



February house sales more than double January figures



The latest Agency Express Property Activity Index shows that the UK's house sales activity dramatically sprang back to life in February. Nationally, the number of houses sold in February rocketed by 136.6% - more than double the sales achieved in January, and were the highest level of sales achieved for almost two years – since March 2008.



Three regions topped the UK's 'hot spots' by reporting their highest month for house sales since mid to late 2007 (the year the market peaked) with the North East since August 2007, London since October 2007 and the North West since November 2007.

Every region except Central England saw substantial month on month increases in house sales with the North West (152.4%), East Anglia (125.6%), London (123.5%), the South West (122.6%) and the South East (120.8%) all seeing sales activity more than double from January.



Without a doubt, the bad weather seen in the first couple of weeks of the year and the rush to avoid Stamp Duty at the end of December certainly dampened January's house sales. But the astounding increases in February sales shows reason for optimism that the property market is now climbing out of recovery at a faster pace than expected.

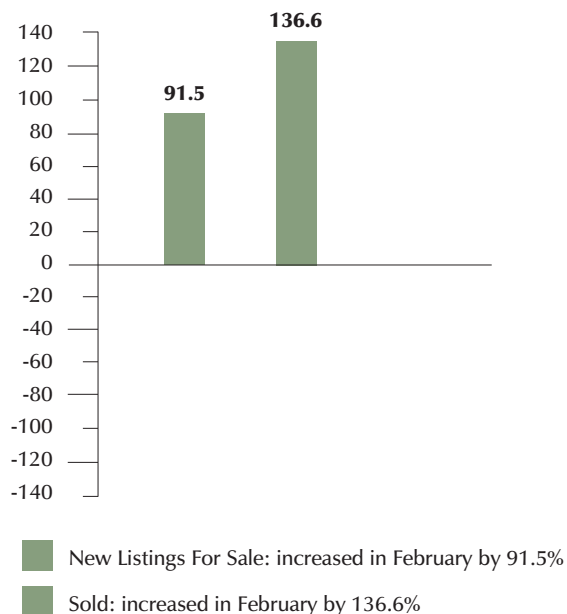
Nottingham experienced the greatest increase at 206.3% - with monthly house sales trebling compared to January. Other notable rises, where house sales at least doubled, were seen in Manchester (168.4%), Oxford (147.3%), Cambridge (140.2%), Milton Keynes (134.2%), Colchester (128.1%), Glasgow (111.1%), Coventry (110.3%), Norwich (109.8%), Newcastle (107.6%) and Carlisle (103.3%).

Commenting on the latest Index results, Stephen Watson, Managing Director, Agency Express, said: "After a pretty slow start to the year it appears that the British public is not prepared to sit around and wait any longer. Whilst we expected February to be a better month for house sales than January, the levels we have seen have exceeded our expectations. It appears that the growing economic optimism has permeated the housing market and people are now making the decision to move. We are now seeing house sales nearly match those we last saw two years ago and the strength of activity bodes well for the coming months"

Further encouragement that the housing market is regaining its buoyancy can be found in the number of 'For Sale' boards that were erected in February. Across the UK there was a 91.5% increase in the number of boards going up compared to January and compared to February last year, there was an increase of 64.9%.

NATIONAL AND REGIONAL MONTHLY CHANGES for February 2010 v January 2010

National monthly % change

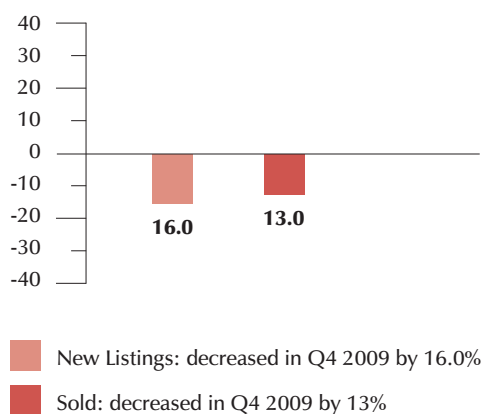


National and regional monthly % change

	NEW LISTINGS	PROPERTIES SOLD
NATIONAL	+91.5	+136.6
Central	-17.9	-6.8
East Anglia	+87.1	+125.6
East Midlands	+28.7	+75.0
London	+87.7	+123.5
North West	+75.2	+152.4
North East	+40.4	+82.7
Scotland	+127.6	+86.6
South East	+101.8	+120.8
South West	+110.5	+122.6
Wales	+66.0	+30.1
West Midlands	+27.3	+78.1
Yorkshire	+88.2	+98.7

NATIONAL QUARTERLY CHANGES for Q4 2009 v Q3 2009

National quarterly % change



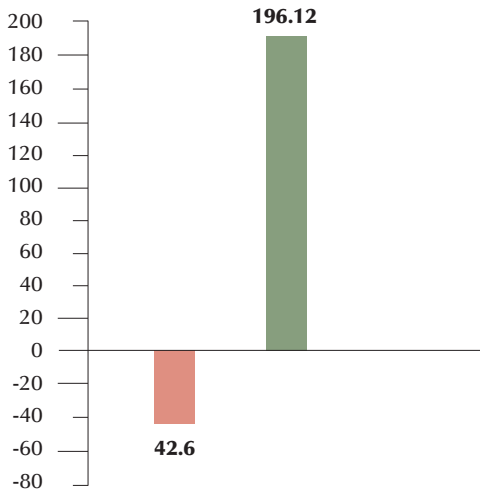
National and regional quarterly % change

	NEW LISTINGS	PROPERTIES SOLD
NATIONAL	-16.0	-13.0
Central	-16.0	-13.9
East Anglia	-19.6	-14.3
East Midlands	-13.7	+4.6
London	-11.4	-12.8
North West	-27.2	+5.7
North East	+1.3	-11.6
Scotland	-7.4	+13.0
South East	-18.6	-3.8
South West	-17.2	-15.8
Wales	-16.3	+5.1
West Midlands	-14.2	-10.0
Yorkshire	-13.7	-11.6

NATIONAL % CHANGES

for February 2010 'New Listings' v highest and lowest months of 'New Listings' recorded since Jan 2007

National monthly% change



- February 2010 v highest month: decreased by 42.6%
- February 2010 v lowest month: increased by 196.12%

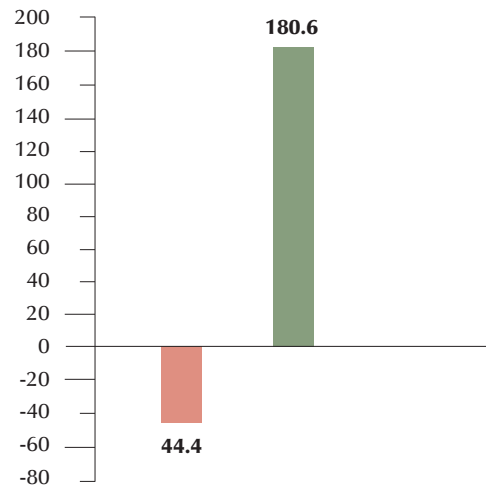
National monthly % change

	HIGHEST NEW LISTINGS	LOWEST NEW LISTINGS
NATIONAL	-42.6	+196.12

NATIONAL % CHANGES

for February 2010 'Sold' v highest and lowest months of 'Sold' recorded since Jan 2007

National monthly% change



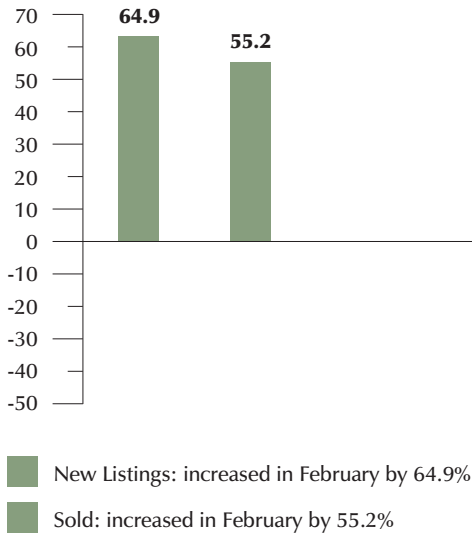
- February 2010 v highest month: decreased by 44.4%
- February 2010 v lowest month: increased by 180.6%

National monthly % change

	HIGHEST SOLD	LOWEST SOLD
NATIONAL	-44.4	+180.6

NATIONAL MONTHLY % CHANGES for February 2010 v February 2009

National monthly % change

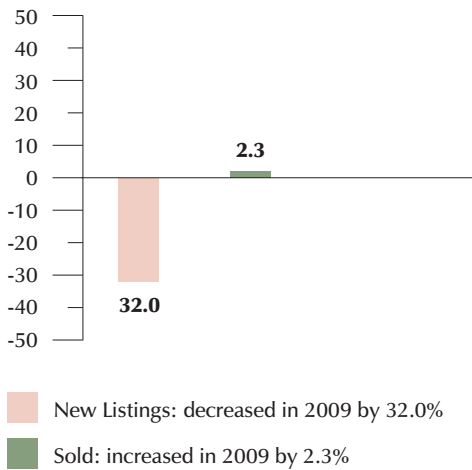


National and regional monthly % change

	NEW LISTINGS	PROPERTIES SOLD
NATIONAL	+64.9	+55.2
Central	-33.2	-37.6
East Anglia	+45.3	+26.1
East Midlands	+123.1	+98.8
London	+91.9	+65.6
North West	+51.9	+112.0
North East	+162.0	+179.2
Scotland	+143.1	+132.1
South East	+75.0	+57.4
South West	+57.5	+40.7
Wales	+44.8	+9.6
West Midlands	+61.0	+30.3
Yorkshire	+55.7	+53.0

NATIONAL ANNUAL % CHANGES for 2009 v 2008

National annual % change



National annual % change

	NEW LISTINGS	PROPERTIES SOLD
NATIONAL	-32.0	+2.3



Stephen Watson
Founder & Managing
Director of Agency Express

Stephen has 20 years estate agency experience, was instrumental in the formation of the UK's first estate agency franchise company and latterly, headed up the franchising division of Alliance & Leicester Property Services.

Editor's notes:

Agency Express was formed in 1998 specifically to provide a nationwide 'For Sale' board erection and management service for corporate and independent estate agencies via a network of franchisees. Today, Agency Express is the UK's largest 'For Sale' board company with one in four boards being erected and serviced by our franchisees.

'For Sale' boards can be seen on virtually every street in the UK and every one of these boards needs to be erected, changed to display 'Sold' and, finally, be removed at a time agreed with the agency when the sale has been completed. In short, a multi million pound business, the results of which give a very visible indication of the condition of the UK residential property market.

- ▲ **The UK's only truly nationwide estate agency 'For Sale' board company**
- ▲ **18 out of the top 20 estate agency chains use Agency Express**
- ▲ **On-line management system provides estate agencies with total control over their board assets**
- ▲ **Full members of the British Franchise Association**
- ▲ **Carrying out up to 4,000 board movements every working day**

UK-WIDE MONTH-ON-MONTH PERCENTAGE CHANGES 2009

	For Sale boards erected	Sold boards instructed
September	-8.7%	-5.5%
October	+5.6%	+13.4%
November	-9.0%	-8.3%
December	-46.3%	-33.2%
January	+38.2%	-18.0%

UK-WIDE MONTH-ON-MONTH PERCENTAGE CHANGES 2010

	For Sale boards erected	Sold boards instructed
February	+91.5%	+136.6%

For more information or to arrange an interview please contact:

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