



UK housing market continues to slow... but it's not all doom and gloom



There was further evidence of decline in the UK housing market according to July data released from the Agency Express Property Activity Index.

It appears that continuing uncertainty surrounding the UK economy and the approach of the holiday season have compounded the already fragile nature of the market with July month on month house sales down -0.1% on June's figures and a drop of -5.3% in the number of new 'For Sale' listings.

One glimmer of light however is that whilst there is an established trend for July house sales to show a fall compared to June, the level of decline in month on month house sales was the lowest seen since the index began in 2007.



A number of regions bucked the trend for the number of properties 'Sold' in July compared to June with Wales once again at the top of the 'hot-spots' recording an increase of +20.7%, the South West up +13.7% and the North West up +7.8%. Three regions saw significant declines in their July house sales figures – South East down -32.6%, the North East down -23.2% and the West Midlands down -22.4%.

July data relating to 'For Sale' activity was a mixed bag of results for individual cities. Exeter topped the chart for 'hot-spots' with an increase of +51.03%, Carlisle up +33% and Nottingham up +30.5%. Southampton saw the greatest monthly decline in new 'For Sale' listings compared to June, down -27.56%, with Milton Keynes down -20.8% and Brighton down -19.7%.



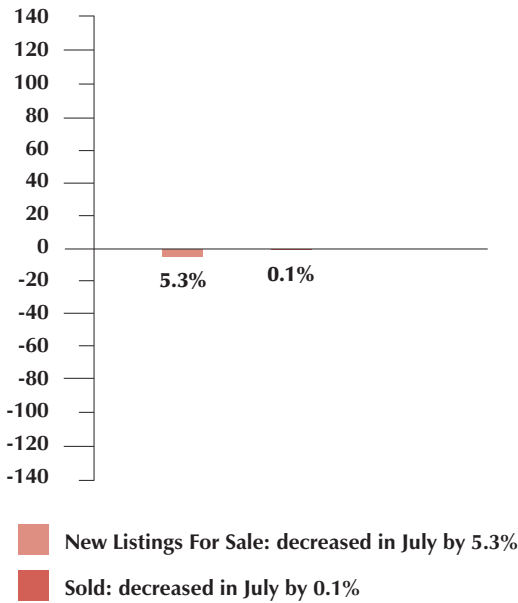
The same three regions also boasted the greatest growth in new 'For Sale' listings against June with the North West up +11.9%, Wales up +11.6% and the South West up +8.2%. At the other end of the table for new listings 'For Sale' (the not-so-hot-spots) were the South East, down -26.4%, Scotland down -17.7% and London down -11%.

Commenting on the latest Index results, Stephen Watson, Managing Director, Agency Express, said: "Whilst housing market activity has been marginally lower in July than in June, the level of decline has been smaller than we would have historically expected and certainly the lowest decline from June to July since our index began in 2007. I suspect the slowdown in activity is partly due to the time of year as we approach the peak holiday season but also the continued consumer uncertainty caused by a slowing economy. On a more positive note, it's encouraging to see several regions and cities bucking the trend and generating significant growth figures, which bodes well for the short term. I hope that interest rates will remain at their current figure late into 2011 and early 2012, providing a much-needed springboard for the housing market to pick up pace again."

A number of cities experienced significant increases in monthly house sales for July – Exeter topped the table with a rise of +46.6% followed by Bristol up +30.5% and Manchester up 27.9%. The cities recording the largest decline in July for house sales were – Brighton down -43.9% followed by Birmingham down -17.24% and Cambridge down -15.7%.

NATIONAL AND REGIONAL MONTHLY CHANGES for July 2011 v June 2011

National monthly % change

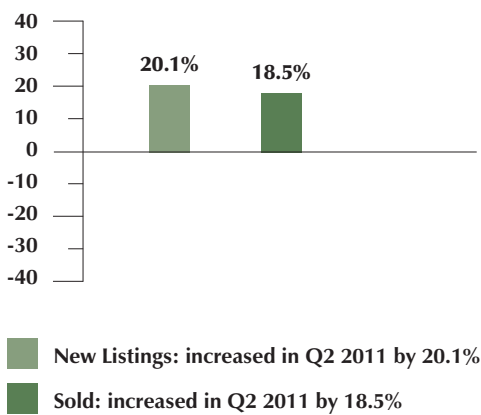


National and regional monthly % change

	NEW LISTINGS	PROPERTIES SOLD
NATIONAL	-5.3	-0.1
Central	-7.3	+0.7
East Anglia	-7.3	+4.4
East Midlands	+2.0	-11.5
London	-11.0	+1.9
North West	+11.9	+7.8
North East	-1.3	-23.2
Scotland	-17.7	-16.7
South East	-26.4	-32.6
South West	+8.2	+13.7
Wales	+11.6	+20.7
West Midlands	-7.5	-22.4
Yorkshire	-8.4	-4.5

NATIONAL QUARTERLY CHANGES for Q2 2011 v Q1 2011

National quarterly % change



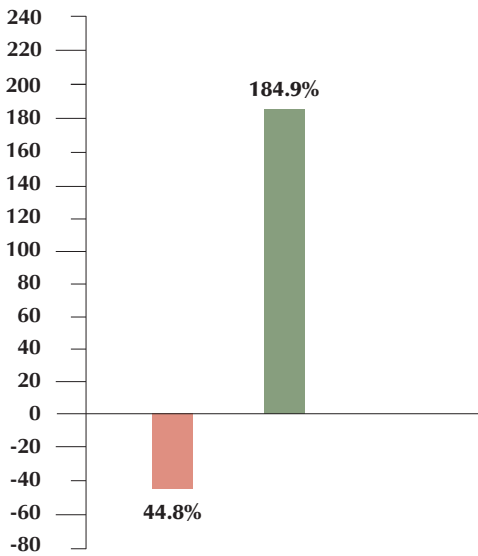
National and regional quarterly % change

	NEW LISTINGS	PROPERTIES SOLD
NATIONAL	+20.1	+18.5
Central	+10.0	-7.5
East Anglia	+29.4	+19.6
East Midlands	+15.9	+30.7
London	+9.3	+17.4
North West	+15.7	-10.3
North East	-0.3	+23.1
Scotland	+39.4	+14.1
South East	+5.0	+14.8
South West	+13.8	+15.2
Wales	+26.8	+24.9
West Midlands	+19.8	+32.4
Yorkshire	+14.7	+1.8

NATIONAL % CHANGES

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

National monthly% change



July 2011 v highest month: decreased by 44.8%

July 2011 v lowest month: increased by 184.9%

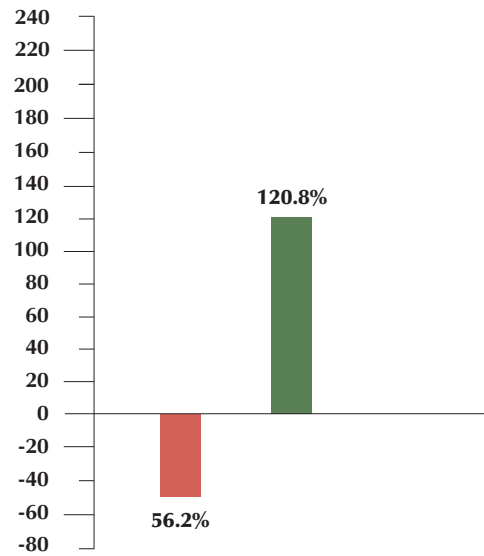
National monthly % change

	HIGHEST NEW LISTINGS	LOWEST NEW LISTINGS
NATIONAL	-44.8	+184.9

NATIONAL % CHANGES

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

National monthly% change



July 2011 v highest month: decreased by 56.2%

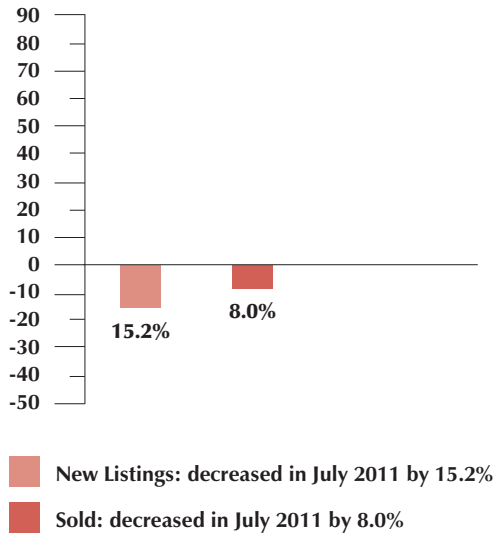
July 2011 v lowest month: increased by 120.8%

National monthly % change

	HIGHEST SOLD	LOWEST SOLD
NATIONAL	-56.2	+120.8

NATIONAL MONTHLY % CHANGES for July 2011 v July 2010

National monthly % change

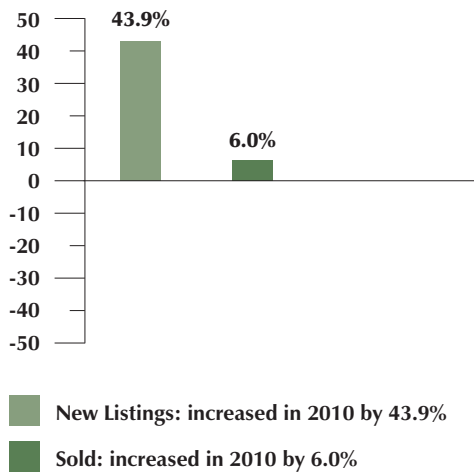


National and regional monthly % change

	NEW LISTINGS	PROPERTIES SOLD
NATIONAL	-15.2	-8.0
Central	-19.1	-21.3
East Anglia	-7.0	+1.1
East Midlands	-15.8	+8.6
London	-13.3	+5.8
North West	-5.5	+4.7
North East	-38.4	-21.4
Scotland	-20.2	-24.8
South East	-38.9	-37.7
South West	-12.6	-19.8
Wales	+21.4	+44.8
West Midlands	-21.5	-9.7
Yorkshire	-24.0	-18.8

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
February	+27.7%	+38.3%
March	+25.0%	+23.2%
April	-0.5%	-3.6%
May	+1.7%	+4.6%
June	-10.2%	-13.7%
July	-5.3%	-0.1%

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

