

The Rightmove House Price Index

The largest monthly sample of residential property prices

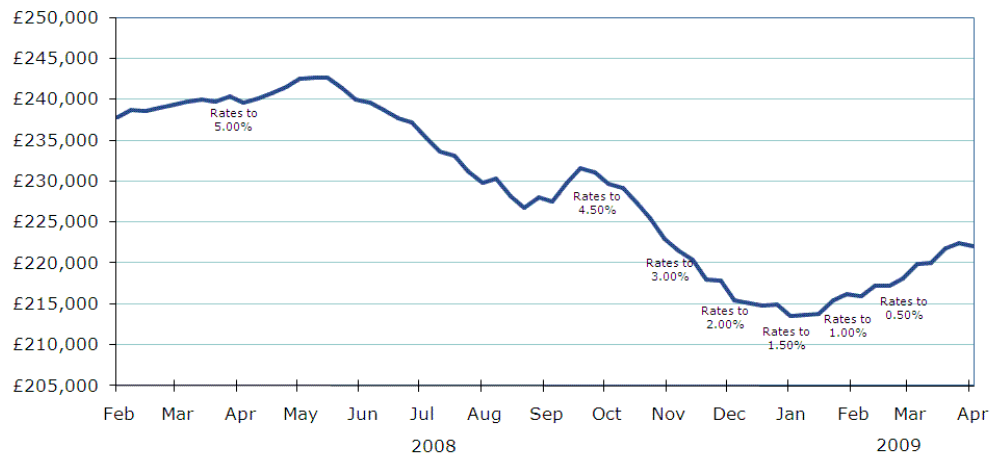
Under embargo for 0001 hours: Monday 20th April 2009

Spring bounce continues as prices find their floor

	April	March
Average Property Asking Price	£222,077	£218,081
% Change in Month	1.8%	0.9%
% Change in Past Year	-7.3%	-9.0%
Monthly Index (Jan 2002=100)	180.7	177.4

- New sellers raise average asking prices by 1.8% (£3,996), the largest rise for 14 months
- 3rd consecutive monthly increase may be more than a seasonal bounce, though many new sellers are still starting too high, with circa 80,000 current sellers lowering asking prices by 2% or more each month
- 22,000 new sellers per week tempted to market, up 13% on previous month — a signal of growing confidence that it's a good time to trade up and there are deals to be done
- Any early signs of recovery must be put into the context of mortgage approvals running at a mere third of recent levels

Rightmove Monthly Asking Price Trend



Rightmove measured 111,307 asking prices – circa 90% of the UK market. The properties were put on sale by estate agents from 8th March 2009 to 11th April 2009 and advertised on Rightmove.co.uk.

Rightmove.co.uk is the UK's largest property web site, advertising around 90% of all homes for sale via estate agents across the UK. The site attracts over 40 million visits from home movers each month who view in excess of 500 million pages. Each month Rightmove uses asking price data of up to 200,000 properties coming onto the market to produce this House Price Index - the largest, most accurate and up-to-date monthly index.

Released 20th April 2009

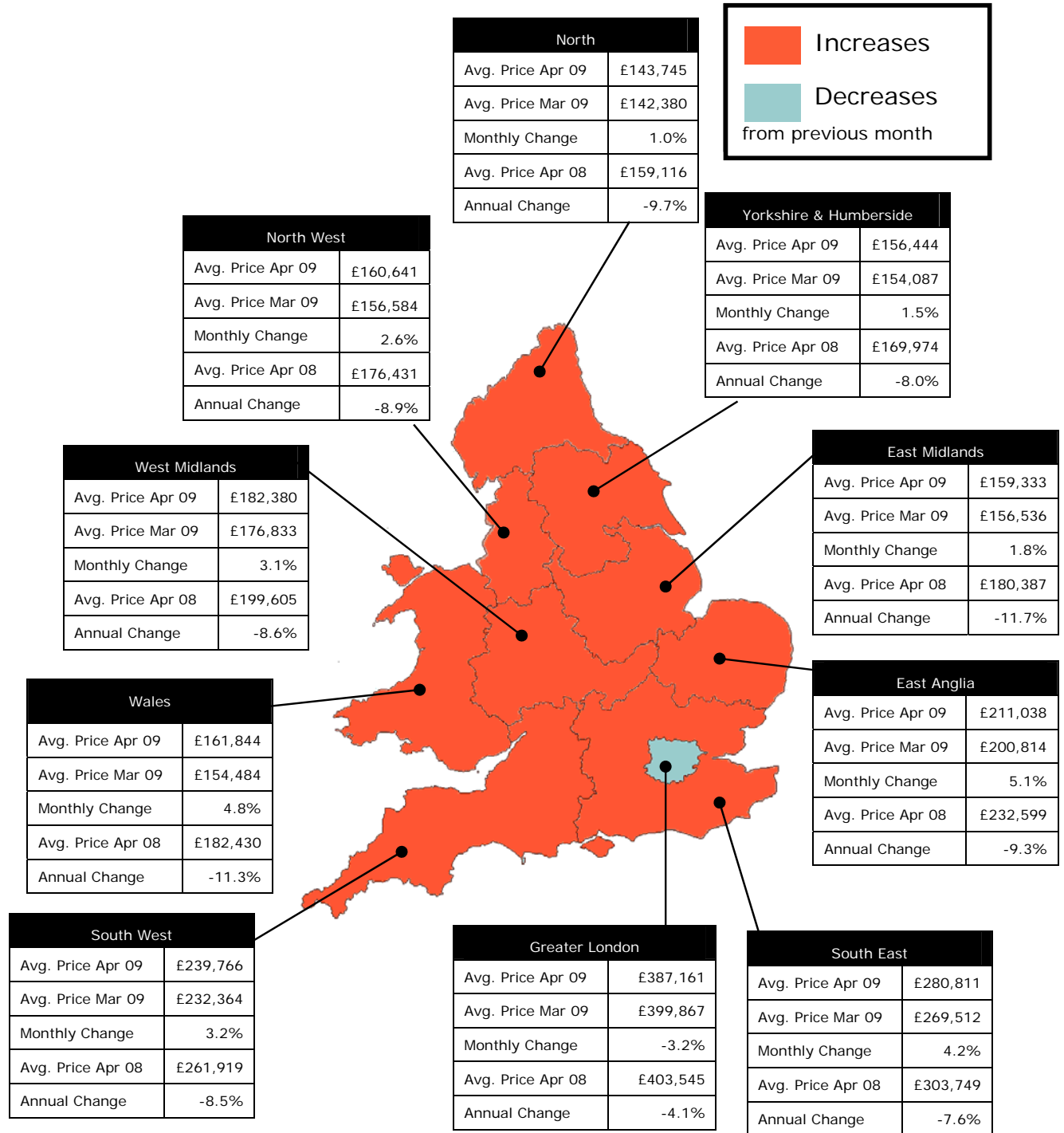
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For media enquiries and interviews please contact:

Mei-Kuen Tsui on 0845 456 8439 or press@rightmove.co.uk

Regions of England & Wales



If you are a journalist and would like a further breakdown on these regional statistics please contact the Press Office on: press@rightmove.co.uk or call 0845 456 8439

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