

The London Barometer/ Sales: September 2012

Market Comment

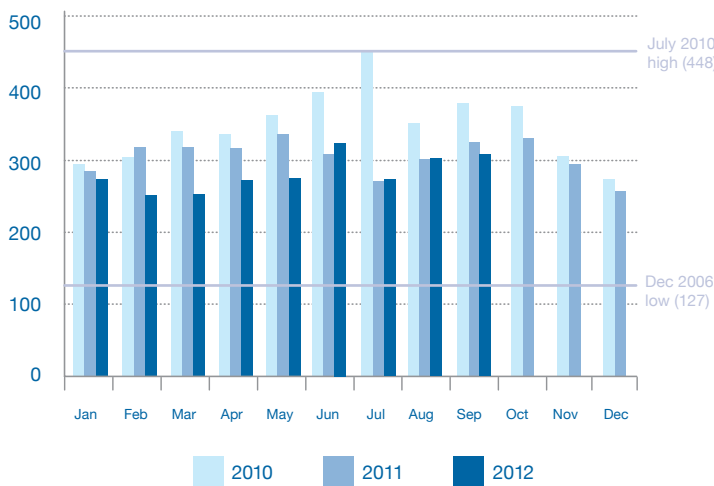
"As a result of on-going mortgage difficulties and lengthening chains September saw average times from agreeing a deal to exchange increase to 12 weeks, twice what it was a year ago."

"With an amazing 30% fewer family houses over the same period, it seems that many are deciding to stay put or if relocating are renting out their house rather than selling."

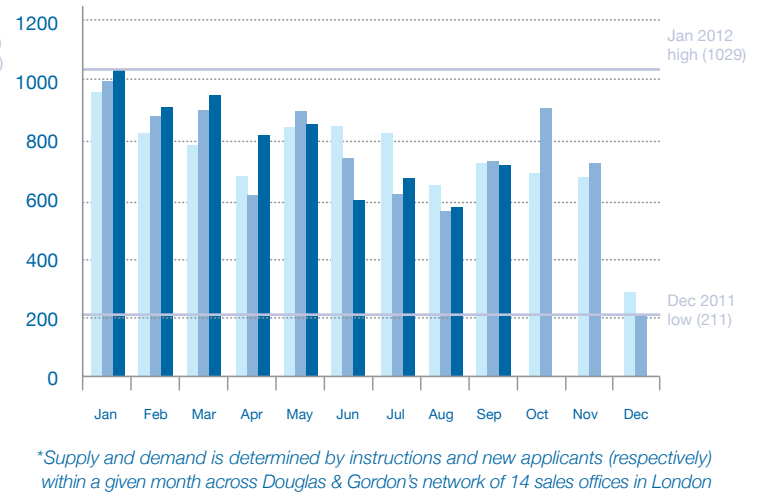
"For many people this market is making them feel as if they have to paddle faster to stay in the same place."

Ed Mead, Director

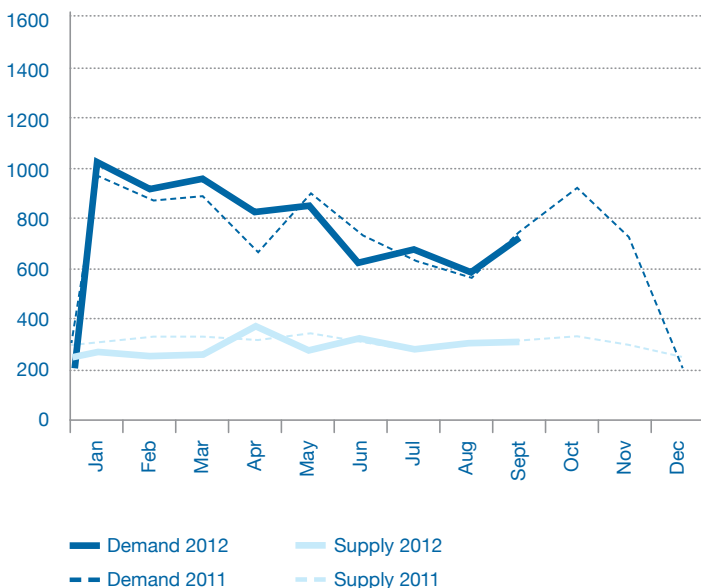
Supply*



Demand*



2012 Supply & Demand



Douglas & Gordon Average London Sales Price Index*

	Q3 2011	Q4 2011	Q1 2012	Q2 2012
1 bed flat	£ 383,750	£ 387,500	£ 404,167	£ 408,333
2 bed flat	£ 570,083	£ 579,583	£ 608,333	£ 620,833
3 bed house	£ 1,257,500	£ 1,277,083	£ 1,340,000	£ 1,367,917
4 bed house	£ 1,905,000	£ 1,933,333	£ 2,006,250	£ 2,025,000

*The D&G Average London Sales Index is based on a periodic re-valuation of each property type from every D&G office across London with the increase or decrease in their values averaged

The London Barometer/ Lettings: September 2012

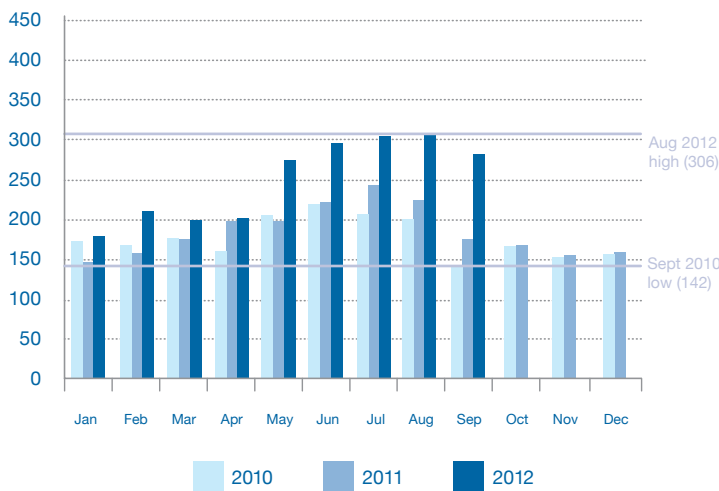
Market Comment

"Although July and August was, as expected, quieter than usual, demand for rental properties in September was up 10% year on year which should translate into a busy lettings market in the autumn. The very high stock level we reported in August is now calming down following the recent activity returning to the market, hence lots of properties have been let since the lull that was experienced over the Olympics."

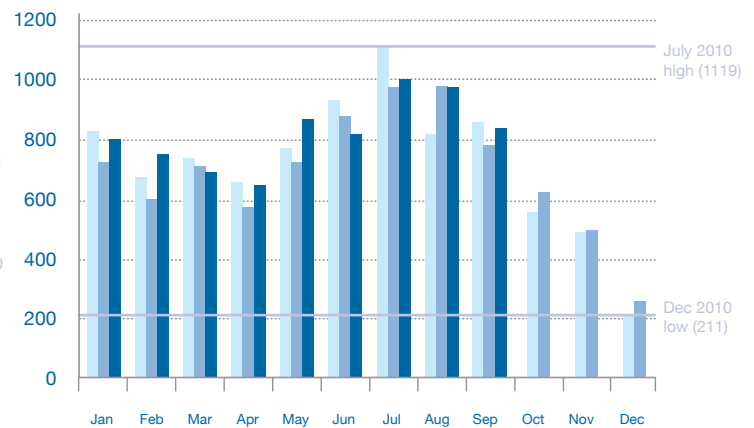
"The flat market has proved particularly busy in September with a lot of wealthy foreign students renting properties, which is typical for this time of year."

Virginia Skilbeck, Lettings Director

Supply*

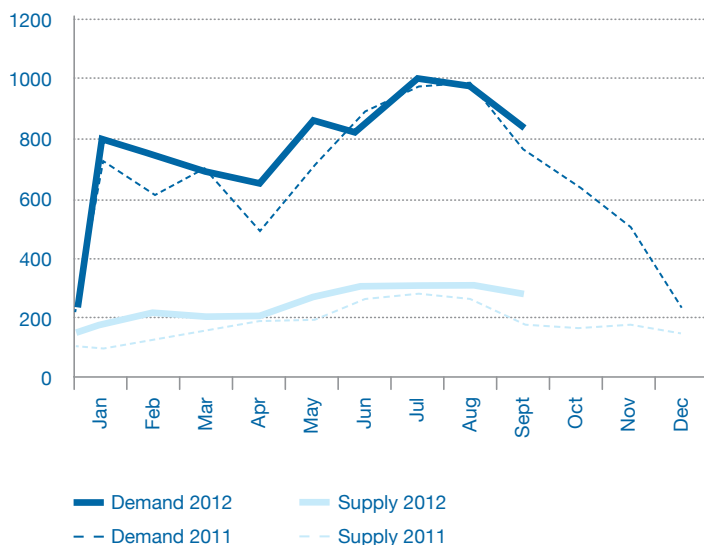


Demand*



*Supply and demand is determined by instructions and applicants (respectively) within a given month across Douglas & Gordon's network of 12 lettings offices in London

2012 Supply & Demand



Douglas & Gordon Average London Rent Index* (per week)

	Q3 2011	Q4 2011	Q1 2012	Q2 2012
1 bed flat	£ 399	£ 394	£ 387	£ 386
2 bed flat	£ 537	£ 531	£ 533	£ 527
3 bed house	£ 927	£ 912	£ 925	£ 907
4 bed house	£ 1,641	£ 1,556	£ 1,462	£ 1,513

*The D&G Average London Rent Index is based on a periodic re-valuation of each property type from every D&G office across London with the increase or decrease in their values averaged