



June index reveals highest number of houses sold in UK since April 2008



The latest results from June's Agency Express Property Activity Index shows further signs that the residential housing market is on the road to recovery. The Index, based on the volume and activity status of 'For Sale' and 'Sold' boards across the UK, reveals the number of 'Sold' signs instructed by estate agents in June rose to its highest level for 14 months - since April 2008 - showing a 19.2% increase on May 2009. Year-on-year there were 36.3% more sales in June 2009 than June 2008.



The region showing the greatest monthly increase in the number of boards moving to 'Sold' was the West Midlands, with a staggering 58.7% rise, followed by the East Midlands, with a 35.1% increase and Yorkshire with a 28.8% increase. The regions experiencing the lowest increase in sales were Wales which remained static, London where there was a 7.6% increase and the North East where 8.3% more sold signs were instructed.

Another indicator that confidence is returning to the market, is the 20.4% increase from May to June in the number of 'For Sale' boards being erected - the fifth month out of the last six that the number of new 'For Sale' boards has increased on the previous month since December 2008 - the lowest recorded level.

The regions showing the greatest monthly increase in the number of 'For Sale' boards being put up are the East Midlands at 37.4%, followed by Yorkshire with 26.0% and London at 25.4%. The regions showing the smallest monthly rises in the erection of For Sale boards were Scotland at 2.1%, the North East at 13.9% and the South East at 15.4%.



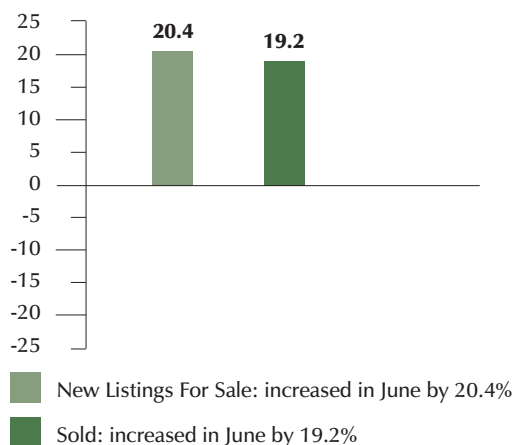
Further results from June show that:

- ▲ All regions across mainland UK have experienced increases in house sales except Wales, which remained static from May.
- ▲ Q1 and Q2 2009 have shown significant increases in properties sold on Q4 2008 (the lowest quarter on record) with Q1 2009 up on Q4 2008 by 35.0% and Q2 up on Q1 by 30.6%
- ▲ The number of properties sold in Q2 2009 still remains 47% down on May 2007
- ▲ The number of properties sold in June 2009 was 28.9% greater than the monthly average for 2008 but 34.0% lower than the monthly average for 2007.
- ▲ The average number of properties sold per month so far in 2009 is 1.0% greater than the monthly average for 2008.
- ▲ June's new 'For Sale' board activity is still 32.9% down on last June and 56.1% down on the highest recorded month in the last 2½ years (which was May 2007).

Commenting on these result, Stephen Watson, Managing Director, Agency Express, said: "Our Index shows that there are grounds for continuing optimism that we have seen the bottom of the market. Confidence is definitely returning and we have seen a step-change in the number of properties being sold right across the UK. This in turn is likely to encourage more people to put their houses up for sale and we have certainly seen evidence of this happening already. But, we are not out of the woods yet. The number of properties sold in June is still significantly behind the monthly average we saw in 2007 and I would suggest that it's likely to take a another couple of years for a full recovery to take place."

NATIONAL AND REGIONAL MONTHLY CHANGES for June 2009 v May 2009

National monthly % change

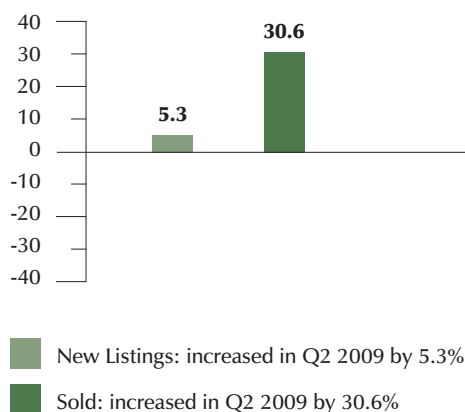


National and regional monthly % change

	NEW LISTINGS	PROPERTIES SOLD
NATIONAL	+20.4	+19.2
Central	+22.1	+18.1
East Anglia	+24	+25.5
East Midlands	+37.4	+35.1
London	+25.4	+7.6
North West	+16	+19
North East	+13.9	+8.3
Scotland	+2.1	+9.4
South East	+15.4	+8.9
South West	+24.3	+8.9
Wales	+24.4	0
West Midlands	+25.1	+58.7
Yorkshire	+26	+28.8

NATIONAL QUARTERLY CHANGES for Q2 2009 v Q1 2009

National quarterly % change

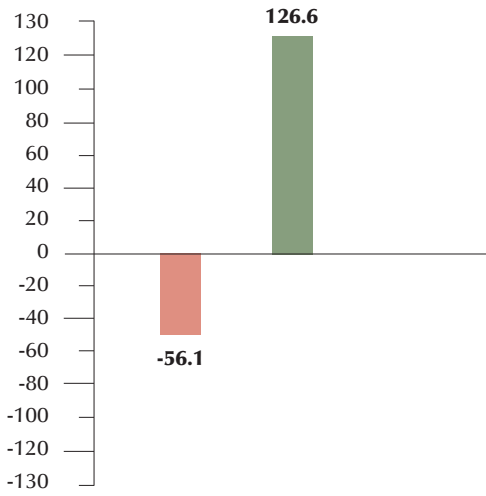


National and regional quarterly % change

	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
South West	-1.1	+19.3
Wales	-6.6	+14.8
West Midlands	-5	+19.4
Yorkshire	+7.2	+36.8

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

National monthly% change



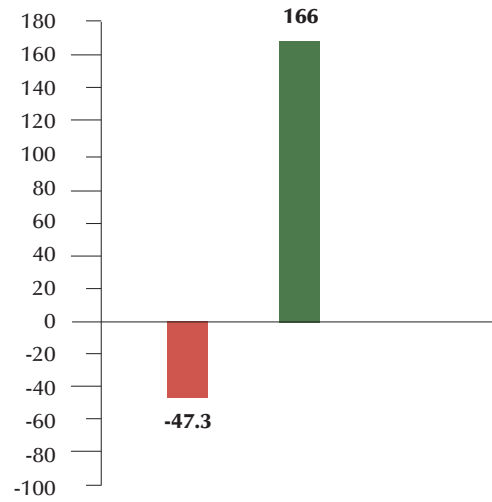
- June-09 v highest month: decreased by 56.1%
- June-09 v lowest month: increased by 126.6%

National monthly % change

	HIGHEST NEW LISTINGS	LOWEST NEW LISTINGS
NATIONAL	-56.1	+126.6

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

National monthly% change



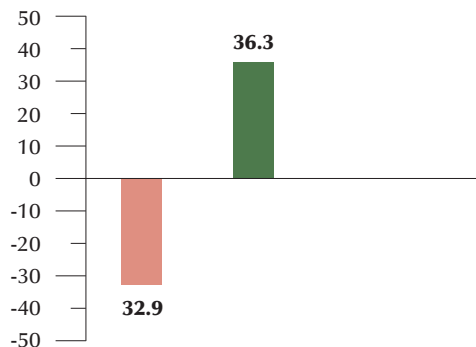
- June-09 v highest month: decreased by 47.3%
- June-09 v lowest month: increased by 166%

National monthly % change

	HIGHEST SOLD	LOWEST SOLD
NATIONAL	-47.3	+166

NATIONAL MONTHLY % CHANGES for June 2009 v June 2008

National monthly % change



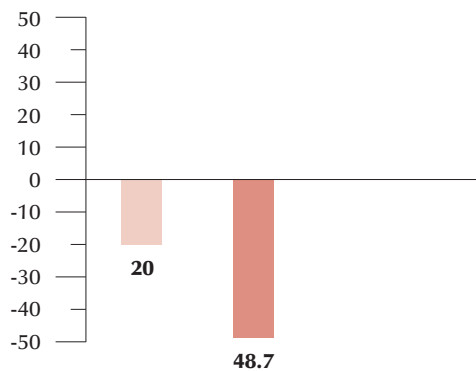
- New Listings: decreased in June by 32.9%
- Sold: increased in June by 36.3%

National and regional monthly % change

	NEW LISTINGS	PROPERTIES SOLD
NATIONAL	-32.9	+36.3
Central	-35	+30
East Anglia	-26.3	+61.4
East Midlands	-54	-16.7
London	-35.7	+39.5
North West	-6.5	+40.2
North East	-35.6	+33.8
Scotland	-33.1	-3
South East	-38.8	+41.2
South West	-46.3	+20.2
Wales	-27.2	+8.6
West Midlands	-32.7	+66.7
Yorkshire	-29.4	+40.7

NATIONAL ANNUAL % CHANGES for 2008 v 2007

National annual % change



- New Listings: decreased in 2008 by 20%
- Sold: decreased in 2008 by 48.7%

National annual % change

	NEW LISTINGS	PROPERTIES SOLD
NATIONAL	-20	-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%

For more information or to arrange an interview please contact:

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