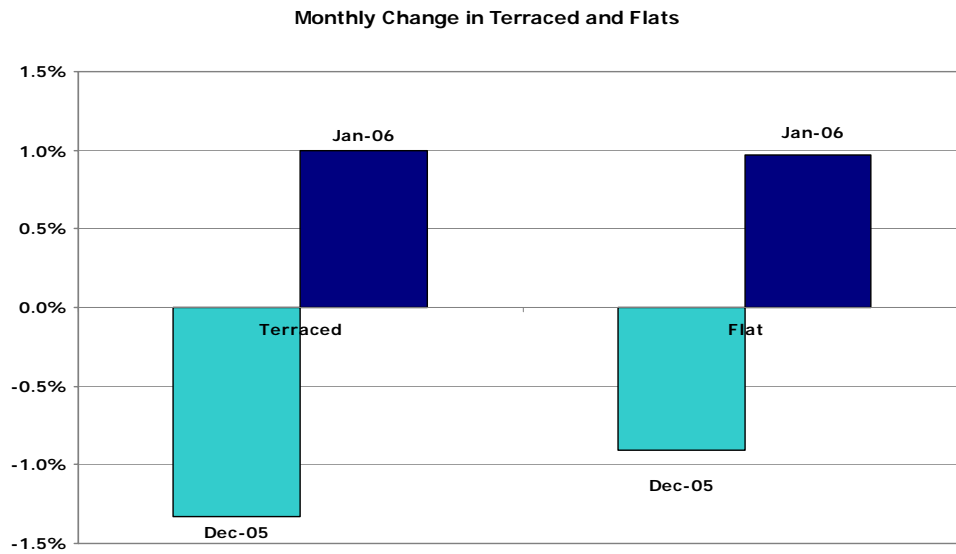
Miles Shippside adds "The geographic split is quite marked this month, as sellers in many parts of the country continue to readjust. London and the South-East have had a couple of tough years of acclimatising themselves already and are now coming out the other side. Without their strong performance, the national figures would have been in negative territory, as you would expect at this time year."

Improving consumer confidence on the High Street is mirrored by them 'window shopping' for property as well. Rightmove's internet traffic is up by 94% on the same week as last year, showing a dramatic increase in interest from prospective movers in 2006. After the worst volumes of transactions for ten years at the beginning of 2005, the market is waiting to see how many of those potential buyers currently browsing turn into actual sales.

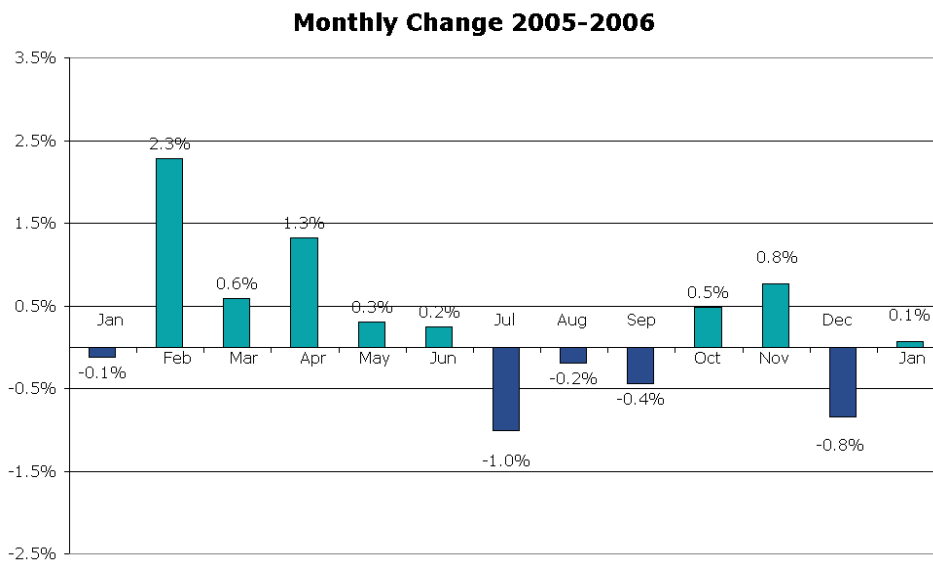
**Contact the Rightmove Press office for media enquiries/interviews/commentary:**

Tel: 0845 456 8439 E-mail: [press@rightmove.co.uk](mailto:press@rightmove.co.uk)

**Graph 1:**

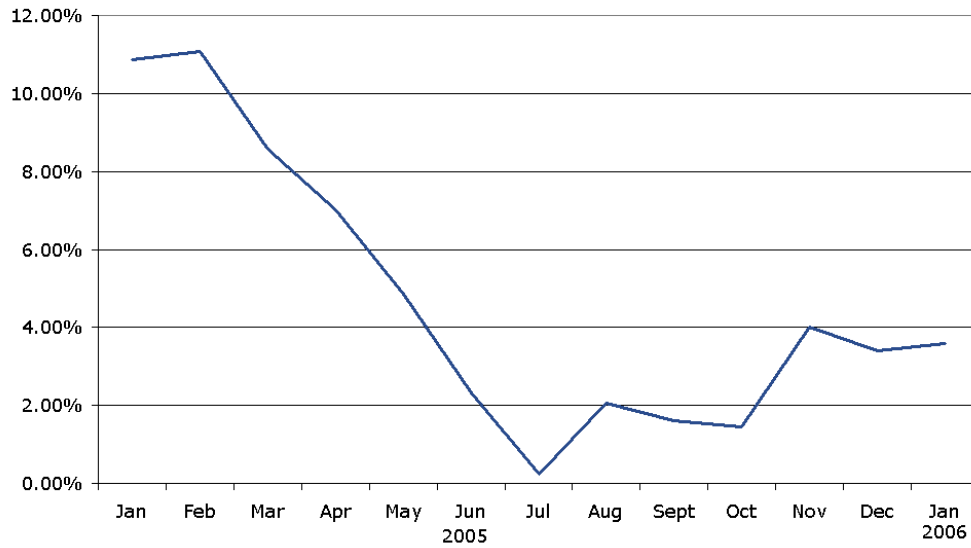


**Graph 2:**

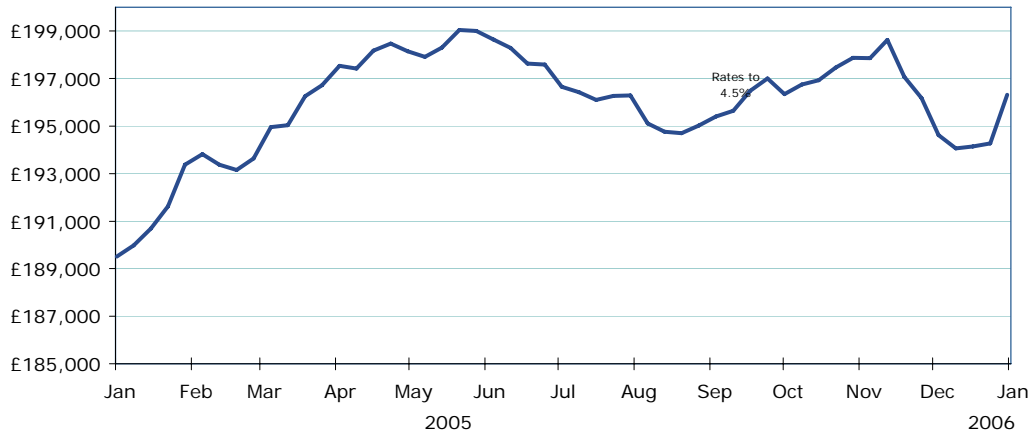


### Graph 3

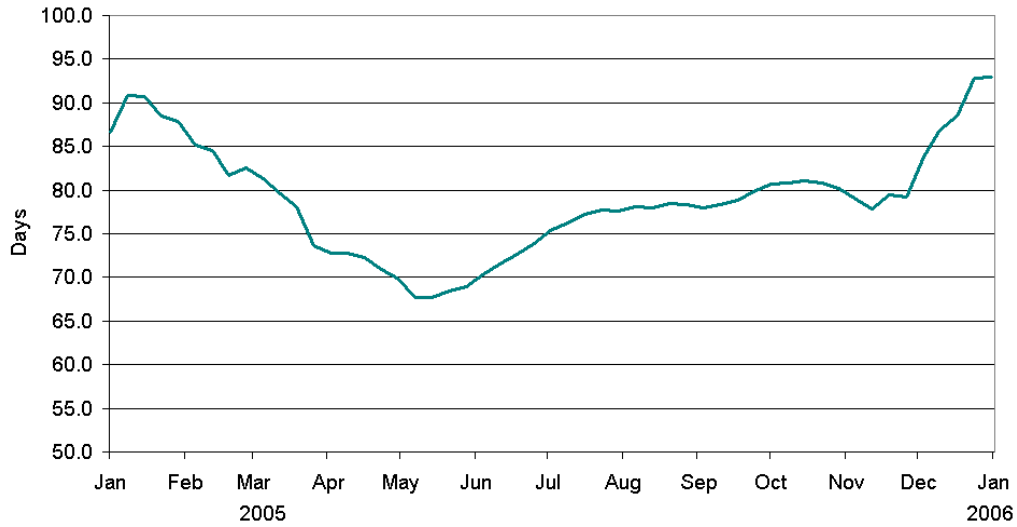
Annual rate of house price inflation



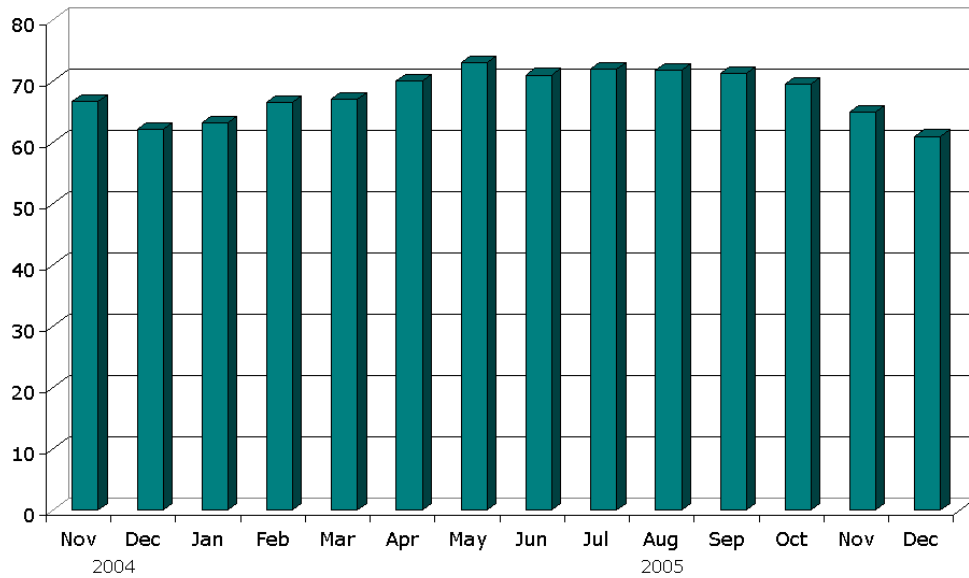
Rightmove Monthly Asking Price Trend



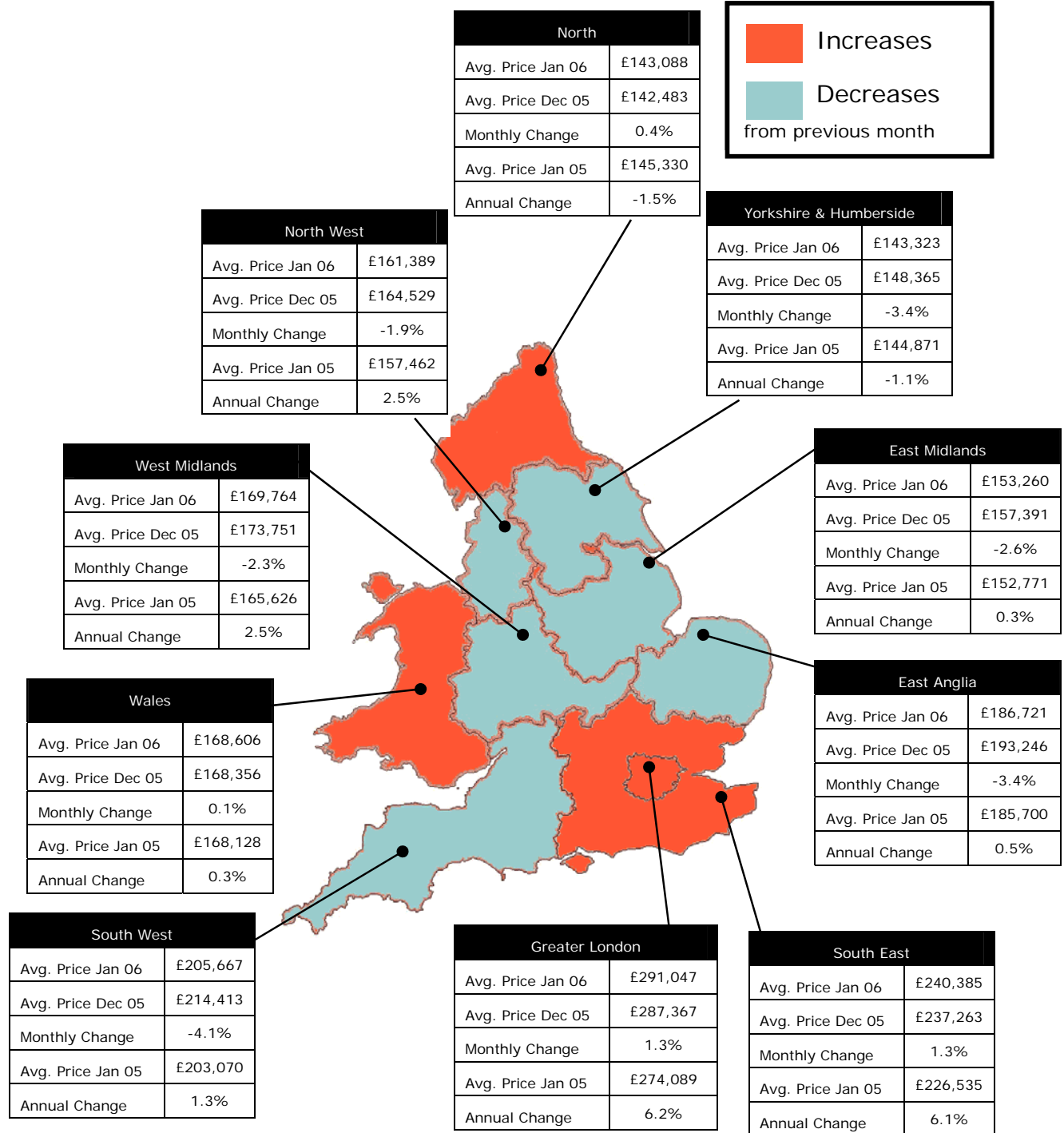
### National Time on Market Indicator



### Average properties for sale per Estate Agent



## Regions of England & Wales



For a further breakdown on these regional statistics please contact the press office on:  
[press@rightmove.co.uk](mailto:press@rightmove.co.uk) or call 0845 456 8439

## National Asking Price Trend

Month	Index (Jan 2002 = 100)	% Change	Avg. Price
January 2005	154.2	-0.1%	£189,509
February 2005	157.7	+2.3%	£193,830
March 2005	158.6	+0.6%	£194,962
April 2005	160.7	+1.3%	£197,539
May 2005	161.2	+0.3%	£198,147
June 2005	161.6	+0.2%	£198,642
July 2005	160.0	-1.0%	£196,649
August 2005	159.7	-0.2%	£196,282
September 2005	159.0	-0.4%	£195,407
October 2005	159.8	+0.5%	£196,348
November 2005	161.0	+0.8%	£197,855
December 2005	159.6	-0.8%	£196,181
January 2006	159.7	+0.1%	£196,319
<b>Annual Change</b>	<b>+5.5</b>	<b>+3.6%</b>	<b>+£6,810</b>

(National asking price includes other property types that are not classified below)

## National Asking Price Trend by Property Type

Month	Detached	Semi-Detached	Terraced	Flats/Apartments
January 2005	£276,001	£172,949	£151,047	£155,158
February 2005	£280,189	£176,399	£152,582	£156,081
March 2005	£278,227	£177,438	£153,575	£157,159
April 2005	£284,690	£179,003	£154,364	£158,364
May 2005	£287,220	£180,764	£153,649	£157,369
June 2005	£291,395	£180,296	£154,753	£155,565
July 2005	£288,593	£179,542	£153,444	£155,568
August 2005	£286,945	£179,554	£153,688	£154,036
September 2005	£284,432	£179,052	£152,881	£155,118
October 2005	£286,671	£180,411	£153,636	£154,903
November 2005	£287,483	£179,196	£155,075	£159,997
December 2005	£286,235	£178,951	£153,007	£158,549
January 2006	£283,050	£177,944	£154,539	£160,092
<b>Annual Change</b>	<b>+2.6%</b>	<b>+2.9%</b>	<b>+2.3%</b>	<b>+3.2%</b>

All enquiries regarding the methodology employed and access to further analysis of the data held by [rightmove.co.uk](http://rightmove.co.uk) should be directed to Charlotte Wheeler on [charlotte.wheeler@rightmove.co.uk](mailto:charlotte.wheeler@rightmove.co.uk) or call 0845 456 8439

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## London's Best Performers January 2006

London's Top 5	Avg. Price Jan 06	Avg. Price Dec 05	Monthly Change
Haringey	£291,102	£276,136	5.4%
Croydon	£231,096	£222,674	3.8%
Wandsworth	£350,476	£339,039	3.4%
Enfield	£260,892	£253,570	2.9%
Harrow	£269,443	£262,601	2.6%

## London's Worst Performers January 2006

London's Bottom 5	Avg. Price Jan 06	Avg. Price Dec 05	Monthly Change
Havering	£220,410	£221,659	-0.6%
Brent	£343,424	£346,462	-0.9%
Kensington and Chelsea	£708,083	£716,118	-1.1%
Hammersmith and Fulham	£425,165	£431,795	-1.5%
Lewisham	£245,283	£251,342	-2.4%

## London Time on Market



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## London Boroughs

Borough	Avg. Price Jan 06	Avg. Price Dec 05	Monthly Change	Avg. Price Jan 05	Annual Change
Kensington and Chelsea	£708,083	£716,118	-1.1%	£555,638	27.4%
City of Westminster	£482,556	£470,605	2.5%	£435,026	10.9%
Hammersmith and Fulham	£425,165	£431,795	-1.5%	£394,592	7.7%
Camden	£392,230	£389,022	0.8%	£383,931	2.2%
Richmond-upon-Thames	£364,785	£361,152	1.0%	£331,886	9.9%
Kingston-upon-Thames	£357,493	£349,916	2.2%	£328,900	8.7%
Wandsworth	£350,476	£339,039	3.4%	£321,002	9.2%
Brent	£343,424	£346,462	-0.9%	£345,557	-0.6%
Islington	£341,407	£336,596	1.4%	£324,119	5.3%
Barnet	£337,254	£329,559	2.3%	£316,301	6.6%
Hounslow	£323,990	£316,453	2.4%	£303,784	6.7%
Ealing	£304,214	£300,545	1.2%	£288,034	5.6%
Hackney	£294,028	£291,977	0.7%	£287,120	2.4%
Haringey	£291,102	£276,136	5.4%	£269,387	8.1%
Merton	£290,272	£283,613	2.3%	£275,074	5.5%
Tower Hamlets	£289,449	£286,983	0.9%	£267,796	8.1%
Sutton	£287,042	£280,976	2.2%	£267,377	7.4%
Hillingdon	£282,065	£276,927	1.9%	£267,202	5.6%
Lambeth	£272,537	£267,372	1.9%	£262,187	3.9%
Harrow	£269,443	£262,601	2.6%	£263,279	2.3%
Southwark	£263,602	£264,407	-0.3%	£256,165	2.9%
Enfield	£260,892	£253,570	2.9%	£255,211	2.2%
Bromley	£259,178	£252,934	2.5%	£253,302	2.3%
Lewisham	£245,283	£251,342	-2.4%	£247,304	-0.8%
Waltham Forest	£238,701	£235,526	1.3%	£226,576	5.4%
Redbridge	£235,447	£236,079	-0.3%	£227,883	3.3%
Croydon	£231,096	£222,674	3.8%	£223,954	3.2%
Havering	£220,410	£221,659	-0.6%	£217,835	1.2%
Newham	£204,348	£202,156	1.1%	£199,443	2.5%
Greenwich	£200,614	£199,843	0.4%	£199,137	0.7%
Bexley	£191,298	£187,695	1.9%	£191,910	-0.3%
Barking and Dagenham	£190,459	£191,224	-0.4%	£192,005	-0.8%

(City of London excluded due to small number of residential properties.)

## Index Comparison

	January 06		December 05		November 05	
	House Price	Monthly change	House Price	Monthly change	House Price	Monthly change
<b>Rightmove</b>	<b>£196,319</b>	<b>+0.1%</b>	<b>£196,181</b>	<b>-0.8%</b>	<b>£197,855</b>	<b>+0.8%</b>
<b>Halifax</b>	N/A*	N/A*	£171,632	+1.0%	£170,086	+1.2%
<b>Nationwide</b>	N/A*	N/A*	£157,250	+0.5%	£157,139	0.0%

\* Published at the beginning of next month for Halifax and at the end of this month for Nationwide

Rightmove: compiled from asking prices of properties as they come on the market via Rightmove's member estate agents over the previous month, covering half the market. Not seasonally adjusted.

Halifax: based on mortgage approvals of loans agreed by Halifax Bank of Scotland over the previous month, seasonally adjusted.

Nationwide: based on mortgage approvals of loans agreed by Nationwide Building Society over the previous month, seasonally adjusted.

(Seasonally adjusted figure used for the Halifax from Nov 2003, as no unadjusted figure has been published.)

Rightmove measures asking prices and does not seasonally adjust its figures, while Nationwide and Halifax both report data based on mortgage offers, seasonally adjusted. The index offered by the ODPM measure prices at completion stage, not seasonally adjusted.

### Editors' notes

Rightmove's **House Price Index** is compiled from the asking prices of properties coming onto the market via Rightmove.co.uk's 8,576 estate agency branches. It is produced from factual data of actual prices of actual properties, rather than being a survey of opinions as with some other indexes. The sample includes up to 150,000 homes each month – representing over half the market, the *largest and most up-to-date monthly sample* of any house price indicator in the UK. 95% of properties are sold via an agent, while only 75% are purchased with a mortgage. The Index differs from other house price indicators, in that it reflects current and future trends in the market rather than being based on 'historical' data as with the lenders' and Land Registry's figures. Having a large sample size and being very up-to-date, the Rightmove Index has established itself as a reliable indicator of current and future trends of the housing market.

### About Rightmove.co.uk:

Rightmove.co.uk is the UK's leading property website, displaying details of homes for sale or rent to the largest online audience. It has around 60% of all properties for sale and at any time displays a stock of over 630,000 properties to buy or rent, worth around £136 billion. All eight corporate estate agents (those with 100 or more branches) list their properties on the site. The Rightmove.co.uk site receives over 10 million visits every month and has been ranked as high as 11<sup>th</sup> in terms of most viewed UK website (source: Hitwise).

For further information on methodology please contact Charlotte Wheeler on [charlotte.wheeler@rightmove.co.uk](mailto:charlotte.wheeler@rightmove.co.uk) or call 0845 456 8439