



## UK HOUSE SALES AT HIGHEST LEVEL FOR A YEAR



**The housing market made a good recovery in May and made up the lost ground experienced in April, according to the latest Agency Express Property Activity Index. The number of houses sold in May was up 4.7% on the previous month's figures and reached the highest level seen since May last year.**



House sales were 2.0% fewer than May 2010 but significantly up 14.7% on May 2009 and 18.6% up on May 2008. The recovery was led in the main by activity recorded in the North of England and the Midlands. The North East saw growth in houses sold of 16.7% just ahead of the North West which saw a rise of 16.6%. In Yorkshire monthly sales were up 10.6% and in Central England they rose 10.0%. In contrast there was a drop in sales of -16.4% in Scotland with the South East seeing a fall of -7.4% and the South West decreasing -5.5%.



Coventry was the city that experienced greatest growth in house sales at 13.0% followed by Carlisle with 12.8%, Brighton at 11.1%, Bristol with 10.0% and Manchester with 5.3%. Edinburgh had the worst drop in sales in the UK with -14.3%. Leicester also saw a big drop of 9.1%.

There was positive news for the number of new 'For Sale' instructions received in May. In the UK they were up 1.7% eradicating the -0.5% drop seen in April. They reached their highest level since August last year although they are down -6.0% on May 2010. However, the number of properties put on the market in May was 40.5% greater than May two years ago.

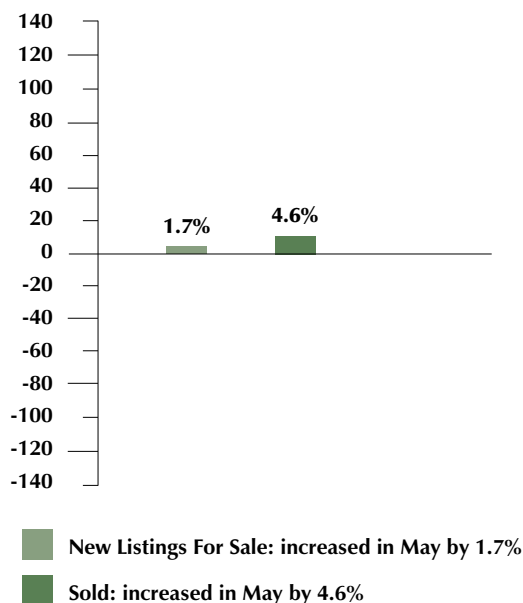
Most regions recorded an increase in the number of new 'For Sale' instructions with the North East leading the way with a rise of 10.6%. Wales saw a shrinkage in supply of properties of -5.4%.

Coventry again led the way for growth with an 8.7% increase in houses put on the market followed by Newcastle with a rise of 7.9% and Leeds with a 5.5% rise.

Commenting on the latest Index results, Stephen Watson, Managing Director, Agency Express, said: "It's good to see that the drop in activity seen in April - that we can attribute to the plethora of holidays - has now been more than compensated for with decent increases in both the number of houses sold and the amount of new 'For Sale' instructions. The dry, sunny weather most of the UK has experienced in the last few weeks has certainly helped the viewing numbers. That combined with the expected stability in interest rates and a mildly optimistic view that the UK economy is on a slow recovery is restoring confidence in homeowners to move house. Last year, May was the peak of the house sales market so we are looking forward to June to see if the upward trend we have seen since the turn of the year proves to be a sustainable one."

## NATIONAL AND REGIONAL MONTHLY CHANGES for May 2011 v April 2011

### National monthly % change

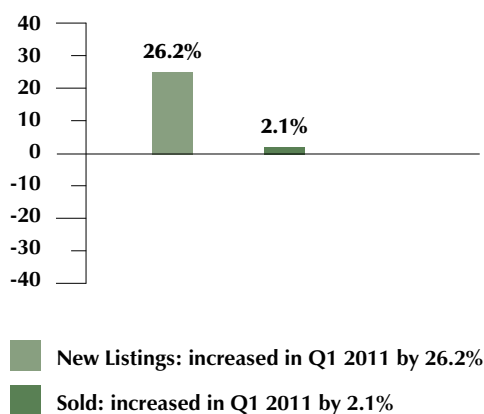


### National and regional monthly % change

	NEW LISTINGS	PROPERTIES SOLD
<b>NATIONAL</b>	+1.7	+4.6
Central	+2.6	+10
East Anglia	+3.2	-3.1
East Midlands	+1.5	+6.9
London	+8.8	0
North West	-4.6	+16.5
North East	+10.6	+16.7
Scotland	-0.9	-16.4
South East	0	-7.3
South West	+3.7	-5.5
Wales	-5.4	+5.0
West Midlands	+1.1	+4.3
Yorkshire	+2.7	+10.6

## NATIONAL QUARTERLY CHANGES for Q1 2011 v Q4 2010

### National quarterly % change



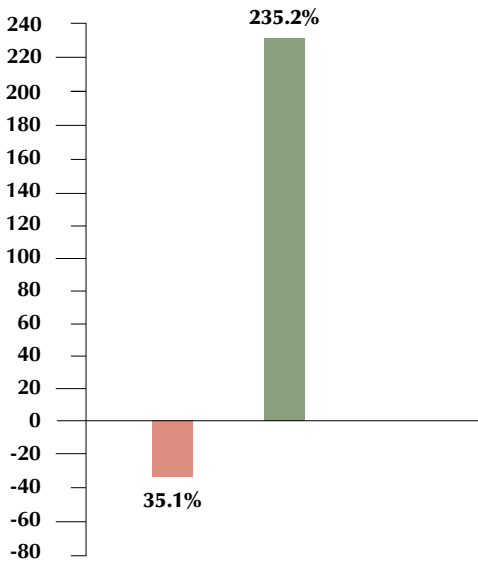
### National and regional quarterly % change

	NEW LISTINGS	PROPERTIES SOLD
<b>NATIONAL</b>	+26.2	+2.1
Central	+36.1	+9.6
East Anglia	+22.0	+1.3
East Midlands	+21.4	-4.0
London	+25.4	+11.5
North West	+25.0	-10.6
North East	+44.5	+11.5
Scotland	+13.9	-1.3
South East	+27.3	+14.4
South West	+27.3	+11.1
Wales	+36.8	-1.7
West Midlands	+29.6	+2.7
Yorkshire	+36.5	+15.1

### NATIONAL % CHANGES

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

#### National monthly% change



- May 2011 v highest month: decreased by -35.1%
- May 2011 v lowest month: increased by 235.2%

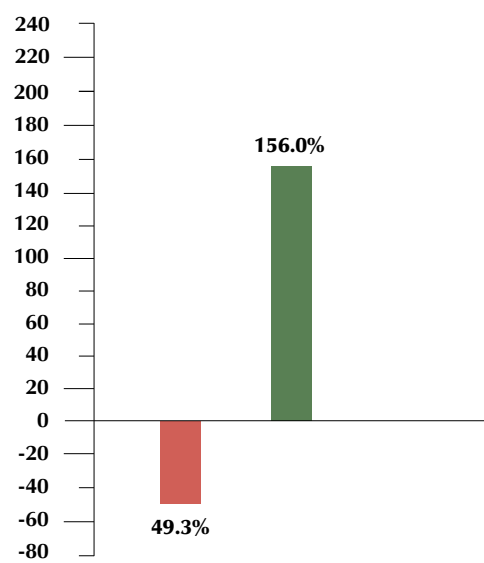
#### National monthly % change

	HIGHEST NEW LISTINGS	LOWEST NEW LISTINGS
<b>NATIONAL</b>	<b>-35.1</b>	<b>+235.2</b>

### NATIONAL % CHANGES

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

#### National monthly% change



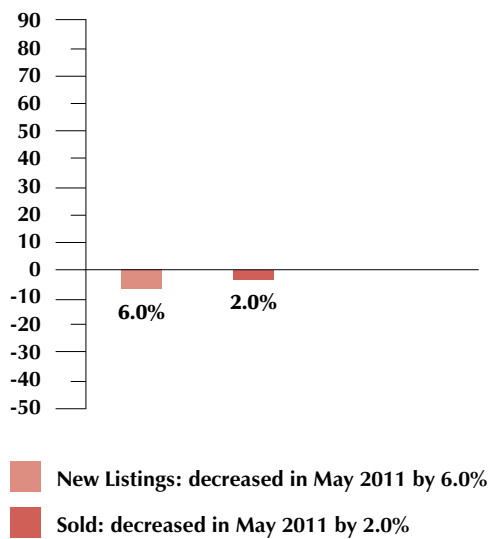
- May 2011 v highest month: decreased by 49.3%
- May 2011 v lowest month: increased by 156.0%

#### National monthly % change

	HIGHEST SOLD	LOWEST SOLD
<b>NATIONAL</b>	<b>-49.3</b>	<b>+156.0</b>

## NATIONAL MONTHLY % CHANGES for May 2011 v May 2010

### National monthly % change

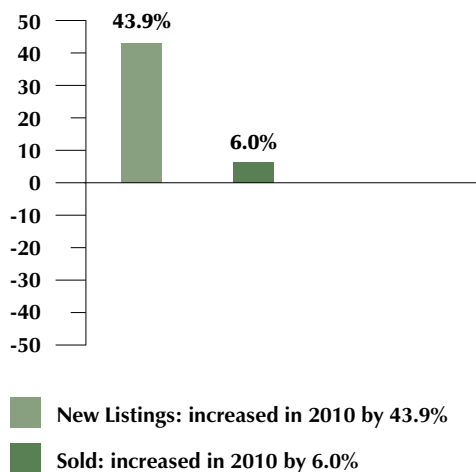


### National and regional monthly % change

	NEW LISTINGS	PROPERTIES SOLD
<b>NATIONAL</b>	<b>-6.0</b>	<b>-2.0</b>
Central	-20.8	-25.3
East Anglia	+4.3	-3.7
East Midlands	-4.2	+3.1
London	-2.6	+16.2
North West	-9.7	-29.3
North East	-12.7	-17.6
Scotland	-17.1	-25.7
South East	-19.0	+6.5
South West	-6.1	-18.2
Wales	-0.3	-12.8
West Midlands	+5.3	-2.2
Yorkshire	-3.6	-1.4

## NATIONAL ANNUAL % CHANGES for 2010 v 2009

### National annual % change



### National annual % change

	NEW LISTINGS	PROPERTIES SOLD
<b>NATIONAL</b>	<b>+43.9</b>	<b>+6.0</b>



**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%

**For further information or to arrange an interview please contact:**

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Or go to [www.propertyactivityindex.co.uk](http://www.propertyactivityindex.co.uk) for a PDF of the latest report

