



January sees house sales slowed by snow but marked increase in properties put up 'for sale'



The latest Agency Express Property Activity Index shows that the prolonged period of wintry weather in December and the New Year has resulted in slower than expected monthly house sales in January. However, the start of a new year has seen a significant hike in the number of properties being put on the market.



The results of the latest survey show that house sales in January fell by 4.7% compared to the number sold in December. This is very similar to what happened last year when Arctic weather conditions disrupted house viewings resulting in a low number of sales in January. However, there was encouraging news as the number of properties on which sales were agreed was still up 25.7% on January 2010 and 13.4% on January 2009.

Three regions recorded positive uplifts in monthly property sales in January. The North East saw an increase of 7.5%, Yorkshire was up 3.8% and the South East rose 1.8%. The three worst performing regions were the North West which saw an 18.3% decline, the South West which had a 15.1% drop and London where sales fell by 14.0%.

Only 5 cities had an increase in January house sales - Bristol (+75.0%), Birmingham (+68.0%), Cardiff (+34.4%), Southampton (+12.5%) and Newcastle (3.1%).

The positive news for the market was the 51.5% increase in the amount of properties that were put up 'For Sale'. This is up 34.3% on last January and 25.7% up on January 2009.

The three regions which had the greatest increase in the number of properties put on the market in January were the North East

with an increase of 104.9%, Central England with a rise of 87.5% and East Anglia with an uplift of 61.6%.

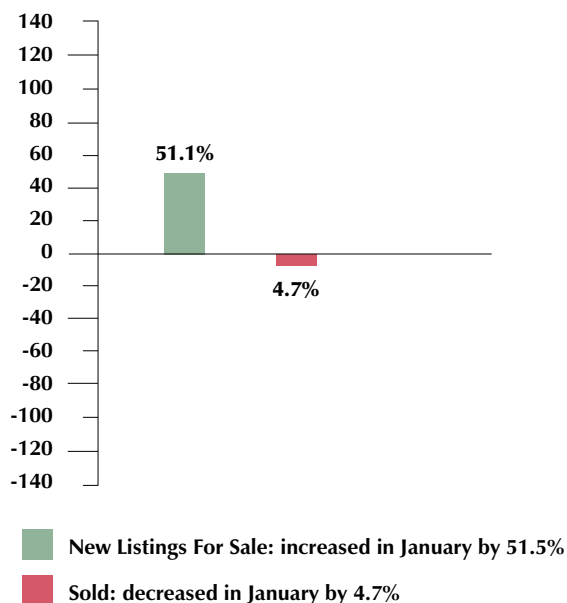
Seven cities saw the number of new 'For Sale' instructions at least double in January compared to December. They were Nottingham (+225.0%), Bristol (+135.0%), Southampton (+115.4%), Birmingham (+114.6%), Brighton (+113.6%), Leeds (+111.6%) and Newcastle (+109.6%).

Commenting on the latest Index results, Stephen Watson, Managing Director, Agency Express, said: "Without doubt, the severe snow conditions experienced up and down the country from mid-December into the New Year put a lot of people's home buying plans on hold. Last year we saw a bumper month in February as the activity that was postponed from January came through. We can certainly expect to see the same pattern occur this year. Although there are a still a lot of questions to be asked about the state of the economy, the prospects for interest rates and inflation and the impact they will have on the housing market, when you see that the number of properties being put on the market and houses being sold being significantly above the previous two Januarys, it does indicate that confidence is returning to the market and that we can expect 2011 to be a better year than 2010."



NATIONAL AND REGIONAL MONTHLY CHANGES for January 2011 v December 2010

National monthly % change

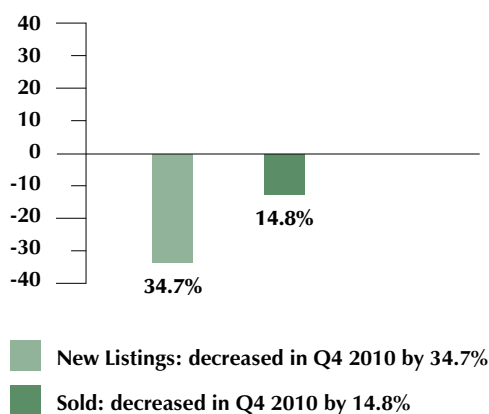


National and regional monthly % change

	NEW LISTINGS	PROPERTIES SOLD
NATIONAL	+51.5	-4.7
Central	+87.5	-2.9
East Anglia	+61.6	-0.1
East Midlands	+57.1	-7.6
London	+41.9	-14.0
North West	+50.6	-18.3
North East	+104.9	+7.5
Scotland	+21.3	-8.5
South East	+48.2	+1.8
South West	+51.0	-15.1
Wales	+36.1	-7.2
West Midlands	+32.3	-11.7
Yorkshire	+53.0	+20.1

NATIONAL QUARTERLY CHANGES for Q4 2010 v Q3 2010

National quarterly % change



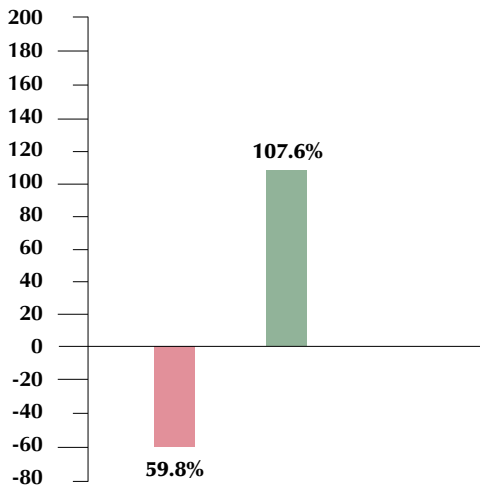
National and regional quarterly % change

	NEW LISTINGS	PROPERTIES SOLD
NATIONAL	-34.7	-14.8
Central	-34.5	-26.5
East Anglia	-32.6	-15.2
East Midlands	-28.6	-7.2
London	-31.4	-7.0
North West	-33.5	-1.3
North East	-46.3	-25.8
Scotland	-39.3	-22.0
South East	-31.9	-10.6
South West	-37.3	-14.0
Wales	-33.0	-13.2
West Midlands	-36.3	-16.9
Yorkshire	-35.1	-21.2

NATIONAL % CHANGES

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

National monthly% change



■ January 2011 v highest month: decreased by 59.8%

■ January 2011 v lowest month: increased by 107.6%

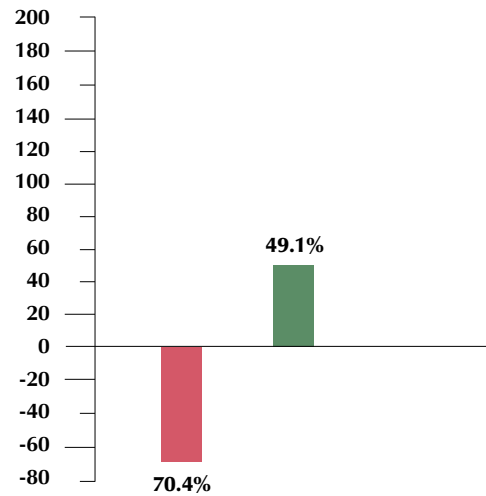
National monthly % change

	HIGHEST NEW LISTINGS	LOWEST NEW LISTINGS
NATIONAL	-59.8	+107.6

NATIONAL % CHANGES

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

National monthly% change



■ January 2011 v highest month: decreased by 70.4%

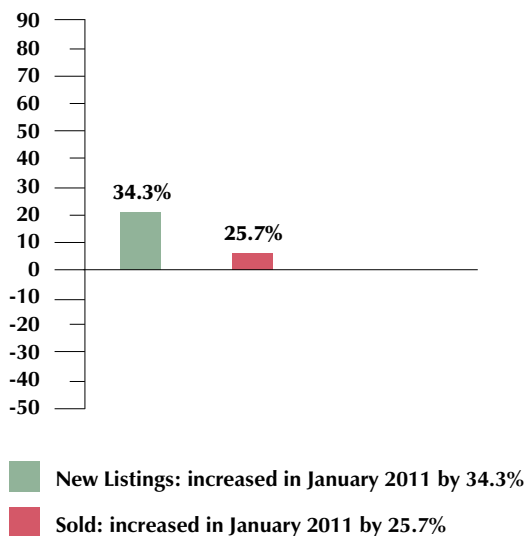
■ January 2011 v lowest month: increased by 49.1%

National monthly % change

	HIGHEST SOLD	LOWEST SOLD
NATIONAL	-70.4	+49.1

NATIONAL MONTHLY % CHANGES for January 2011 v January 2010

National monthly % change

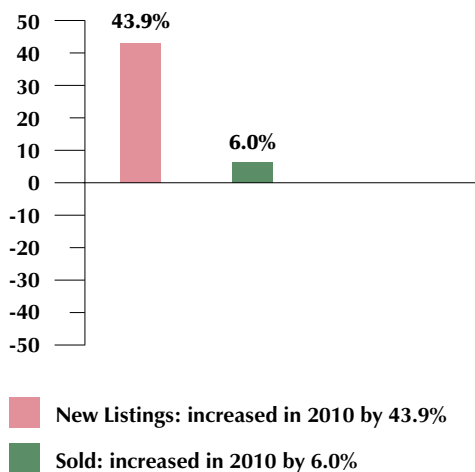


National and regional monthly % change

	NEW LISTINGS	PROPERTIES SOLD
NATIONAL	+34.3	+25.7
Central	+23.6	-9.9
East Anglia	+48.8	+56.3
East Midlands	-13.0	+19.6
London	+66.0	+37.1
North West	+24.9	+46.6
North East	-4.9	+6.2
Scotland	+12.7	-6.7
South East	+43.7	+50.6
South West	+71.8	+65.5
Wales	+5.5	+4.1
West Midlands	-20.4	+11.7
Yorkshire	+9.5	+3.8

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 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%
September	-10.4%	-10.1%
October	-11.9%	+4.0%
November	-12.6%	-5.8%
December	-41.3%	-26.7%
January	+51.5%	-4.7%

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

