



A LITTLE FESTIVE CHEER FOR UK PROPERTY MARKET



The UK's residential property market started its traditional seasonal decline in November according to data released from the Agency Express Property Activity Index. But whilst month on month properties nationally achieving 'Sold' status in November were down -7.1% on October 2011 and the number of new 'For Sale' listings recorded were down, by -11.8%, it was the second shallowest November drop since the Index began in 2007. Encouragingly, the overall number of properties 'Sold' in November 2011 was also up +1.4% compared to November 2010 and up +0.1% against November 2009.



Regionally, there were some positive signs with four of the twelve regions bucking the seasonal trend and showing positive figures for the number of properties 'Sold' in November against the previous month. The North East topped the hot-spots up +18.8% on October, followed by the South West up +15.7% and Scotland up +12.0%. When it came to the regional 'not-so-hot-spots' for November, West Midlands was bottom of the table with a drop in the number of properties 'Sold' down -15.9%, the South East was down -15.1% and the North West was down -15.0%.



The seasonal decline was more evident in the number of new 'For Sale' listings recorded in November against October, with only one region generating positive month on month figures, (which was London) up +7.8%. At the other end of the table the regional 'not-so-hot-spots' for new 'For Sale' listings were Central, down -26.9%, Wales down -25.7% and Scotland down -23.9%. Disappointingly, the number of 'For Sale' listings in November 2011 were also down -1.1% on the same month in 2010 but up +11.0% on November 2009.

A good number of individual cities bucked the seasonal trend and experienced increases in month on month house sales compared to October. Nottingham topped the 'hot-spots' with an increase in properties 'Sold' in November, up +27.0%, followed by Newcastle up +25.3% and Colchester up +24.2%. At the

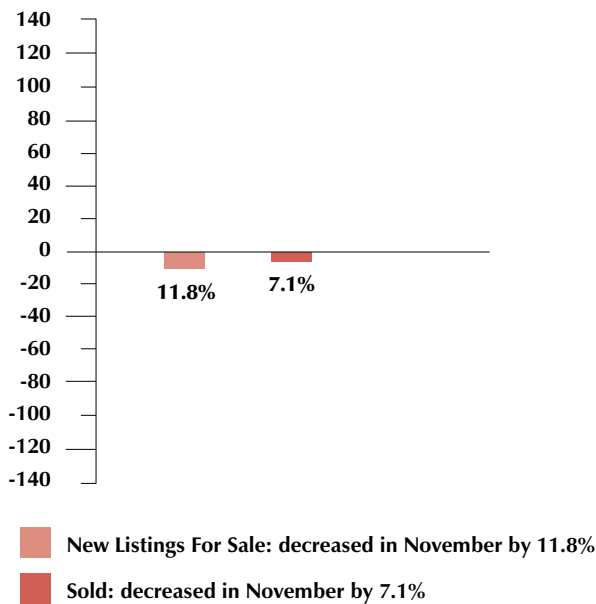
opposite end, the cities recording the greatest decline in month on month properties 'Sold' in November were Coventry down -58.8%, Southampton down -42.3% and Norwich down -27.4%.

There was a similar picture for individual cities when it came to New 'For Sale' activity in November compared to October. Colchester topped the charts with a month on month increase of +13.7%, London up +7.8% and Brighton up +5.1%. Coventry saw the greatest monthly decline in new 'For Sale' listings compared to October, down -46.6%, with Bristol down -45.9% and Southampton down -39.2%.

Commenting on the latest Index results, Stephen Watson, Managing Director, Agency Express, said: "As we approach the run into Christmas we naturally expect that market will drop off as consumers switch their focus to the festive period, but Vendors and Agents alike should genuinely take some encouragement from positive signs within our Index. Many individual cities and some regions have managed to buck the seasonal trend established since our Index began in 2007 and shown growth year on year. This is evidence that despite continued uncertainty over house prices and the wider economic fragility, there is still a reasonable underlying demand for properties of all shapes and sizes, up and down the UK".

NATIONAL AND REGIONAL MONTHLY CHANGES for November 2011 v October 2011

National monthly % change

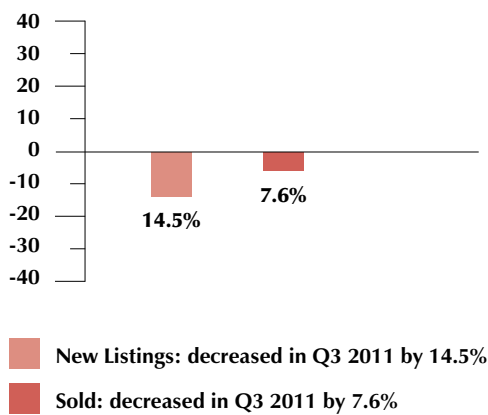


National and regional monthly % change

	NEW LISTINGS	PROPERTIES SOLD
NATIONAL	-11.8	-7.1
Central	-26.9	-5.9
East Anglia	-21.3	-12.0
East Midlands	-18.9	+9.0
London	+7.8	-11.0
North West	-18.6	-15.0
North East	-10.2	+18.8
Scotland	-23.9	+12.0
South East	-8.0	-15.1
South West	-23.2	+15.7
Wales	-25.7	-3.1
West Midlands	-15.2	-15.9
Yorkshire	-21.5	-11.6

NATIONAL QUARTERLY CHANGES for Q3 2011 v Q2 2011

National quarterly % change



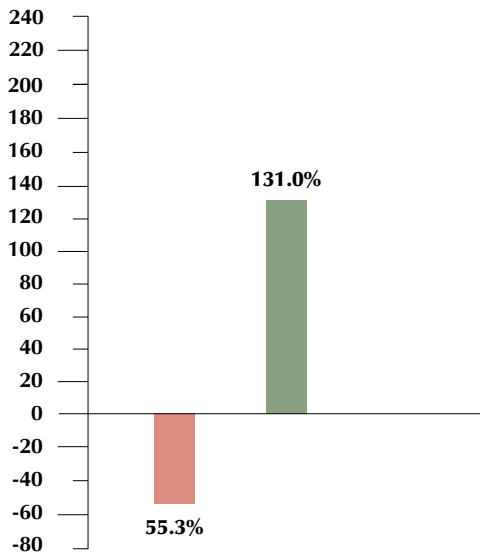
National and regional quarterly % change

	NEW LISTINGS	PROPERTIES SOLD
NATIONAL	-14.5	-7.6
Central	-9.9	-5.8
East Anglia	-15.8	-3.3
East Midlands	-13.2	-13.4
London	-16.7	-12.6
North West	-4.2	+36.6
North East	-21.3	-20.8
Scotland	-11.0	+3.7
South East	-29.8	-34.5
South West	-8.2	-3.2
Wales	-5.7	+22.0
West Midlands	-13.6	-15.3
Yorkshire	-24.0	-9.8

NATIONAL % CHANGES

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

National monthly% change



November 2011 v highest month: decreased by 55.3%

November 2011 v lowest month: increased by 131.0%

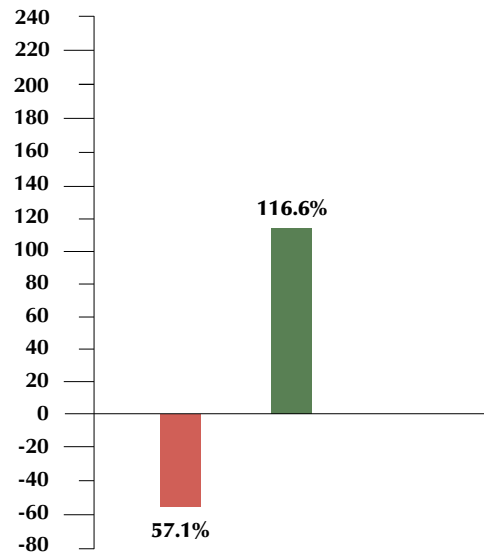
National monthly % change

	HIGHEST NEW LISTINGS	LOWEST NEW LISTINGS
NATIONAL	-55.3	+131.0

NATIONAL % CHANGES

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

National monthly% change



November 2011 v highest month: decreased by 57.1%

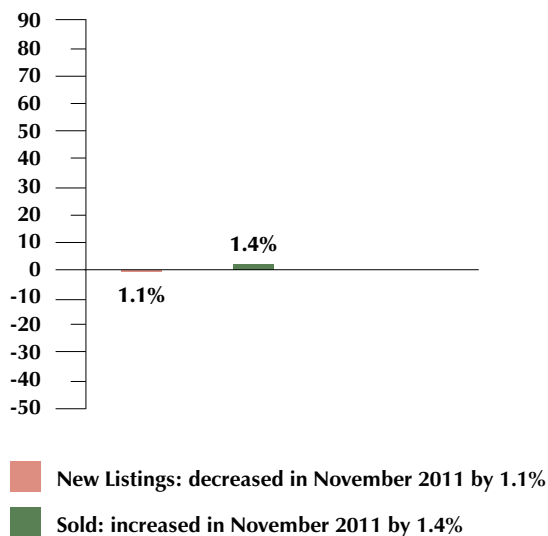
November 2011 v lowest month: increased by 116.6%

National monthly % change

	HIGHEST SOLD	LOWEST SOLD
NATIONAL	-57.1	+116.6

NATIONAL MONTHLY % CHANGES for November 2011 v November 2010

National monthly % change

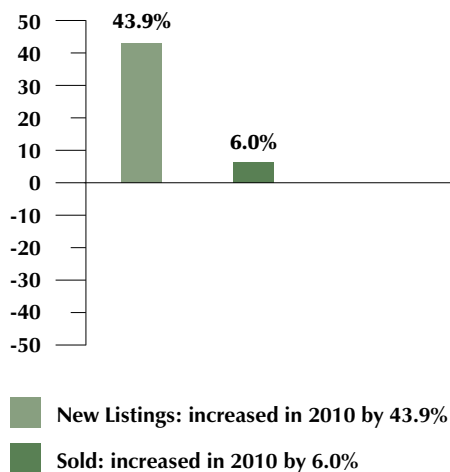


National and regional monthly % change

	NEW LISTINGS	PROPERTIES SOLD
NATIONAL	-1.1	+1.4
Central	-6.5	+19.6
East Anglia	-6.1	+5.6
East Midlands	-16.9	+8.4
London	+5.5	+8.7
North West	-2.9	+3.3
North East	-22.7	+9.8
Scotland	-8.7	+5.7
South East	-27.1	-24.9
South West	-16.8	-2.7
Wales	-6.0	+8.8
West Midlands	+4.6	+4.5
Yorkshire	-21.3	-15.4

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 2011

	For Sale boards erected	Sold boards instructed
June	-10.2%	-13.7%
July	-5.3%	-0.1%
August	-1.3%	+3.9%
September	-7.6%	-5.5%
October	+0.8%	+7.5%
November	-11.8%	-7.1%

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

