



March index shows increase in houses being put up for sale whilst house sales ease off



The latest Agency Express Property Activity Index shows that the UK's house sales were down on February's levels but the number of properties that were put on the market hit a 20-month high. Nationally, the number of houses sold in March was 13.7% less than in February but was still 5.1% up on March 2009.



The number of properties that were put up 'For Sale' rose by 5.3% on February to their highest level since July 2008. Year-on-year there was a 38.9% increase.

Although house sales nationally were lower than March, some regions saw significant growth. Sales in Central England nearly doubled in March growing 94.7%. The West Midlands was up 13.2% followed by the East Midlands with a 10.6% increase. Several regions saw their highest level of house sales for a considerable time. London hit its highest level since October 2007, the East Midlands and the South East had their best months for house sales since April 2008 and Scotland had its best month since May 2008.

York was the city that experienced the greatest increase in house sales in March with a 44.8% increase compared to February. Other notable rises were seen in Cardiff (30.8%), Birmingham (23.8%), Nottingham (16.3%), Exeter (15.3%) and Norwich (9.8%).

Commenting on the latest Index results, Stephen Watson, Managing Director, Agency Express, said: "Although house sales nationally are down on February it still bodes well for a good Spring for house sellers. February was a bumper month because the bad weather in January subdued activity. Eight regions in the UK saw an increase in March sales with several hitting their highest levels for some

considerable time. Both London and the South East reported growth which is a good sign for the rest of the country as often activity here triggers activity in the rest of the country.

Perhaps the most significant sign of optimism is the number of For Sale signs that were erected in March. Not only was it up on February, but year-on-year it has grown by just under 40%. With the recent announcement of the increase in the Stamp Duty threshold we can expect greater buoyancy in the housing market over the next couple of months."

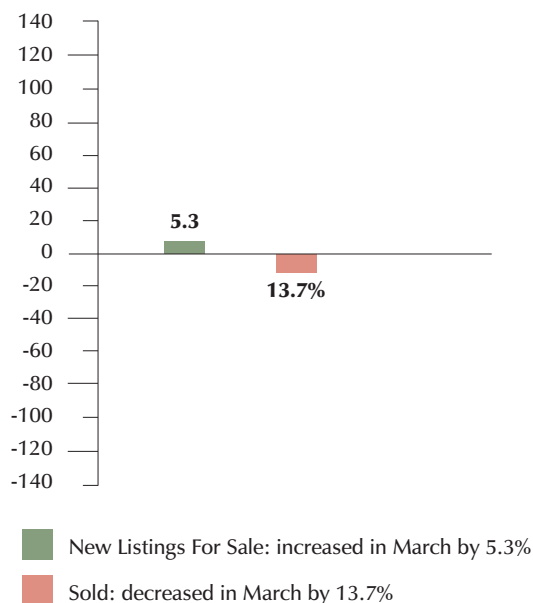
Central England again led the way for the highest increase in properties being put up 'For Sale' in March with a rise of 120.9%. Next came London (19.5%) followed by the North East (12.6%), Scotland (10.2%), the South East (7.5%) and Yorkshire (7.2%).

Bristol had the biggest rise in houses being put on the market with a 26.0% increase with Southampton following on 12.5% and then Norwich at 12.4%, York and Newcastle at 10.7% and Leeds at 10.0%.



NATIONAL AND REGIONAL MONTHLY CHANGES for March 2010 v February 2010

National monthly % change

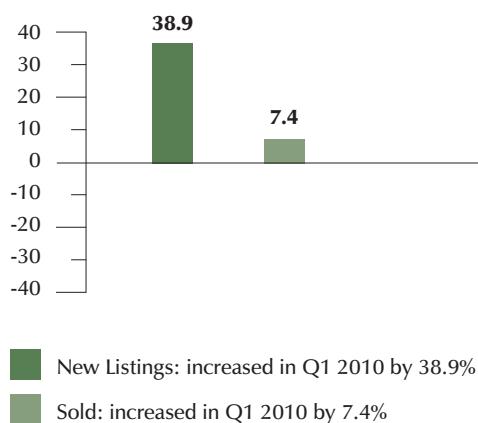


National and regional monthly % change

	NEW LISTINGS	PROPERTIES SOLD
NATIONAL	+5.3	-13.7
Central	+120.9	+94.7
East Anglia	+4.1	-2.5
East Midlands	+5.4	+10.6
London	+19.5	+5.4
North West	+0.7	-8.4
North East	+12.6	-8.1
Scotland	+10.2	+5.1
South East	+7.5	+5.9
South West	-1.6	+6.6
Wales	-10.8	+5.6
West Midlands	-2.6	+13.2
Yorkshire	+7.2	-7.5

NATIONAL QUARTERLY CHANGES for Q1 2010 v Q4 2009

National quarterly % change



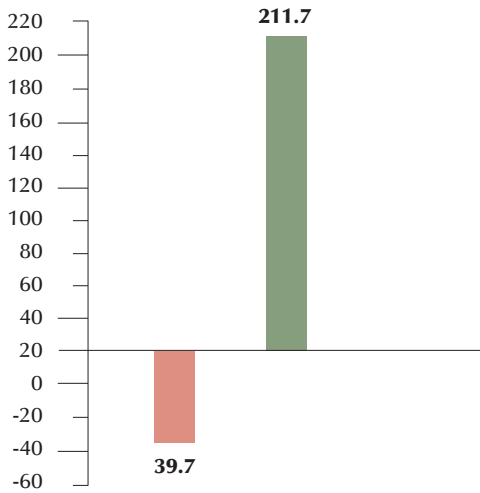
National and regional quarterly % change

	NEW LISTINGS	PROPERTIES SOLD
NATIONAL	+38.9	+7.4
Central	+2.3	-20.6
East Anglia	+35.8	-8.5
East Midlands	+68.3	+5.9
London	+50.7	+6.9
North West	+41.0	+4.0
North East	+91.3	+36.7
Scotland	+35.7	+11.5
South East	+76.7	+20.5
South West	+32.0	-13.4
Wales	+44.0	-7.9
West Midlands	+48.4	+2.7
Yorkshire	+22.5	-3.3

NATIONAL % CHANGES

for March 2010 'New Listings' v highest and lowest months of 'New Listings' recorded since Jan 2007

National monthly% change



■ March 2010 v highest month: decreased by 39.7%

■ March 2010 v lowest month: increased by 211.7%

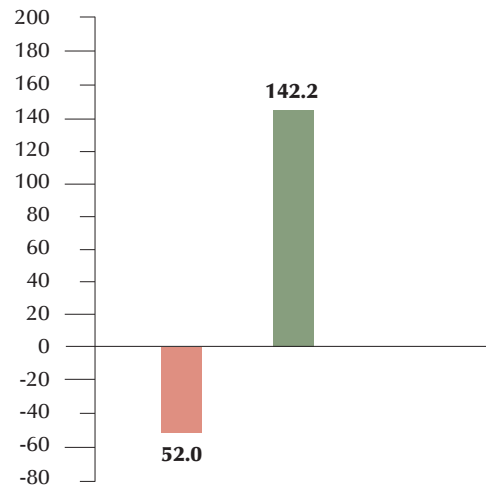
National monthly % change

	HIGHEST NEW LISTINGS	LOWEST NEW LISTINGS
NATIONAL	-39.7	+211.7

NATIONAL % CHANGES

for March 2010 'Sold' v highest and lowest months of 'Sold' recorded since Jan 2007

National monthly% change



■ March 2010 v highest month: decreased by 52.0%

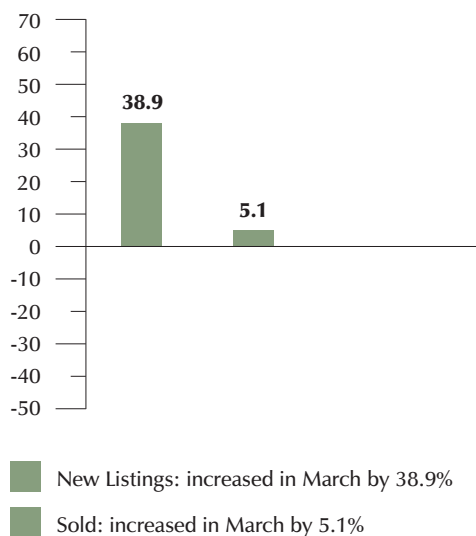
■ March 2010 v lowest month: increased by 142.2%

National monthly % change

	HIGHEST SOLD	LOWEST SOLD
NATIONAL	-52.0	+142.2

NATIONAL MONTHLY % CHANGES for March 2010 v March 2009

National monthly % change

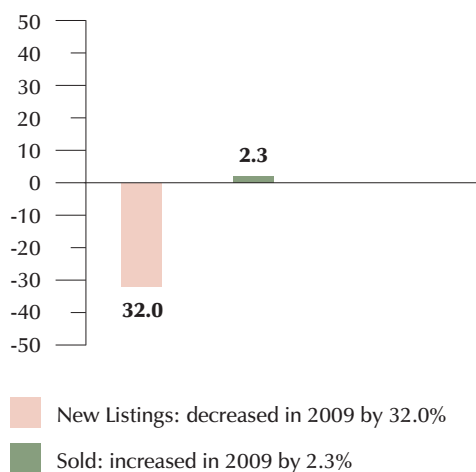


National and regional monthly % change

	NEW LISTINGS	PROPERTIES SOLD
NATIONAL	+38.9	+5.1
Central	+18.3	+3.9
East Anglia	+23.2	-6.0
East Midlands	+32.9	+71.1
London	+100.2	+57.9
North West	+15.9	+38.3
North East	+130.2	+44.7
Scotland	+105.0	+83.8
South East	+43.1	+48.8
South West	+24.3	+12.9
Wales	-6.2	-5.6
West Midlands	+23.0	+8.9
Yorkshire	+44.8	+18.0

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 2009

	For Sale boards erected	Sold boards instructed
September	-8.7%	-5.5%
October	+5.6%	+13.4%
November	-9.0%	-8.3%
December	-46.3%	-33.2%

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%

For more information or to arrange an interview please contact:

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