

The London Barometer/ Sales: April 2011

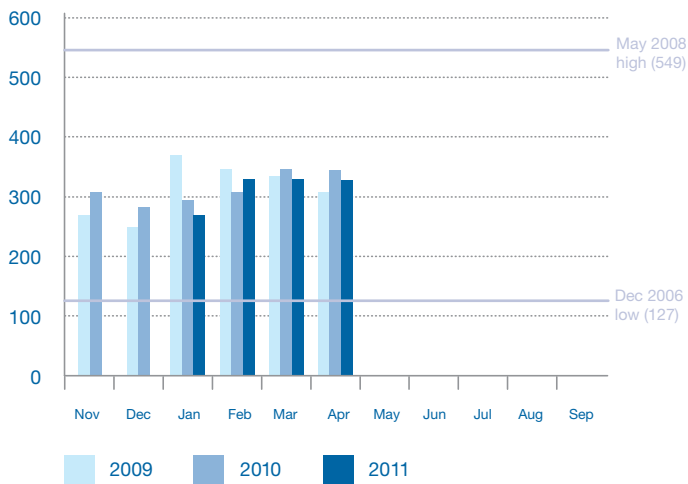
Market Comment

"April was a predictably slower month but given we agreed the highest number of sales for a year the summer looks as if it may be very busy. However, demand and new supply are flat right now so although volumes will most likely stay thinner than we'd like, ongoing low rates must mean those looking are more likely to take the plunge and keep prices buoyant.

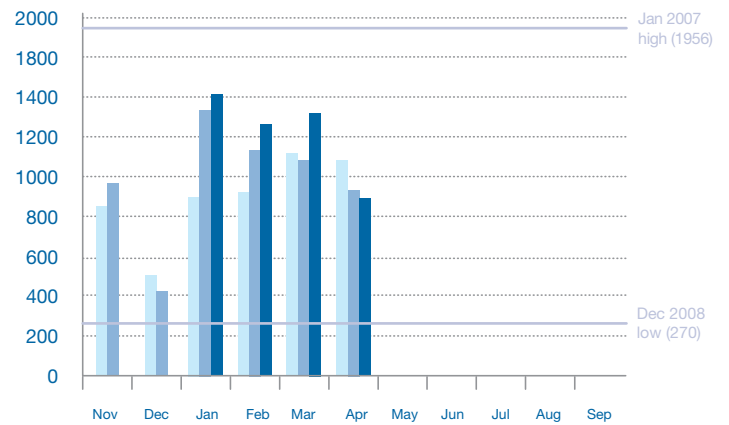
"With first time buyers mortgage deals getting good press at last maybe it won't just be the top end of the market benefiting as the year goes on."

Ed Mead, Director

Supply*

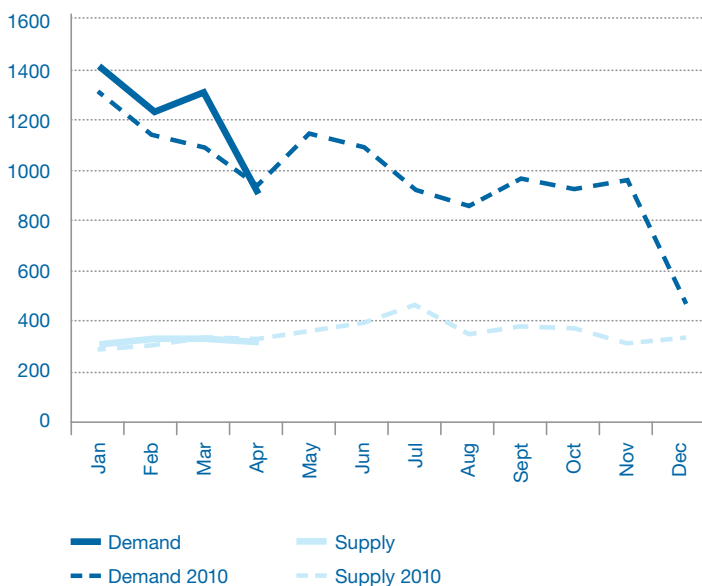


Demand*



*Supply and demand is determined by instructions and new applicants (respectively) within a given month across Douglas & Gordon's network of 13 sales offices in London

2011 Supply & Demand



Douglas & Gordon Average London Sales Price Index*

	Q2 2010	Q3 2010	Q4 2010	Q1 2011
1 bed flat	£ 361,250	£ 375,000	£ 361,667	£ 368,333
2 bed flat	£ 517,500	£ 523,750	£ 527,917	£ 543,333
3 bed house	£ 1,108,667	£ 1,101,667	£ 1,120,417	£ 1,174,167
4 bed house	£ 1,665,833	£ 1,658,333	£ 1,691,667	£ 1,780,833

*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: April 2011

Market Comment

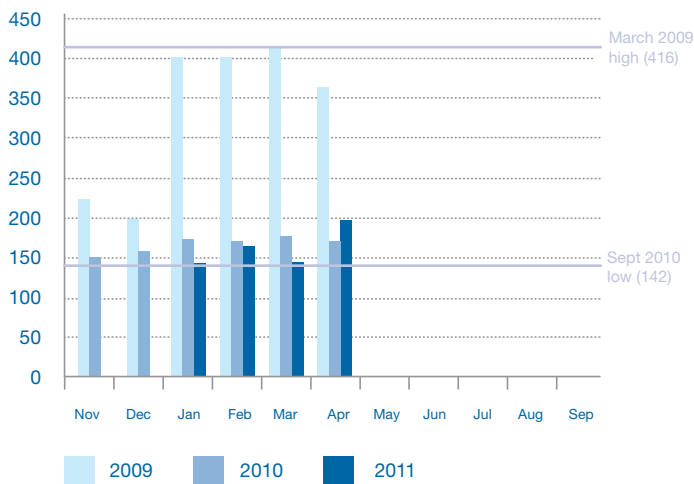
"We experienced a surge in interest over the bank holiday weekends as tenants used their days off to research possible properties to rent. However overall, the number of applicants actually registered in April was lower than last month.

"Supply of rental properties has increased by 25% when compared with April 2010, which is positive when moving into the peak months for the lettings market. There has been a 20% increase in new tenancies and an increasing number of re-lets, showing that landlords are not opting to sell and are cashing in on higher rental prices. Whilst tax rates to sell a property remain high and with interest rates staying low, buy-to-let properties are becoming more attractive to investors and we are seeing a number of landlords returning to the lettings market.

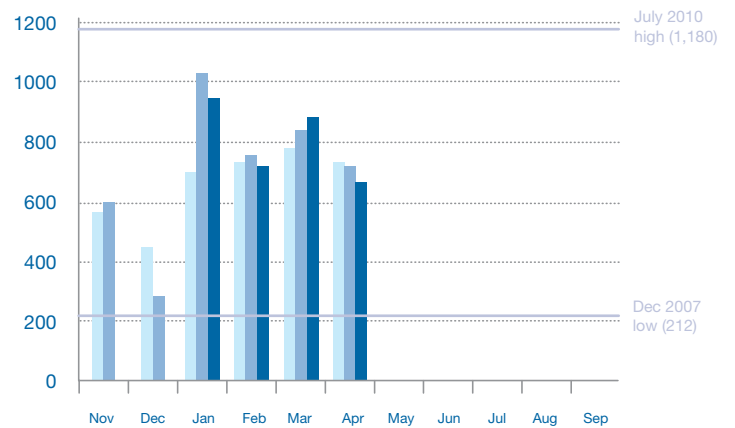
"The royal wedding has helped promote London to an international audience and we're expecting this to attract more people to want to live here."

Virginia Skilbeck, Director

Supply*

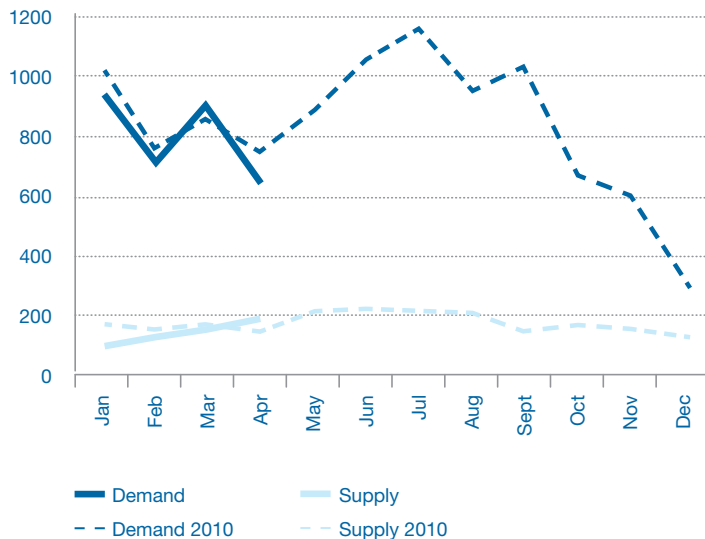


Demand*



*Supply and demand is determined by instructions and applicants (respectively) within a given month across Douglas & Gordon's network of 11 lettings offices in London

2011 Supply & Demand



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

	Q2 2010	Q3 2010	Q4 2010	Q1 2011
1 bed flat	£ 362	£ 373	£ 376	£ 381
2 bed flat	£ 474	£ 491	£ 493	£ 503
3 bed house	£ 828	£ 840	£ 835	£ 860
4 bed house	£ 1,417	£ 1,468	£ 1,475	£ 1,530

*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