



July index shows summer cooling off for house sales



The latest results from July's Agency Express Property Activity Index shows that sales activity is cooling down reflecting the traditionally slower summer holiday season. The Index, based on the volume and activity status of 'For Sale' and 'Sold' boards across the UK, reveals that the number of 'Sold' signs instructed by estate agents in July fell by 6.1% compared to June. However, there is still an upward trend in sales. The 3-month rolling average to the end of July increased by 4.3% on the 3-month period ending in June. And, compared to December – the lowest month on record - the number of sold signs erected in July was up 150%.



The three cities that experienced the greatest monthly increases in the number of properties sold in July were York that topped the charts with a massive 89.9% increase in sales on June, followed by Leicester up 46.2% and Edinburgh up 36.8%. The three cities with the biggest decline in July sales were Glasgow down 73.9%, Manchester down 44.2% and Nottingham down 37.8%.

Commenting on these results, Stephen Watson, Managing Director, Agency Express, said: "Having moved into the summer holiday season, the downturn in the number of properties sold and those being put up For Sale are to be expected. This is consistent with previous years. The fact that June was a particularly bullish month makes the cooling down we have seen in July more marked and we expect to see that continue in August. However, as our data shows there is much volatility at the moment in the market with some areas of the country showing a resurgence in activity whilst others have tailed off dramatically."

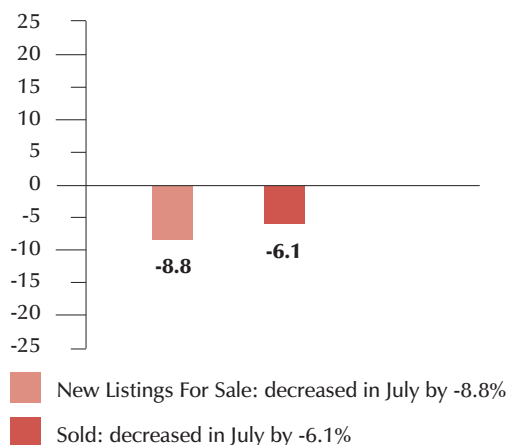


Unsurprisingly, the number of For Sale boards that were erected in July was 8.8% down on June, explained by many people's reluctance to put their houses on the market before they go on their summer holidays. But as with the number of properties sold, the underlying trend is still upwards as the 3-month rolling average to end July showed a 3.8% increase on the 3-month period ending in June.

Only three cities saw the number of properties put on the market increase in July. They were York which was up a massive 89.9%, Carlisle up 10.8% and Coventry up 3.5%. The three cities that had the most marked declines were Glasgow which was 66.3% down, Bristol down 50.4% and Manchester 32.9%.

NATIONAL AND REGIONAL MONTHLY CHANGES for July 2009 v June 2009

National monthly % change

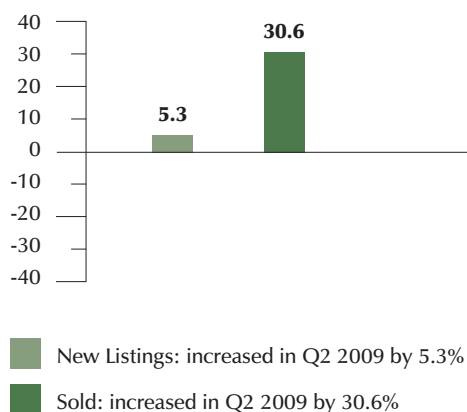


National and regional monthly % change

	NEW LISTINGS	PROPERTIES SOLD
NATIONAL	-8.8	-6.1
Central	-15.3	-11.6
East Anglia	-6.1	-9.3
East Midlands	-13.3	+3.6
London	+3.0	+20.0
North West	-2.9	-11.6
North East	-9.9	-1.1
Scotland	-15.9	-3.1
South East	-17.7	-14.4
South West	-0.2	+21.3
Wales	-5.6	-5.5
West Midlands	-11.3	-11.7
Yorkshire	-0.4	-4.7

NATIONAL QUARTERLY CHANGES for Q2 2009 v Q1 2009

National quarterly % change

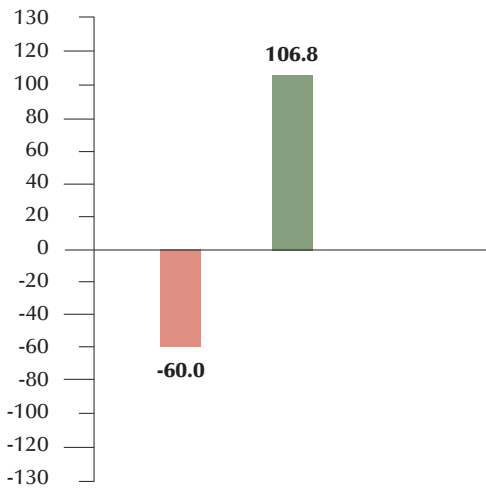


National and regional quarterly % change

	NEW LISTINGS	PROPERTIES SOLD
NATIONAL	+5.3	+30.6
Central	+0.8	+23.2
East Anglia	-2.6	+23.6
East Midlands	-6.1	+35.1
London	+13.3	+31.2
North West	+0.1	+38.1
North East	+6.3	+32.5
Scotland	+48.6	+33.1
South East	+6.9	+46.0
South West	-1.1	+19.3
Wales	-6.6	+14.8
West Midlands	-5.0	+19.4
Yorkshire	+7.2	+36.8

NATIONAL % CHANGES
for July 2009 'New Listings' v highest and lowest months of 'New Listings' recorded since Jan 2007

National monthly% change



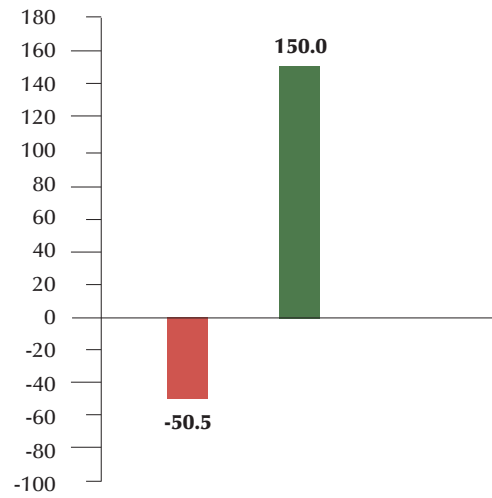
- July-09 v highest month: decreased by 60.0%
- July-09 v lowest month: increased by 106.8%

National monthly % change

	HIGHEST NEW LISTINGS	LOWEST NEW LISTINGS
NATIONAL	-60.0	+106.8

NATIONAL % CHANGES
for July 2009 'Sold' v highest and lowest months of 'Sold' recorded since Jan 2007

National monthly% change



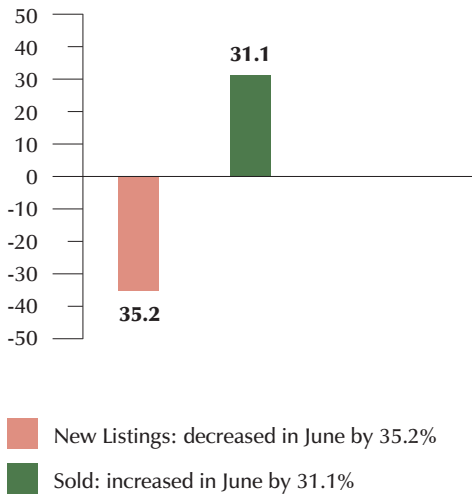
- July-09 v highest month: decreased by 50.5%
- July-09 v lowest month: increased by 150.0%

National monthly % change

	HIGHEST SOLD	LOWEST SOLD
NATIONAL	-50.5	+150.0

NATIONAL MONTHLY % CHANGES for July 2009 v July 2008

National monthly % change

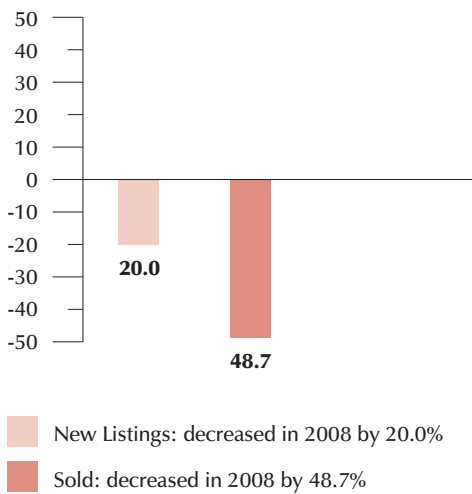


National and regional monthly % change

	NEW LISTINGS	PROPERTIES SOLD
NATIONAL	-35.2	+31.1
Central	-43.0	+19.0
East Anglia	-33.7	+38.1
East Midlands	-58.1	-9.5
London	-26.2	+81.3
North West	-11.2	+3.7
North East	-33.4	+33.8
Scotland	-43.7	-6.0
South East	-41.4	+57.8
South West	-29.4	+37.0
Wales	-30.1	+40.9
West Midlands	-34.2	+38.4
Yorkshire	-26.6	+42.3

NATIONAL ANNUAL % CHANGES for 2008 v 2007

National annual % change



National annual % change

	NEW LISTINGS	PROPERTIES SOLD
NATIONAL	-20.0	-48.7



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**

*MONTH-ON-MONTH PERCENTAGE CHANGES 2009

	For Sale boards erected	Sold boards instructed
January	+65.2%	+31.5%
February	+8.7%	+37.5%
March	+25.0%	+27.4%
April	-17.9%	-4.7%
May	+2.1%	+1.7%
June	+20.4%	+19.2%
July	-8.8%	-6.1%

For more information or to arrange an interview please contact:

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