



## AUTUMN UK HOUSING MARKET BOUNCES BACK



**The UK's residential property market bounced back in October according to data released from the Agency Express Property Activity Index. The number of properties achieving 'Sold' status in October grew by +7.5% compared to September 2011 and the number of new 'For Sale' listings recorded month on month also showed an increase, up +0.8%.**



Regionally, the growth signs were evident with seven out of the twelve regions showing positive increases for the number of properties 'Sold' in October against the previous month. London topped the table for hot-spots, up +29.4% on September, followed by the West Midlands, up +28.8% and Central England, up +12.1%. The overall number of properties 'Sold' in October 2011 was also up +2.8% against October 2010. When it came to the regional 'not-so-hot-spots' for October, Scotland was bottom of the table with a drop in the number of properties 'Sold' down -19.9%, Wales was down -9.9% on the previous month and the North East was down -9.6% on September.



It was a similar picture regarding the number of new 'For Sale' listings recorded in October against September with eight out of the twelve regions generating positive month on month figures. East Anglia topped the table for new 'For Sale' listings, up +6.9%, the South West was up +5.8% and the South East, up +5.5%. At the other end of the regional 'not-so-hot-spots' table for new 'For Sale' listings were the North East, down -11.5%, Scotland was down -7.7% and the West Midlands, down -3.4%. Disappointingly, the number of 'For Sale' listings in October 2011 were down -1.9% on the same month in 2010 but 2011 figures were up +14.5% on October 2009.

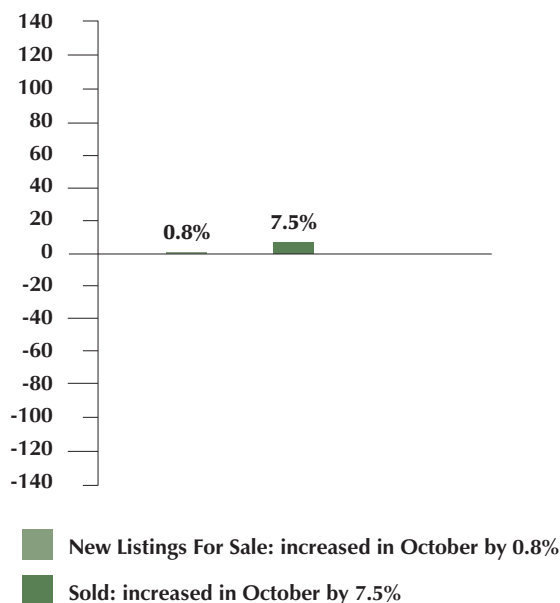
More than half of the twenty two individual cities monitored on the Property Activity Index experienced increases in month on month house sales in October, with Milton Keynes topping the city 'hot-spots' with an increase of +39.3%, followed by Bristol up +35.8%, Southampton up +30.0% and Cardiff up +27.8%. At the opposite end of the table, the cities recording the greatest decline in month on month properties 'Sold' in October were Colchester down -27.5%, Leeds down -19.1% and Newcastle down -15.7%.

New 'For Sale' activity month on month in individual cities for October saw Brighton topping the charts with an increase of +37.7%, York up +27.7% and Milton Keynes up +19.0%. Edinburgh saw the greatest month on month decline in new 'For Sale' listings compared to September, down -20.2%, with Oxford down -16.1% and Carlisle down -11.9%.

Commenting on the latest Index results, Stephen Watson Managing Director, Agency Express, said: "In recent weeks the UK property market has been drowning in negative publicity and market speculation. Our October Index is evidence that the current ingredients of low interest rates and the low supply of well presented, realistically priced properties, can be a real recipe for success. Whilst I believe the UK property market still has stiff challenges ahead in 2011 and 2012, these figures reveal some encouraging signs for many regions and cities across the UK and should go some way to installing a little more consumer confidence in the housing market."

## NATIONAL AND REGIONAL MONTHLY CHANGES for October 2011 v September 2011

### National monthly % change

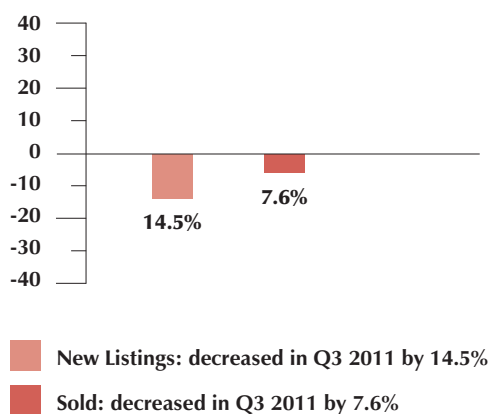


### National and regional monthly % change

	NEW LISTINGS	PROPERTIES SOLD
<b>NATIONAL</b>	<b>+0.8</b>	<b>+7.5</b>
Central	+4.0	+12.1
East Anglia	+6.9	+10.3
East Midlands	-0.2	-2.9
London	+0.2	+29.4
North West	+3.2	+9.9
North East	-11.5	-9.6
Scotland	-7.7	-19.9
South East	+5.5	+7.0
South West	+5.8	+4.0
Wales	+4.7	-9.9
West Midlands	-3.4	+28.8
Yorkshire	+1.7	+3.3

## NATIONAL QUARTERLY CHANGES for Q3 2011 v Q2 2011

### National quarterly % change



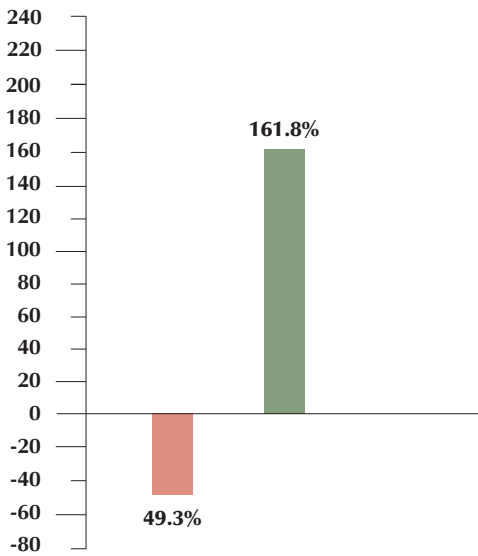
### National and regional quarterly % change

	NEW LISTINGS	PROPERTIES SOLD
<b>NATIONAL</b>	<b>-14.5</b>	<b>-7.6</b>
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 October 2011 'New Listings' v highest and lowest months of 'New Listings' recorded since Jan 2007

#### National monthly% change



- October 2011 v highest month: decreased by 49.3%
- October 2011 v lowest month: increased by 161.8%

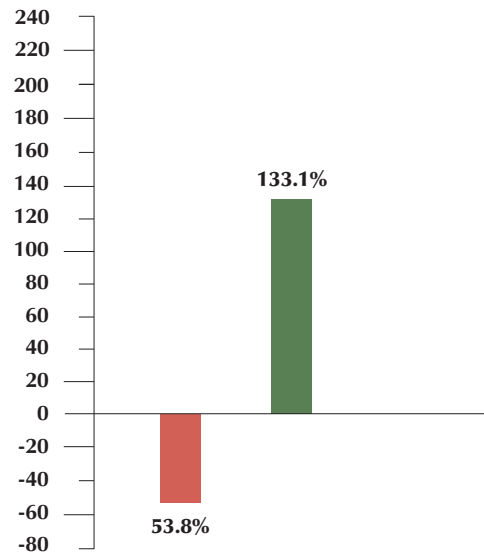
#### National monthly % change

	HIGHEST NEW LISTINGS	LOWEST NEW LISTINGS
NATIONAL	-49.3	+161.8

### NATIONAL % CHANGES

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

#### National monthly% change



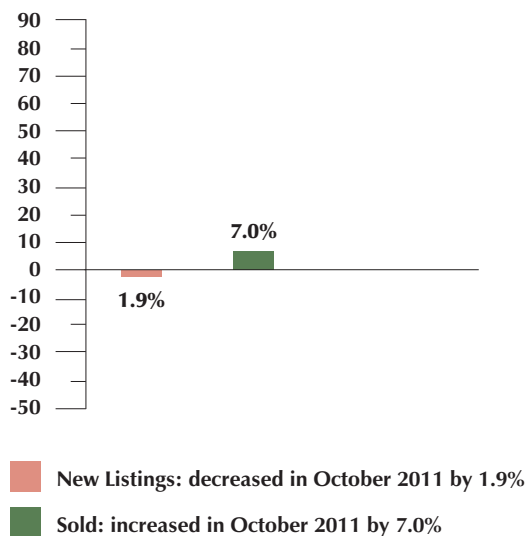
- October 2011 v highest month: decreased by 53.8%
- October 2011 v lowest month: increased by 133.1%

#### National monthly % change

	HIGHEST SOLD	LOWEST SOLD
NATIONAL	-53.8	+133.1

## NATIONAL MONTHLY % CHANGES for October 2011 v October 2010

### National monthly % change

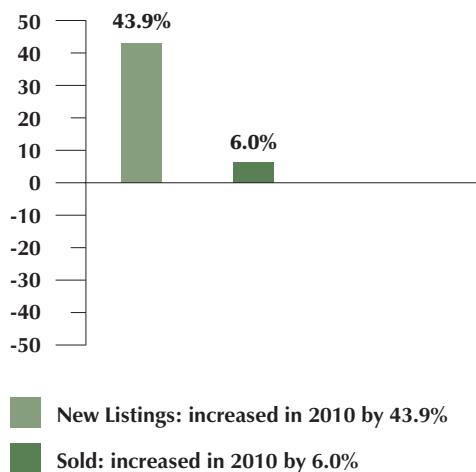


### National and regional monthly % change

	NEW LISTINGS	PROPERTIES SOLD
<b>NATIONAL</b>	<b>-1.9</b>	<b>+7.0</b>
Central	+16.1	+16.1
East Anglia	+5.3	+11.9
East Midlands	-12.1	-10.3
London	-14.0	+10.8
North West	-2.1	+0.9
North East	-28.5	-26.1
Scotland	+3.7	-9.4
South East	-29.0	+5.8
South West	-2.5	-16.8
Wales	+24.0	+17.9
West Midlands	+4.1	+37.8
Yorkshire	-6.4	-15.3

## NATIONAL ANNUAL % CHANGES for 2010 v 2009

### National annual % change



### National annual % change

	NEW LISTINGS	PROPERTIES SOLD
<b>NATIONAL</b>	<b>+43.9</b>	<b>+6.0</b>



**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
May	+1.7%	+4.6%
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%

**For further information or to arrange an interview please contact:**

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Or go to [www.propertyactivityindex.co.uk](http://www.propertyactivityindex.co.uk) for a PDF of the latest report

