



UK house sales show significant uplift in October



The latest Agency Express Property Activity Index shows that sales activity in the UK rose sharply in October following three months of decreasing sales. The Index, based on the volume and activity status of 'For Sale' and 'Sold' boards across the UK, reveals that the number of properties 'Sold' in October rose 13.4% compared to September. And compared to a year ago, sales are up 37.8% on October 2008.



The uplift was led by the South East which experienced a 39.4% monthly increase in sales, the East Midlands with a 35.0% rise, London at 24.5% and Wales at 23.4%.

The guarded optimism that the housing market is back on the road to recovery was supported by five regions recording particularly significant levels of sales activity:

- ▲ **London and the North West had the highest level of sales for 20 months**
- ▲ **Wales and the East Midlands had the highest level of sales for 18 months**
- ▲ **Scotland had the highest level of sales for 17 months**



The five cities that experienced the highest increase in properties sold in October were Southampton at 62.5%, Nottingham at 60.5%, Brighton at 44.9%, Cardiff at 35.9% and Coventry at 34.0%.

Commenting on the latest Index, Stephen Watson, Managing Director, Agency Express, said: "This month's results provide the housing industry with a very encouraging set of figures. Every region except the North East has seen an increase in the number of properties sold in October and with London and the South East having such a good month we can expect to

see the ripple effect of this uplift move into the regions over the coming months. The number of sales in October was nearly 80% higher than those achieved in January and the three month trend is also showing that sales are on the up."

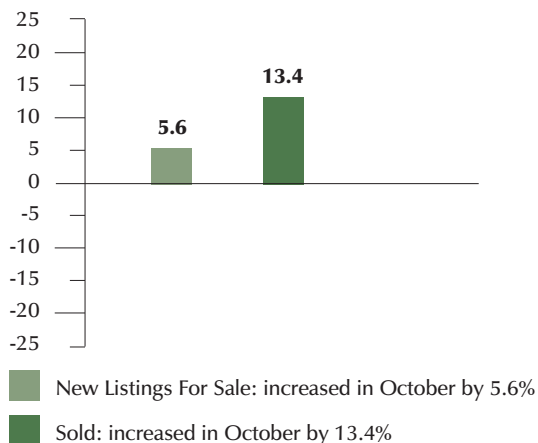
Signs that confidence is returning to the market is evidenced by the 5.6% increase in the number of properties that were put up For Sale in October, which is higher than the figure for October last year. Again, the three-month trend is also positive.

The East Midlands experienced the biggest increase in properties being put up For Sale with a 17.1% uplift followed by Wales at 14.3%, London at 13.8%, the South West at 11.9% and Yorkshire at 10.5%. Only the North West and the West Midlands saw a decrease in the number of 'For Sale' instructions being made.

These increases bode well for sales in the coming months as more properties are now available to buy.

NATIONAL AND REGIONAL MONTHLY CHANGES for October 2009 v September 2009

National monthly % change

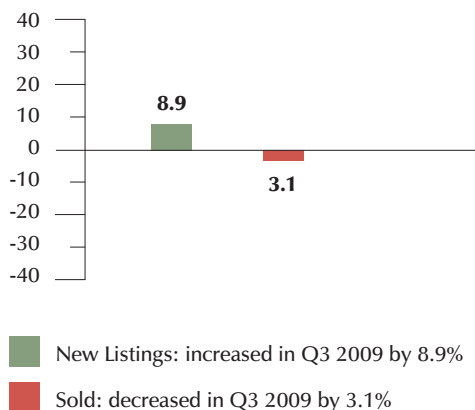


National and regional monthly % change

	NEW LISTINGS	PROPERTIES SOLD
NATIONAL	+5.6	+13.4
Central	+3.0	+5.7
East Anglia	+4.0	+14.1
East Midlands	+17.0	+35.0
London	+13.8	+24.5
North West	-5.7	+14.9
North East	+10.2	-10.9
Scotland	+4.9	+10.0
South East	+1.8	+39.4
South West	+11.8	+11.4
Wales	+14.3	+23.4
West Midlands	-1.4	+6.8
Yorkshire	+10.5	+5.1

NATIONAL QUARTERLY CHANGES for Q3 2009 v Q2 2009

National quarterly % change



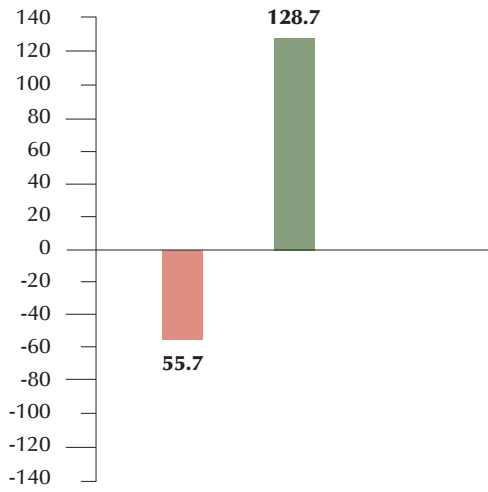
National and regional quarterly % change

	NEW LISTINGS	PROPERTIES SOLD
NATIONAL	+8.9	-3.1
Central	+9.0	+0.6
East Anglia	+9.1	+4.0
East Midlands	+22.8	+17.5
London	+13.1	+18.4
North West	+13.2	+7.8
North East	+8.1	+19.3
Scotland	+8.2	+17.8
South East	-9.0	-13.0
South West	+12.7	+27.9
Wales	+2.2	-6.0
West Midlands	+11.0	+3.9
Yorkshire	+17.2	+8.8

NATIONAL % CHANGES

for October 2009 'New Listings' v highest and lowest months of 'New Listings' recorded since Jan 2007

National monthly% change



October 2009 v highest month: decreased by 55.7%

October 2009 v lowest month: increased by 128.7%

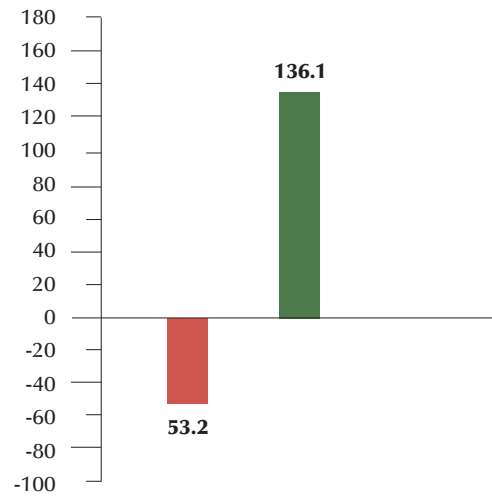
National monthly % change

	HIGHEST NEW LISTINGS	LOWEST NEW LISTINGS
NATIONAL	-55.7	+128.7

NATIONAL % CHANGES

for October 2009 'Sold' v highest and lowest months of 'Sold' recorded since Jan 2007

National monthly% change



October 2009 v highest month: decreased by 53.2%

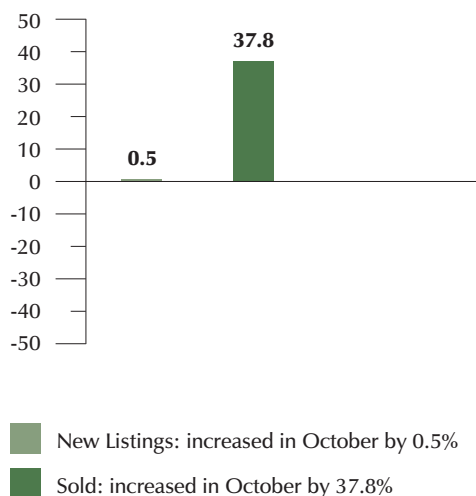
October 2009 v lowest month: increased by 136.1%

National monthly % change

	HIGHEST SOLD	LOWEST SOLD
NATIONAL	-53.2	+136.1

NATIONAL MONTHLY % CHANGES for October 2009 v October 2008

National monthly % change

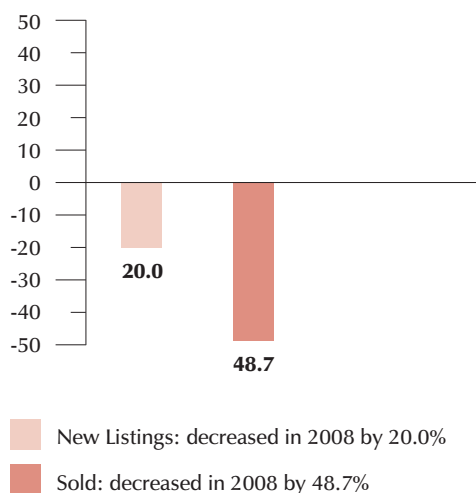


National and regional monthly % change

	NEW LISTINGS	PROPERTIES SOLD
NATIONAL	+0.5	+37.8
Central	-4.2	+46.3
East Anglia	-5.0	+49.9
East Midlands	-12.2	+24.8
London	+13.2	+104.5
North West	+20.1	+94.2
North East	+53.1	+75.0
Scotland	+18.4	+49.5
South East	-8.5	+62.6
South West	-12.3	+48.0
Wales	-5.4	+50.7
West Midlands	-5.1	+44.4
Yorkshire	-26.6	+25.6

NATIONAL ANNUAL % CHANGES for 2008 v 2007

National annual % change



National annual % change

	NEW LISTINGS	PROPERTIES SOLD
NATIONAL	-20.0	-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**

UK-WIDE MONTH-ON-MONTH PERCENTAGE CHANGES 2009

	For Sale boards erected	Sold boards instructed
April	-17.9%	-4.7%
May	+2.1%	+1.7%
June	+20.4%	+19.2%
July	-8.8%	-6.1%
August	+10.8%	-8.7%
September	-8.7%	-5.5%
October	+5.6%	+13.4%

For more information or to arrange an interview please contact:

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