



UK HOUSING ACTIVITY SEES EASTER HOLIDAY LULL



There was a minor decline in UK housing activity in April according to data released today from the latest Agency Express Property Activity Index. It appears that the late and long Easter and bank holidays have had a mildly discouraging impact on the property market with monthly house sales down -3.6% on March's and a marginal drop of -0.5% in the number of new 'For Sale' listings. There is an established trend for April house sales to show a fall compared to March and, whilst 2011 has followed this pattern, it has been the shallowest drop in the five years the index has been running.



The decrease in house sales in April followed two consecutive monthly rises in the number of houses 'Sold' but monthly sales are still up 1.7% on April last year and 11.5% higher than April 2009.

Wales led the way in property sales with the number of houses 'Sold' being up 6.5%. Only four other regions saw sales increases – the South East had a rise of 5.2%, the South West was up 5.1%, East Anglia saw growth of 3.4% and the West Midlands improved by 0.8%. Two regions saw significant declines – Yorkshire down -22.5% and the North West down -40.9%.

Three cities experienced double digit increases in monthly house sales. Cambridge topped the table with a rise of 26.3% followed by Exeter up 25.5% and Birmingham up 25.4%. For the second consecutive month, Norwich saw the largest decline in monthly house sales with a dramatic fall of -40.3%.

The decrease in the number of new 'For Sale' instructions in April followed three consecutive monthly rises but current levels are still 5.1% better than April last year and 79.0% higher than April 2009.

Only three regions saw improvements in new 'For Sale' listings. East Anglia saw a rise of 13.5% followed by Wales at 9.6% and Central England at 0.4%. Greater London experienced the greatest decline with a drop of -21.3%.

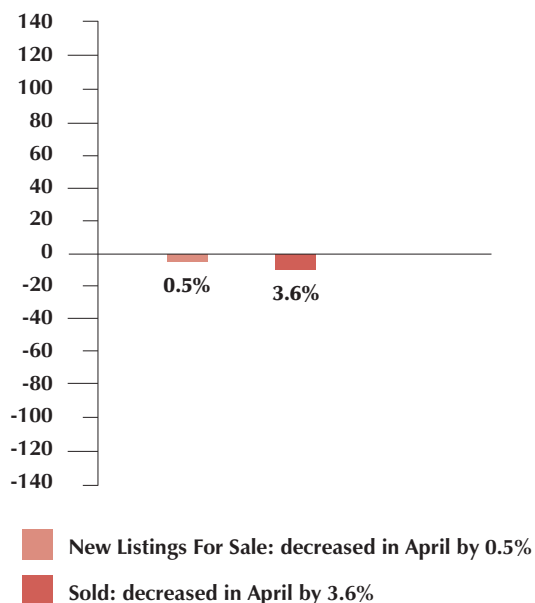
Four cities experienced double digit increases in the number of new 'For Sale' instructions in April. Cambridge topped the table with a rise of 49.2% followed by Coventry up 35.3%, Leeds up 24.6% and Southampton up 12.8%. York (-24.2%) and Norwich (-24.6%) had the most significant declines.

Commenting on the latest Index results, Stephen Watson, Managing Director, Agency Express, said: "Whilst housing activity has been marginally lower in April than in March, this is not unusual. In fact, since the Index began, we have consistently seen a drop in house sales in April. The slowdown in activity is most likely to have been affected by the Easter holidays, bank holidays and Royal Wedding being so close together that people have taken the opportunity to go away on holiday or simply put their plans on hold, but it's encouraging to note that activity levels are still higher than they were in both April 2009 and 2010. With interest rates remaining low for the at least the short term and the UK avoiding a double-dip recession we can expect the housing market to pick up again in May as further confidence returns."



NATIONAL AND REGIONAL MONTHLY CHANGES for April 2011 v March 2011

National monthly % change

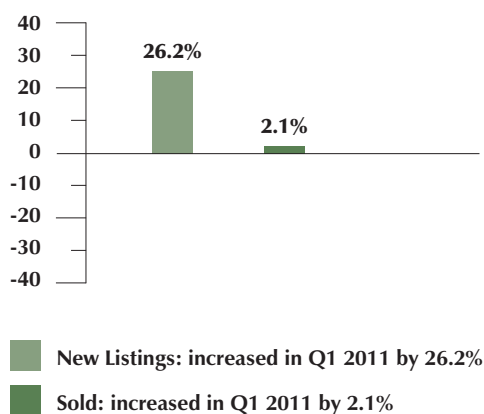


National and regional monthly % change

	NEW LISTINGS	PROPERTIES SOLD
NATIONAL	-0.5	-3.6
Central	+0.4	-10.7
East Anglia	+13.5	+3.4
East Midlands	-3.4	-8.3
London	-21.3	-9.9
North West	-4.4	-41.0
North East	-8.3	-11.1
Scotland	-1.8	-4.5
South East	-11.6	+5.2
South West	-1.8	+5.1
Wales	+9.6	+6.5
West Midlands	-2.0	+0.8
Yorkshire	-3.9	-22.5

NATIONAL QUARTERLY CHANGES for Q1 2011 v Q4 2010

National quarterly % change



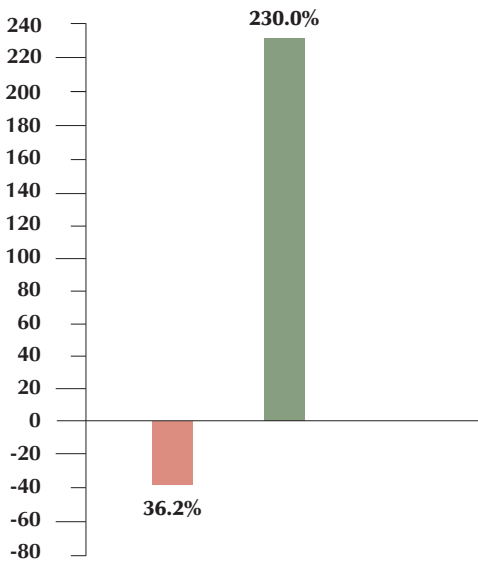
National and regional quarterly % change

	NEW LISTINGS	PROPERTIES SOLD
NATIONAL	+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 April 2011 'New Listings' v highest and lowest months of 'New Listings' recorded since Jan 2007

National monthly% change



April 2011 v highest month: decreased by -35.8%

April 2011 v lowest month: increased by 231.5%

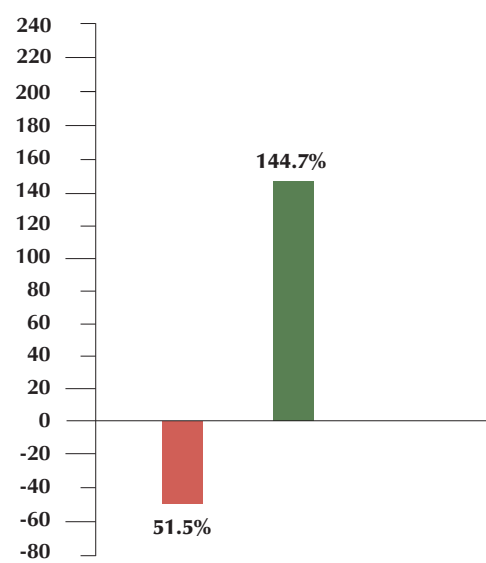
National monthly % change

	HIGHEST NEW LISTINGS	LOWEST NEW LISTINGS
NATIONAL	-36.2	+230.0

NATIONAL % CHANGES

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

National monthly% change



April 2011 v highest month: decreased by 51.5%

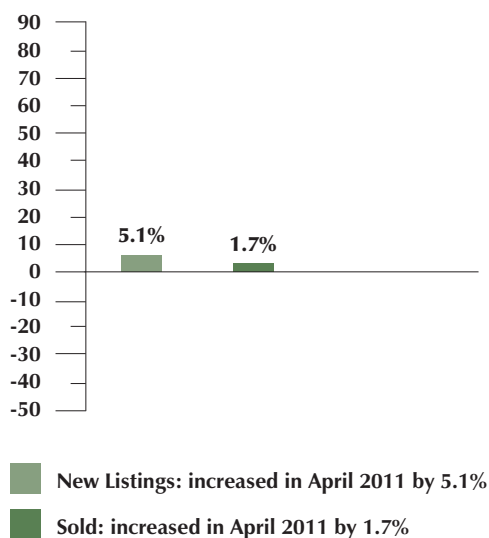
April 2011 v lowest month: increased by 144.7%

National monthly % change

	HIGHEST SOLD	LOWEST SOLD
NATIONAL	-51.5	+144.7

NATIONAL MONTHLY % CHANGES for April 2011 v April 2010

National monthly % change

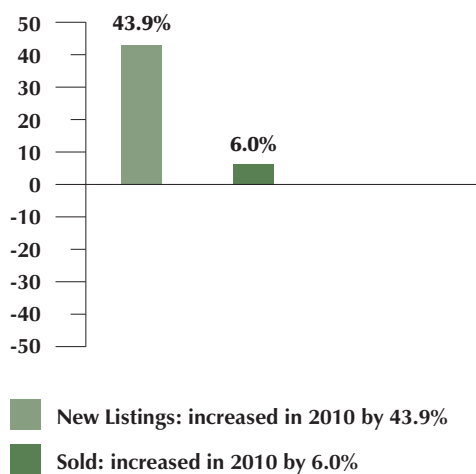


National and regional monthly % change

	NEW LISTINGS	PROPERTIES SOLD
NATIONAL	+5.1	+1.7
Central	-19.7	-28.7
East Anglia	+13.5	+5.3
East Midlands	+0.6	+2.7
London	+1.2	+31.5
North West	+14.8	-29.5
North East	-21.7	-9.8
Scotland	+1.8	-3.5
South East	-5.6	+7.4
South West	+5.2	+1.7
Wales	+34.1	+3.4
West Midlands	+4.3	+18.0
Yorkshire	+3.2	-16.5

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%

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

