



UK house sales slump in June



The housing market in the UK took a backward step in June with both house sales and new 'For Sale' listings making double digit falls, according to the latest Agency Express Property Activity Index.

The number of houses sold in June fell by -13.7% compared to May and were down -10.7% on May 2010 and -16.9% down on May 2009. However, it is not unusual for house sales to fall in June as this has happened in five out of the last six years.

And, it was far from a uniform pattern across the UK. Four regions saw an uplift in monthly sales in June whilst others experienced significant double digit falls.



The North West had a really great month with a 26.3% increase in monthly house sales, as did Scotland, where the number of houses 'Sold' rose by 17.7%. House sales in Wales were up 8.6% and in the West Midlands they were up 2.8%. In the East Midlands sales remained at May's levels. The heaviest falls in house sales in June occurred in the South East (-18.8%), Greater London (-15.9%), Yorkshire (-14.9%) and the South West (-14.8%)

Leicester was the UK city that had the greatest increase in monthly house sales in June with a massive rise of 55.0%. Three other cities experienced an increase – York (20.4%), Newcastle (14.9%) and Milton Keynes (8.5%).

Across the UK, the number of houses that were put up 'For Sale' in June went down by -10.2% compared to May. This was -17.0% down on May 2010 but up 32.8% on May 2009.

Again there were significant regional differences when it came to the number of new 'For Sale' listings. Scotland saw a 3.9% increase and Greater London was up 3.4%. However, the North East saw a dramatic fall of -24.4%, with Yorkshire seeing a -19.2% fall. In the South West there was a drop of -16.5% and the East Midlands was down -15.1%.

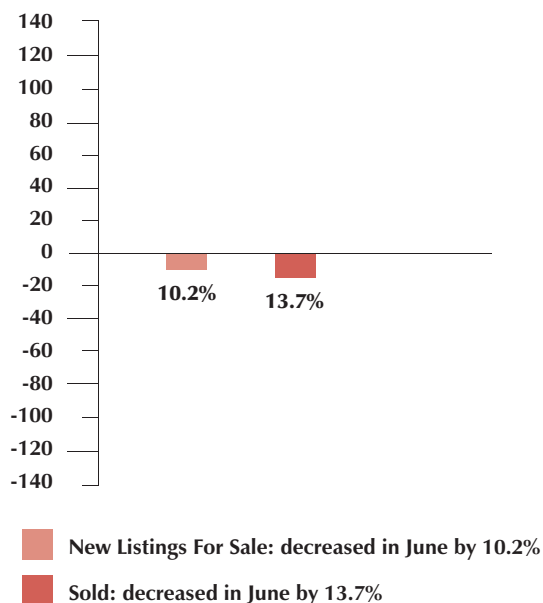


Coventry was the UK city that had the biggest increase in the number of houses put up 'For Sale' in June, with a massive rise of 28.0%. Four other cities experienced an increase - Edinburgh saw a 9.4% rise, followed by Birmingham (6.6%), Leicester (6.2%) and Brighton (1.5%).

Commenting on the latest Index results, Stephen Watson, Managing Director, Agency Express, said: "Whilst it's disappointing to report that housing activity as a whole has seen a significant drop in activity in June, there is positive news for the regional markets that have suffered in the last 12 months such as Scotland, Wales, the North West and the West Midlands. We could be seeing a reaction to the Government's austerity measures as they start to impact on public sector workers. A dip in consumer confidence based on uncertainties about employment and wages will cause many to put their house moving plans on hold. However, there are some grounds for optimism. The Government's new shared equity First Buy scheme has just been launched and this could kick start the sales of some new build homes on developments up and down the country. And there is encouragement from the fact that there was an increase in properties coming onto the market in Greater London in June. Activity in London often has a ripple effect in the following months throughout the rest of the country."

NATIONAL AND REGIONAL MONTHLY CHANGES for June 2011 v May 2011

National monthly % change

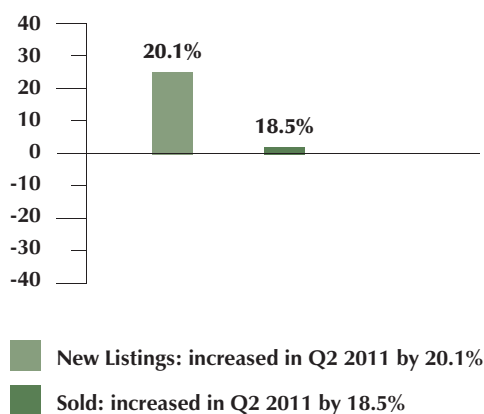


National and regional monthly % change

	NEW LISTINGS	PROPERTIES SOLD
NATIONAL	-10.2	-13.7
Central	-12.1	-8.2
East Anglia	-7.8	-5.2
East Midlands	-15.1	0
London	+3.3	-16.0
North West	-11.8	+26.4
North East	-24.3	-4.3
Scotland	+3.9	+17.7
South East	-14.7	-18.8
South West	-16.4	-14.7
Wales	-9.0	+8.4
West Midlands	-7.0	+2.6
Yorkshire	-19.2	-15

NATIONAL QUARTERLY CHANGES for Q2 2011 v Q1 2011

National quarterly % change



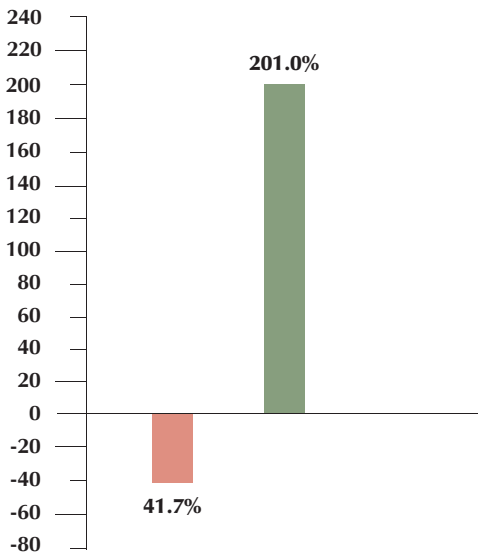
National and regional quarterly % change

	NEW LISTINGS	PROPERTIES SOLD
NATIONAL	+20.1	+18.5
Central	+10.0	-7.5
East Anglia	+29.4	+19.6
East Midlands	+15.9	+30.7
London	+9.3	+17.4
North West	+15.7	-10.3
North East	-0.3	+23.1
Scotland	+39.4	+14.1
South East	+5.0	+14.8
South West	+13.8	+15.2
Wales	+26.8	+24.9
West Midlands	+19.8	+32.4
Yorkshire	+14.7	+1.8

NATIONAL % CHANGES

for June 2011 'New Listings' v highest and lowest months of 'New Listings' recorded since Jan 2007

National monthly% change



- June 2011 v highest month: decreased by 41.7%
- June 2011 v lowest month: increased by 201.0%

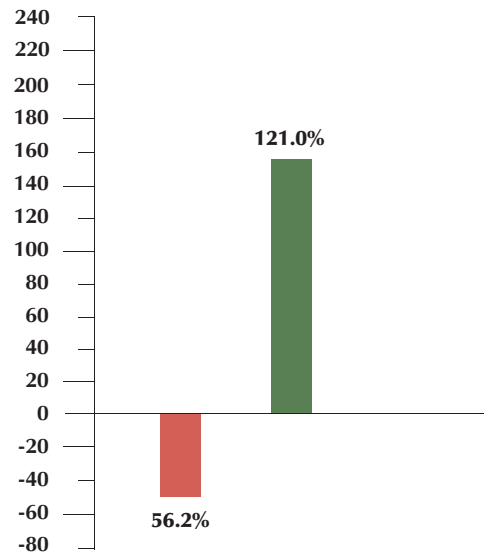
National monthly % change

	HIGHEST NEW LISTINGS	LOWEST NEW LISTINGS
NATIONAL	-41.7	+201.0

NATIONAL % CHANGES

for June 2011 'Sold' v highest and lowest months of 'Sold' recorded since Jan 2007

National monthly% change



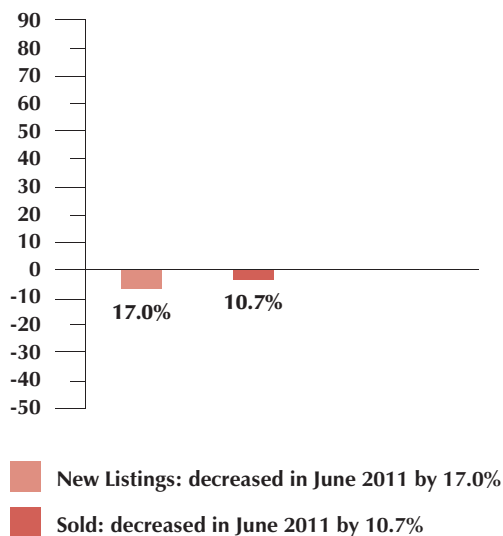
- June 2011 v highest month: decreased by 56.2%
- June 2011 v lowest month: increased by 121.0%

National monthly % change

	HIGHEST SOLD	LOWEST SOLD
NATIONAL	-56.2	+121.0

NATIONAL MONTHLY % CHANGES for June 2011 v June 2010

National monthly % change

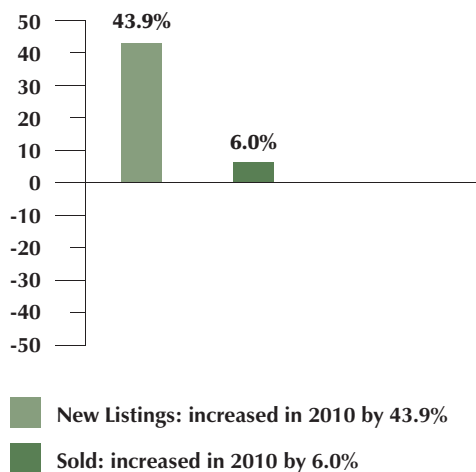


National and regional monthly % change

	NEW LISTINGS	PROPERTIES SOLD
NATIONAL	-17.0	-10.7
Central	-26.4	-29.2
East Anglia	-10.4	-3.2
East Midlands	-14.5	-3.4
London	-13.3	+5.8
North West	-20.7	-19.1
North East	-44.4	-13.5
Scotland	+1.1	-5.3
South East	-25.3	-8.1
South West	-24.7	-21.4
Wales	-11.0	+5.6
West Midlands	-19.9	+36.3
Yorkshire	-22.9	-15.5

NATIONAL ANNUAL % CHANGES for 2010 v 2009

National annual % change



National annual % change

	NEW LISTINGS	PROPERTIES SOLD
NATIONAL	+43.9	+6.0



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 2011

	For Sale boards erected	Sold boards instructed
January	+51.5%	-4.7%
February	+27.7%	+38.3%
March	+25.0%	+23.2%
April	-0.5%	-3.6%
May	+1.7%	+4.6%
June	-10.2%	-13.7%

For further information or to arrange an interview please contact:

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Or go to www.propertyactivityindex.co.uk for a PDF of the latest report

