

The London Barometer

January 2014 / Sales

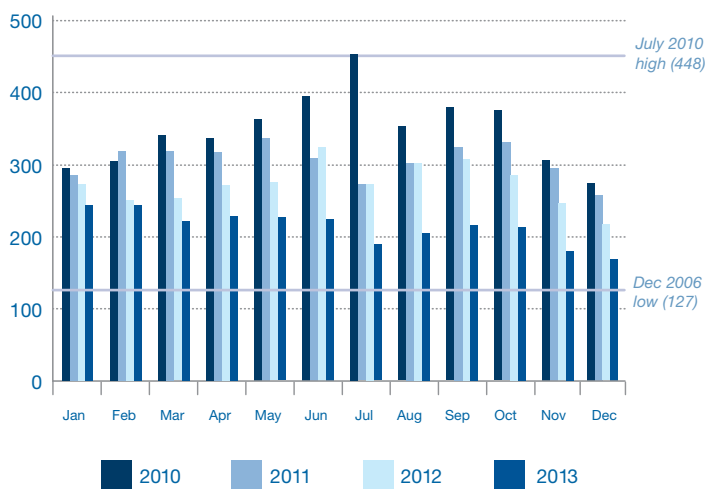
Market Comment

"As expected December was much busier than usual; 50% more properties came onto the market, 20% more buyers registered and almost 40% more offers were received on available properties. Vendors who heeded our advice and took advantage of the December market did well as a result.

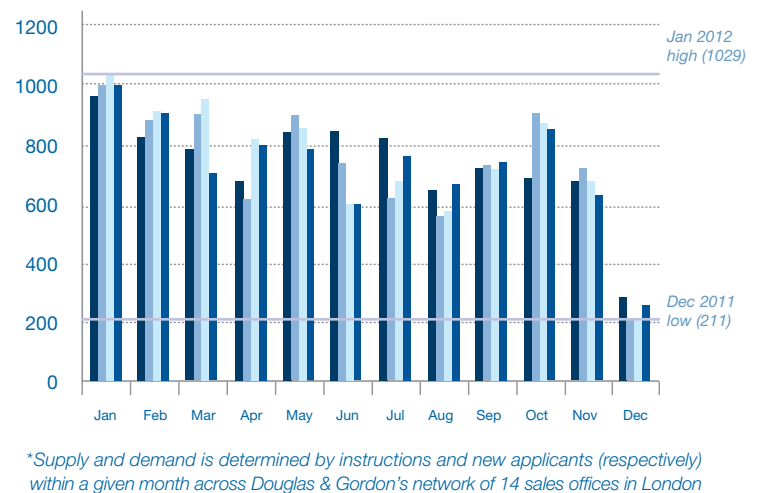
"Based on the latter part of 2013 all the signs point to another year of price rises in D&G land with even more pent up demand and the main core of activity taking place in 'Emerging Prime'- areas just outside Prime Central London. We are anticipating another year of price growth in 2014 ranging from 5% to 7%."

Ed Mead, Executive Director

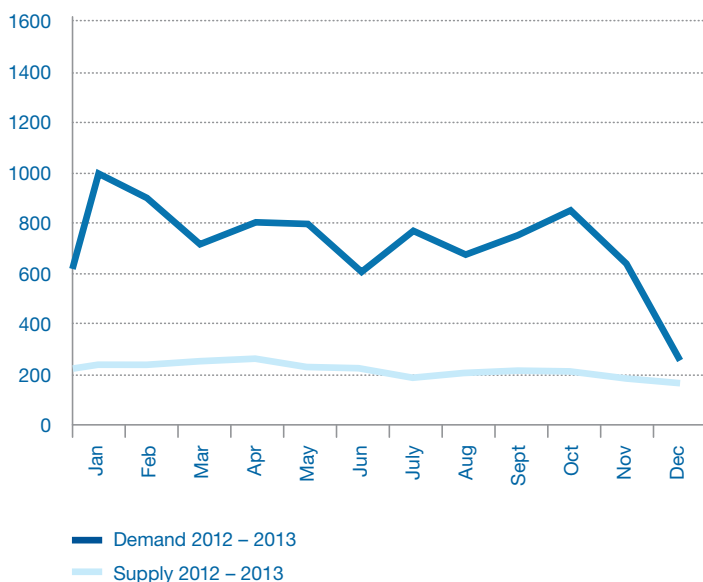
Supply*



Demand*



Supply & Demand



Douglas & Gordon Average London Sales Price Index*

	Q1 2013	Q2 2013	Q3 2013	Q4 2013
1 bed flat	£431,250	£455,833	£410,417	£489,583
2 bed flat	£669,583	£699,583	£732,500	£765,833
3 bed house	£1,467,083	£1,547,500	£1,605,833	£1,645,833
4 bed house	£2,250,000	£2,352,083	£2,429,167	£2,458,333

*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

January 2014 / Lettings

Market Comment

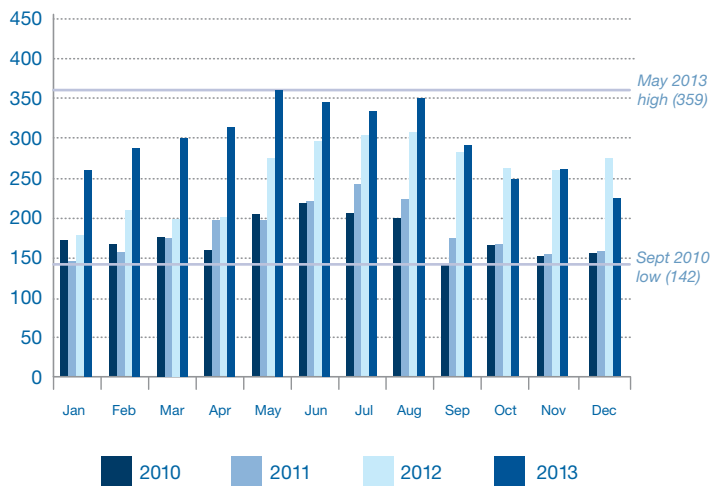
"Almost 10% of landlords whose properties fell vacant in December decided to sell up and cash in on the thriving sales market. By comparison 10% of tenants whose tenancies ended in December were opting to buy rather than rent.

"In December we registered 20% more tenants than the same time last year, whereas stock levels decreased by 20% year on year and were at the lowest level seen for over 12 months. This all bodes well for the year ahead.

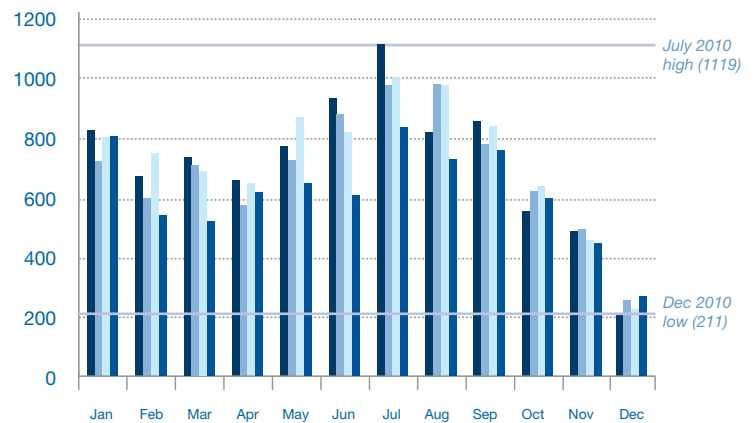
"With the rental market inextricably linked to the performance of the London economy, we are predicting only nominal rental growth of 1% or 2% for 2014."

Virginia Skilbeck, Lettings Director

Supply*

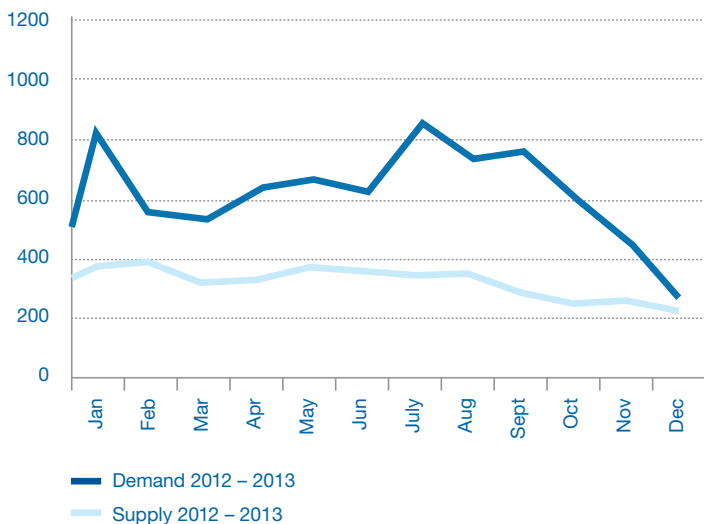


Demand*



*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

Supply & Demand



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

	Q1 2013	Q2 2013	Q3 2013	Q4 2013
1 bed flat	£380	£375	£375	£378
2 bed flat	£509	£506	£510	£509
3 bed house	£831	£818	£826	£826
4 bed house	£1,368	£1,378	£1,392	£1,380

*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