



April index shows UK housing activity hit by 'election stagnation'



The latest Agency Express Property Activity Index shows that the growth in UK house sales stagnated in April in the run-up to the General Election. Nationally, the number of houses sold in April was 0.7% down on those sold in March but this was still 9.6% up on April 2009.



The story was very similar for the number of properties that were put up 'For Sale'. In April there was a 0.7% increase in homes being put on the market but this was 70.3% up on April 2009's level and the highest level since July 2008.

It appears that the spectre of an election is subduing activity in the housing market, with many people putting moving plans on hold as they await the outcome of the election and the impact it could have on their household finances.

Although April's house sales nationally remained at broadly the same level as those in March, some regions saw a reasonable uplift in activity. Sales in the South West were up 10.0%, in East Anglia they rose 6.6%, in the South East there was an increase of 5.6% and in Central England sales were up 5.0%. Encouragingly, the South East and West Midlands saw house sales at their highest levels for two years.

However, the West Midlands saw the biggest fall with house sales down 15.9%, followed by London down 11.6%, Scotland down 9.3% and Yorkshire down 7.2%.

Commenting on the latest Index results, Stephen Watson, Managing Director, Agency Express, said: "It appears that the General Election has effectively dampened the level of

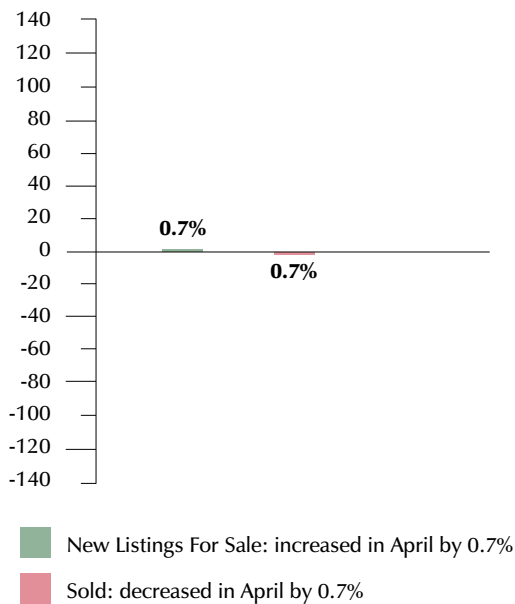
activity in the housing market that we could have expected as people are choosing to wait for the outcome of the election before making decisions on whether or not to sell or buy. Although the national picture is one of stagnation, there are pockets of activity in several of the central and southern regions of the UK that suggest that we could see a hike in sales after the election, as the number of For Sale boards that went up in April was the highest seen for around two years."

In the South West the number of properties being put up 'For Sale' rose by 15.0% which was the highest level seen since June 2008. The East Midlands was next with a 9.2% increase (highest level since July 2008) followed by Central England up 5.6% and the West Midlands up 5.4% (highest level since July 2008).



NATIONAL AND REGIONAL MONTHLY CHANGES for April 2010 v March 2010

National monthly % change

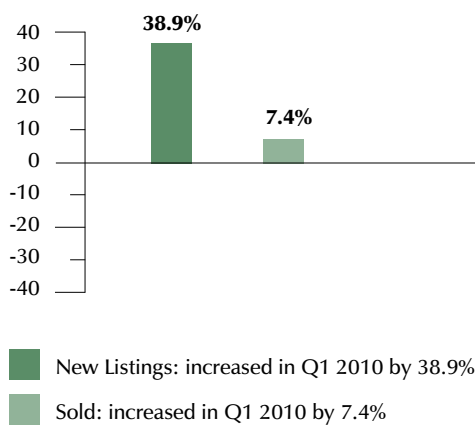


National and regional monthly % change

	NEW LISTINGS	PROPERTIES SOLD
NATIONAL	+0.7	-0.7
Central	+5.6	+5.0
East Anglia	+0.3	+6.6
East Midlands	+9.2	+2.2
London	-3.0	-11.6
North West	+1.5	-3.9
North East	+1.0	-2.2
Scotland	+1.5	-9.3
South East	+1.3	+5.6
South West	+15.0	+10.0
Wales	+1.2	+3.6
West Midlands	+5.4	-15.9
Yorkshire	-15.4	-7.2

NATIONAL QUARTERLY CHANGES for Q1 2010 v Q4 2009

National quarterly % change



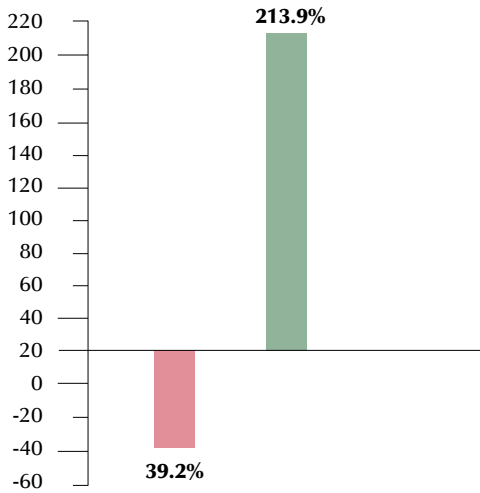
National and regional quarterly % change

	NEW LISTINGS	PROPERTIES SOLD
NATIONAL	+38.9	+7.4
Central	+2.3	-20.6
East Anglia	+35.8	-8.5
East Midlands	+68.3	+5.9
London	+50.7	+6.9
North West	+41.0	+4.0
North East	+91.3	+36.7
Scotland	+35.7	+11.5
South East	+76.7	+20.5
South West	+32.0	-13.4
Wales	+44.0	-7.9
West Midlands	+48.4	+2.7
Yorkshire	+22.5	-3.3

NATIONAL % CHANGES

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

National monthly% change



April 2010 v highest month: decreased by 39.2%

April 2010 v lowest month: increased by 213.9%

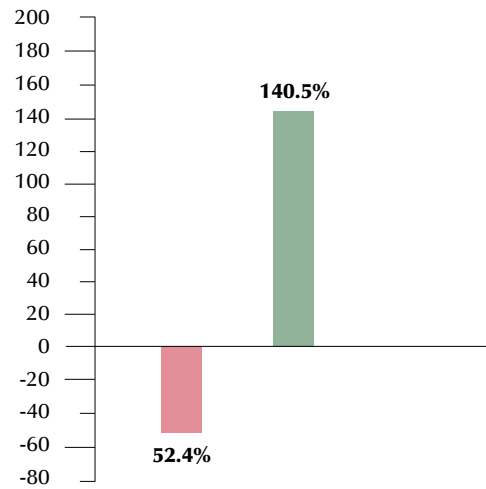
National monthly % change

	HIGHEST NEW LISTINGS	LOWEST NEW LISTINGS
NATIONAL	-39.2	+213.9

NATIONAL % CHANGES

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

National monthly% change



April 2010 v highest month: decreased by 52.4%

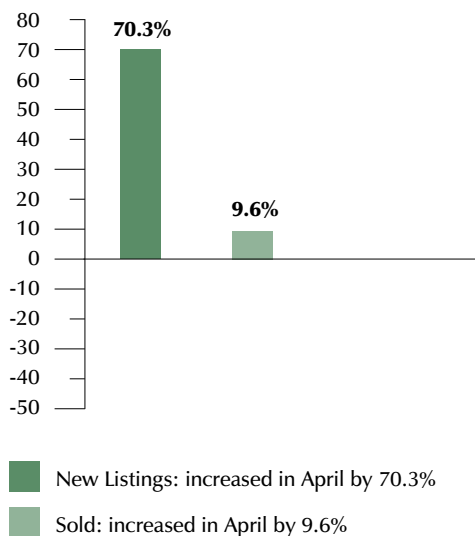
April 2010 v lowest month: increased by 140.5%

National monthly % change

	HIGHEST SOLD	LOWEST SOLD
NATIONAL	-52.4	+140.5

NATIONAL MONTHLY % CHANGES for April 2010 v April 2009

National monthly % change

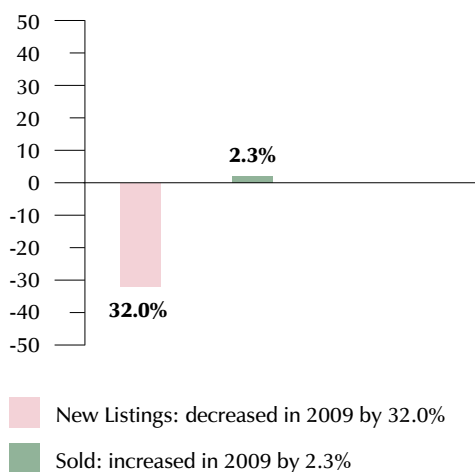


National and regional monthly % change

	NEW LISTINGS	PROPERTIES SOLD
NATIONAL	+70.3	+9.6
Central	+55.8	+6.6
East Anglia	+54.2	+13.9
East Midlands	+176.2	+75.0
London	+121.9	+27.4
North West	+52.9	+41.9
North East	+133.7	+70.5
Scotland	+87.3	+95.8
South East	+79.0	+64.5
South West	+78.5	+39.2
Wales	+36.9	+3.6
West Midlands	+80.9	+4.3
Yorkshire	+49.2	+6.3

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 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%

UK-WIDE MONTH-ON-MONTH PERCENTAGE CHANGES 2010

	For Sale boards erected	Sold boards instructed
January	+38.2%	-18.0%
February	+91.5%	+136.6%
March	+5.3%	-13.7%
April	+0.7%	-0.7%

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

