



Index shows removal of hips gives uk housing market a boost



The latest Agency Express Property Activity Index shows that the UK housing market received a massive boost last month with the abolition of Home Information Packs (HIPs) which contributed to a significant increase in housing activity.



In May there was a 13.6% increase in the number of homes being put up 'For Sale' which was up a massive 89.4% on April 2009's level. It was the highest level seen for more than two years (since April 2008).

There was also an increase in the number of properties 'Sold' in May with activity up 8.6% on April and 17.0% up on May 2009. May's sales were the third highest monthly level since April 2008.

Commenting on the latest Index results, Stephen Watson, Managing Director, Agency Express, said: "It appears that the result of the General Election has had a direct and positive impact on the housing market. The decision by the new coalition Government to immediately suspend the requirement to have a HIP seems to have taken away a significant obstacle that has been discouraging homeowners from putting their properties up 'For Sale'. The good weather we saw in May also helped to increase sales activity to levels we haven't seen consistently for over two years. Only one region didn't experience an uplift in sales in May which augurs well for the next few months."



Regional hotspots for house sales in May:

- West Midlands – up 25.8%
- Wales – up 24.6%
- South West – up 17.5%
- North West – up 16.2%
- London – up 13.0%.

Only the South East saw a fall in house sales in May with a 6.6% drop.

Birmingham was the UK's best performing city where there was a huge 71.4% increase in the number of properties that were sold in May, followed by Newcastle with a 41.4% rise, Cardiff with an increase of 36.4%, Manchester which was up 28.4% and Exeter which jumped 28.1%.

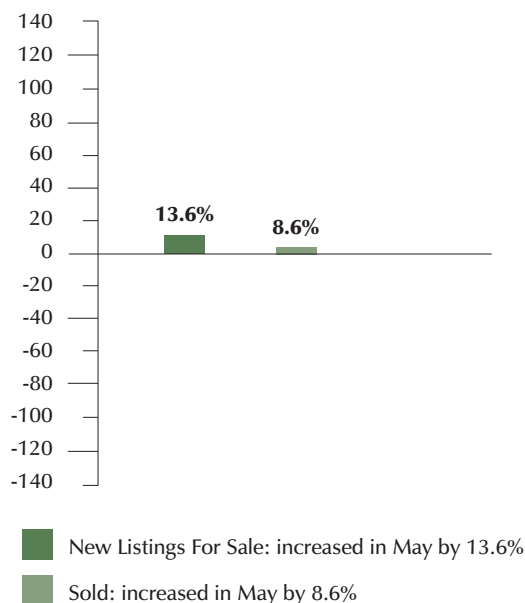
Regional hotspots for houses put up 'For Sale' in May:

- Wales – up 27.2%
- Scotland – up 21.7%
- North West – up 21.2%

Southampton was the city that saw the greatest increase in houses being put up 'For Sale' with a rise of 48.4% followed by Glasgow where there was an increase of 37.7%, Brighton with an increase of 34.6%, Cardiff up 31.1% and Carlisle up 28.2%.

NATIONAL AND REGIONAL MONTHLY CHANGES for May 2010 v April 2010

National monthly % change

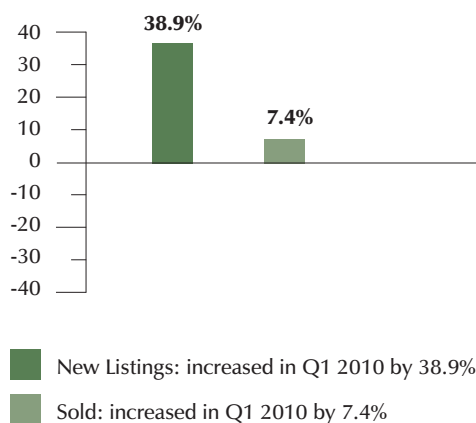


National and regional monthly % change

	NEW LISTINGS	PROPERTIES SOLD
NATIONAL	+13.6	+8.6
Central	+4.1	+5.0
East Anglia	+12.2	+6.0
East Midlands	+6.7	+6.6
London	+13.0	+13.1
North West	+21.2	+16.2
North East	+4.5	+27.8
Scotland	+21.7	+8.6
South East	+16.6	+6.6
South West	+16.2	+17.5
Wales	+27.2	+24.0
West Midlands	+0.2	+25.8
Yorkshire	-9.8	-6.3

NATIONAL QUARTERLY CHANGES for Q1 2010 v Q4 2009

National quarterly % change



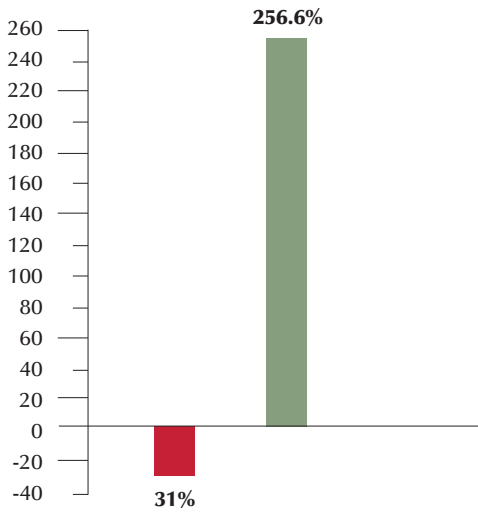
National and regional quarterly % change

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

National monthly% change



- May 2010 v highest month: decreased by 31%
- May 2010 v lowest month: increased by 256.6%

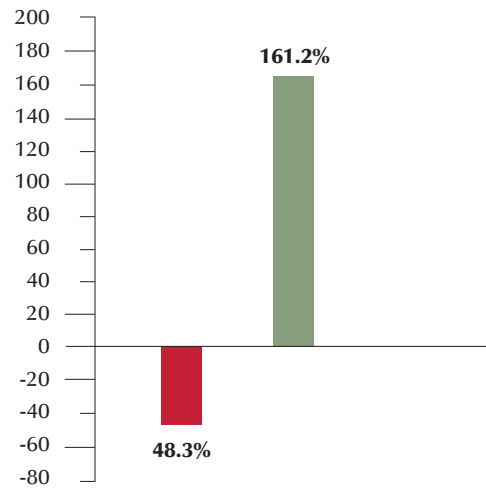
National monthly % change

	HIGHEST NEW LISTINGS	LOWEST NEW LISTINGS
NATIONAL	-31	+256.6

NATIONAL % CHANGES

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

National monthly% change



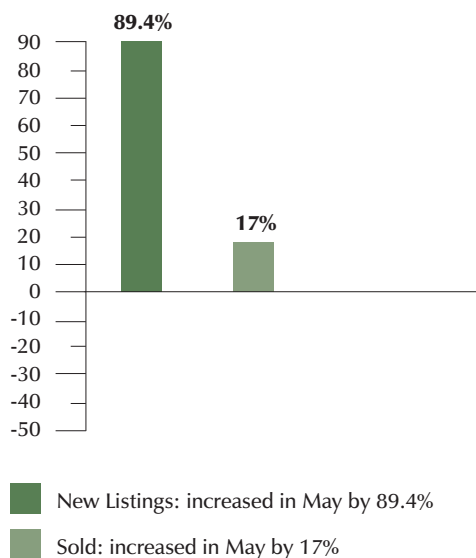
- May 2010 v highest month: decreased by 48.3%
- May 2010 v lowest month: increased by 161.2%

National monthly % change

	HIGHEST SOLD	LOWEST SOLD
NATIONAL	-48.3	+161.2

NATIONAL MONTHLY % CHANGES for May 2010 v May 2009

National monthly % change

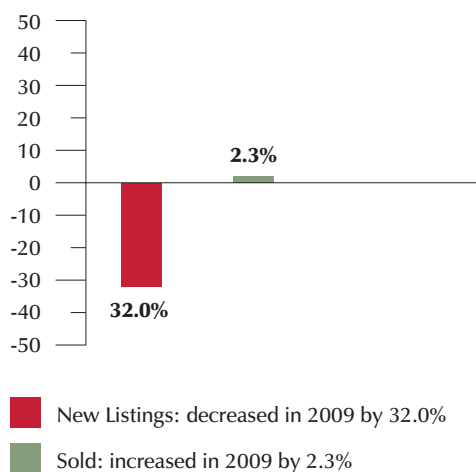


National and regional monthly % change

	NEW LISTINGS	PROPERTIES SOLD
NATIONAL	+89.4	+17
Central	+66.3	+19.1
East Anglia	+76.7	+21.3
East Midlands	+148.9	+65.8
London	+130.2	+42.7
North West	+72.6	+68.3
North East	+192.7	102.4
Scotland	+116.3	+72.6
South East	+101.6	+21.2
South West	+116.5	+55.1
Wales	+88.9	+32.9
West Midlands	+67.2	+63.5
Yorkshire	+50.7	+2.2

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%
April	+0.7%	-0.7%
May	+13.6%	+8.6%

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

