



Property market holds firm despite economic uncertainty



The number of house sales in the UK showed a slight increase in August despite being at the height of the holiday season. The latest Agency Express Property Activity Index shows that monthly house sales in August increased by 0.9% compared to July, reversing the previous two months trend of declining house sales. The number of properties being put up for sale also increased slightly by 0.5%, perhaps a signal that consumer confidence is proving resilient to the Government's austerity measures and continuing economic uncertainty.



The number of houses 'Sold' in August was the fourth highest month in 2010 and compared to August 2009, monthly house sales were up 6.2% and against August 2008, they were up a massive 50.7%.

this year with more time to think and act on their next house move"



The overview year on year is even more optimistic when you look at the data relating to the number of houses being put up 'For Sale'. August saw a 47.5% increase against the same month in 2009 and an increase of 41.8% against August 2008.

Regional hot-spots for the number of houses 'Sold' in August were - Wales up 28.5% with the largest increase, East Midlands up 14.7% and Yorkshire up 10.7%. In terms of cities with the greatest increase in property sales for August - Leicester was up a massive 71.3%, Southampton up 40% and Edinburgh up 38.1%.

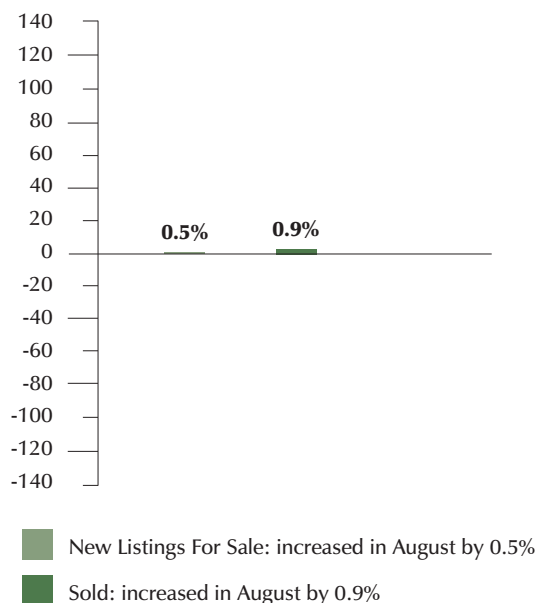
Commenting on the latest Index results, Stephen Watson, Managing Director, Agency Express, said: "Despite being in uncharted waters regarding the Government's austerity measures and talk of a double-dip recession, I believe consumers have taken stock of the overall economic situation and have decided that the property market is still holding relatively firm with steady demand and genuine opportunities. With the likelihood of interest rates remaining low for the next few months, the market is looking very healthy, particularly with the number of properties coming on the market, which might be a reflection of the number of people choosing to holiday at home

When it came to properties being put up 'For Sale', the regions with the greatest increases against July were - Wales up 13%, South West up 9.1% and the South East up 3.8%. The cities showing the greatest increase in the number of properties coming on the market were - Glasgow up 19.7%, Coventry up 11.9% and Oxford up 10.8%.

Despite the positive overview of the market, there were a few regions that showed a decrease in house sales - Central England down 18.6%, South West down 6.9% and Scotland overall down by 6.1% against July. Cities that also showed a decrease in house sales for August were - Oxford down 25.7%, Glasgow down 22.6% and Exeter down by 14%.

NATIONAL AND REGIONAL MONTHLY CHANGES for August 2010 v July 2010

National monthly % change

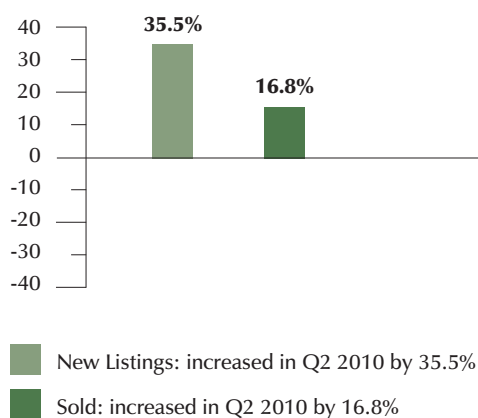


National and regional monthly % change

	NEW LISTINGS	PROPERTIES SOLD
NATIONAL	+0.5	+0.9
Central	+1.8	-18.6
East Anglia	+2.0	+0.4
East Midlands	-6.5	+14.7
London	-8.1	+3.2
North West	-0.8	+3.8
North East	-4.1	+2.3
Scotland	+2.8	-6.1
South East	+3.8	+5.1
South West	+9.1	-6.9
Wales	+13.0	+28.5
West Midlands	-8.0	-3.0
Yorkshire	-3.5	+10.0

NATIONAL QUARTERLY CHANGES for Q2 2010 v Q1 2010

National quarterly % change

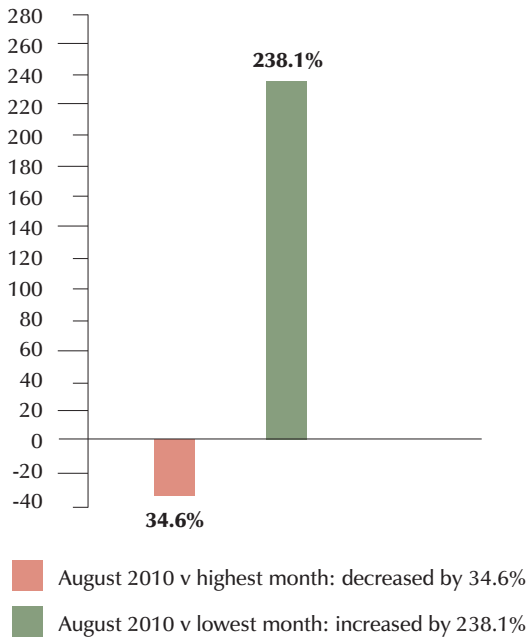


National and regional quarterly % change

	NEW LISTINGS	PROPERTIES SOLD
NATIONAL	+35.5	+16.8
Central	+59.2	+55.2
East Anglia	+34.7	+32.3
East Midlands	+25.2	+35.3
London	+46.3	+18.3
North West	+36.0	+31.1
North East	+29.1	+25.5
Scotland	+43.1	+14.4
South East	+37.3	+25.2
South West	+55.1	+49.9
Wales	+29.1	+30.0
West Midlands	+20.0	+12.5
Yorkshire	+11.7	+1.4

NATIONAL % CHANGES
for August 2010 'New Listings' v highest and lowest months of 'New Listings' recorded since Jan 2007

National monthly% change

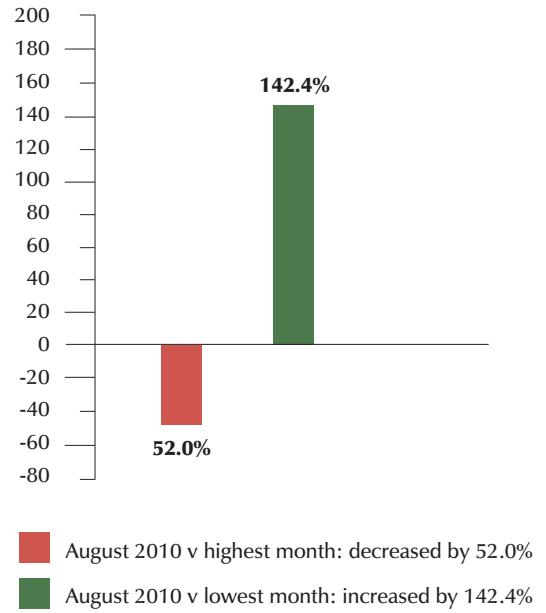


National monthly % change

	HIGHEST NEW LISTINGS	LOWEST NEW LISTINGS
NATIONAL	-34.6	+238.1

NATIONAL % CHANGES
for August 2010 'Sold' v highest and lowest months of 'Sold' recorded since Jan 2007

National monthly% change

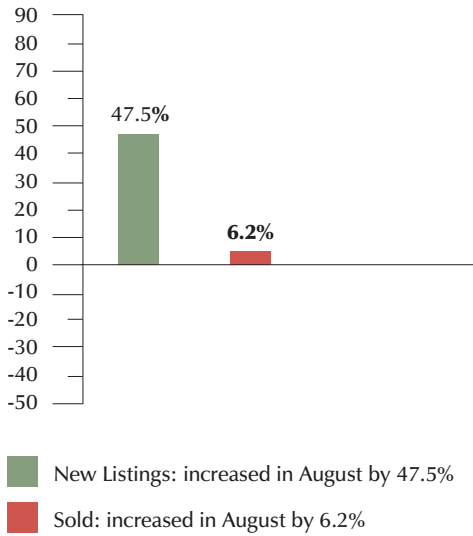


National monthly % change

	HIGHEST SOLD	LOWEST SOLD
NATIONAL	-52.0	+142.4

NATIONAL MONTHLY % CHANGES for August 2010 v August 2009

National monthly % change

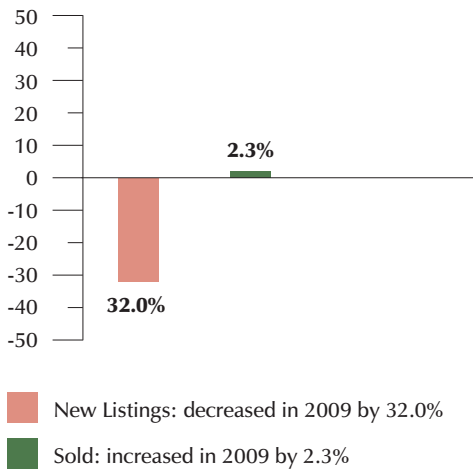


National and regional monthly % change

	NEW LISTINGS	PROPERTIES SOLD
NATIONAL	+47.5	+6.2
Central	+5.5	-24.9
East Anglia	+40.6	-3.4
East Midlands	+60.9	+23.0
London	+106.7	+7.5
North West	+34.1	+35.5
North East	+119.0	+31.4
Scotland	+71.2	+38.5
South East	+90.5	+35.8
South West	+70.8	+0.4
Wales	+46.0	+39.9
West Midlands	+39.3	+8.0
Yorkshire	+3.8	-11.5

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 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%
May	+13.6%	+8.6%
June	+1.8%	-5.3%
July	-7.3%	-2.9%
August	+0.5%	+0.9%



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

