

# Absa House Price Index - September 2015

Price levels in September 2015



Small (80m<sup>2</sup>-140m<sup>2</sup>):

R884 000



Medium (141m<sup>2</sup>-220m<sup>2</sup>):

R1 225 000



Large (221m<sup>2</sup>-400m<sup>2</sup>):

R1 955 000

## Price growth

Nominal year-on-year house price growth was low in September

5.1% small category    3.5% medium category    6.7% large category







Month-on-month nominal price growth of less than 0.2% in September



## Real year-on-year price growth in August 2015

0.3% small category    -0.6% medium category    1.6% large category

## Factors currently impacting the property market and house prices

 Low economic, employment and income growth	 Inflationary pressures
 Higher interest rates	 Consumer financial strain
 Low consumer confidence	 Housing and mortgage finance affordability

## Outlook for house prices

Nominal price growth to remain in single digits at 5% to 7% in 2015 and 2016



Rising inflation will cause real house price growth to be under downward pressure in rest of 2015 and in 2016