

The leading indicator of residential property prices

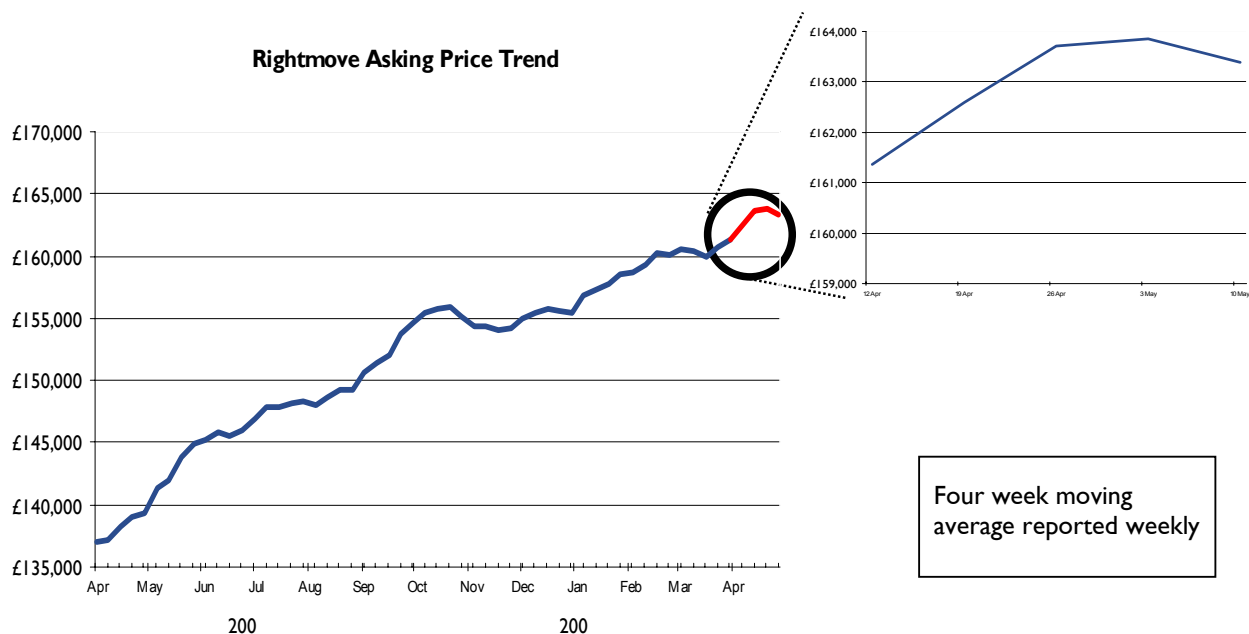
May 2003



Rumours of a house price collapse have been greatly exaggerated

Monthly Index (Jan 2002=100)	132.9
% Change in Month	+1.3%
% Change in past Year	+15.6%
Average Property Asking Price	£163,393

- The housing market continues to make steady progress, and the increase of 4.7% in 2003 to date equates to an annualised increase of over 11%.
- The northern part of the country is leading the way with increases for the month of over 3%, contrasting with a further 1% fall in London.
- Year-on-year growth in house prices continues to fall as the large increases from the first half of 2002 drop out of the annual numbers.
- The growth in property stocks is slowing down indicating a more sustainable market.



Rightmove.co.uk is the UK's number one property web site, displaying details of around 35% of all homes for sale. Over half the UK's top 100 estate agents choose to list on rightmove.co.uk. Around a million different home hunters visit rightmove.co.uk every month, visiting on average three times a month and viewing more than 100 properties. Each month rightmove.co.uk sees around 50,000 properties coming onto the market and displays around 230,000 properties.

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Commentary

The slight decrease in prices that we saw in the last quarter of 2002 has not led to a longer-lasting slowdown. We have now seen four consecutive months of steady and sustainable growth in house prices, while most other measures of house prices are still reporting the slowdown that we saw at the end of last year. Prices in the first five months of the year have increased by 4.7%, equivalent to an annualised increase of 11.6%.

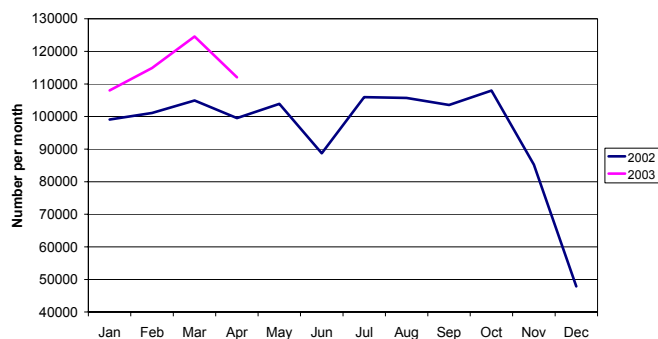
Following a very slow start to the year, the number of properties coming off the market has increased to match the number coming on, indicating a healthier balance between supply and demand. Our member agents report that activity is returning to the market as prospects become much clearer for both the international situation and the UK economy.

London does not share in the improving market conditions. Prices in London are down by 1% this month and by 2.3% for the year to date, with an increase of only 6.8% since May 2002. The cheaper areas continue to record the best growth, with an increase of 4.4% for the month and 39.6% for the past year in the North of England.

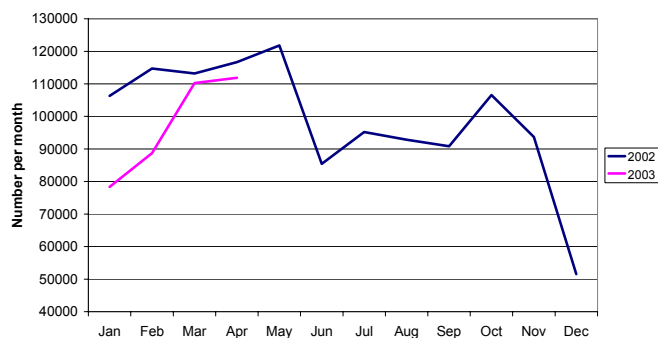
The Rightmove web site also saw a slow start to the year in January and February and increased activity from March, which is continuing into May and suggests that the market continues to be active with higher levels of interest in buying houses.

There are very wide variations in the property price levels between different regions. In London, 8.8% of properties are now priced at over £500,000 compared with only 0.6% in the North of England, where 22.9% are still under £60,000. Overall, only 3.7% of properties are now priced at under £60,000 and so exempt from stamp duty, and 23.4%, nearly a quarter, are in the higher stamp duty bands that start at £250,000.

Properties coming on the market



Properties coming off the market



Region	£0-60K	£60K-125K	£125K-250K	£250K-500K	£500K-1M	>£1M
East Anglia	1.5%	27.8%	53.9%	15.9%	0.9%	0.0%
East Midlands	5.6%	37.6%	43.9%	12.0%	0.9%	0.0%
Greater London	0.2%	5.2%	54.9%	30.9%	7.1%	1.7%
North	22.9%	36.4%	31.7%	8.5%	0.5%	0.1%
North West	13.8%	37.7%	36.4%	10.4%	1.5%	0.2%
South East	0.6%	15.6%	55.9%	24.0%	3.5%	0.3%
South West	1.4%	24.8%	53.9%	18.1%	1.7%	0.1%
Wales	11.2%	36.1%	40.2%	11.8%	0.7%	0.1%
West Midlands	3.8%	41.5%	42.8%	10.8%	0.9%	0.1%
Yorkshire & Humberside	12.3%	34.8%	41.2%	10.9%	0.7%	0.0%
National Average	3.7%	22.7%	50.2%	19.9%	3.0%	0.5%

Contact for national figures: Miles Shippside (MRICS) 07876 644098 miles.shippside@rightmove.co.uk
Contact for regional figures: Brian Thorn 020 7620 2228 b.thorn@wriglesworth.com

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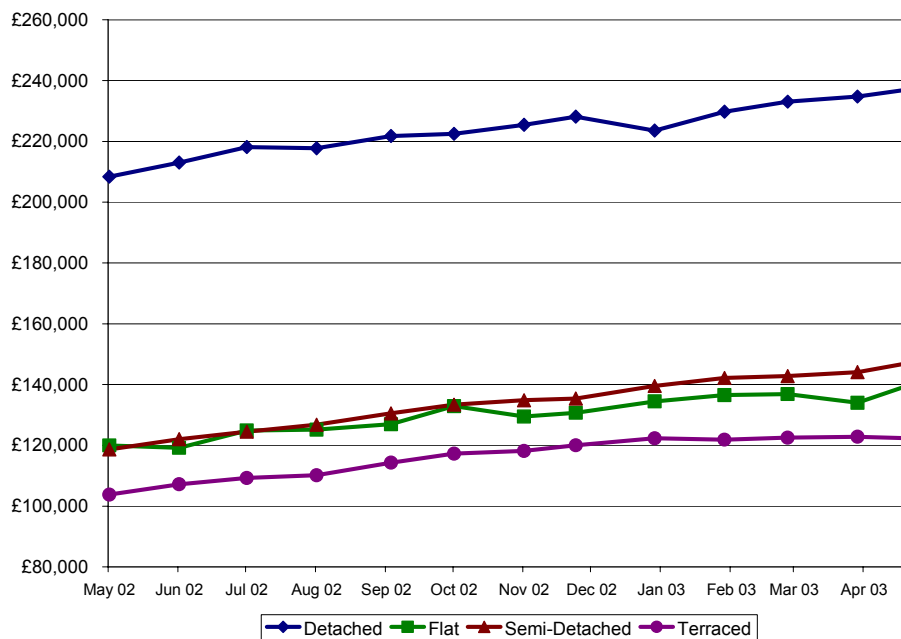


May 2003

National Asking Price Trend

Month	Index (Jan 2002 = 100)	% Change	Ave Price
May 2002	115.0	+3.2%	£141,333
June 2002	118.1	+2.7%	£145,201
July 2002	119.5	+1.1%	£146,854
August 2002	120.4	+0.8%	£147,957
September 2002	123.2	+2.3%	£151,429
October 2002	126.5	+2.7%	£155,467
November 2002	126.3	-0.2%	£155,199
December 2002	127.0	+0.6%	£156,084
January 2003	126.5	-0.4%	£155,481
February 2003	129.1	+2.0%	£158,639
March 2003	130.6	+1.2%	£160,536
April 2003	131.3	+0.5%	£161,370
May 2003	132.9	+1.3%	£163,393
Annual Change	+17.9	+15.6%	+£22,060

National Asking Price Trend by Property Type



All enquiries regarding the methodology employed and access to further analysis of the data held by rightmove.co.uk should be directed to Mike Scott on 020 7318 9092 or by email to mike.scott@rightmove.co.uk.

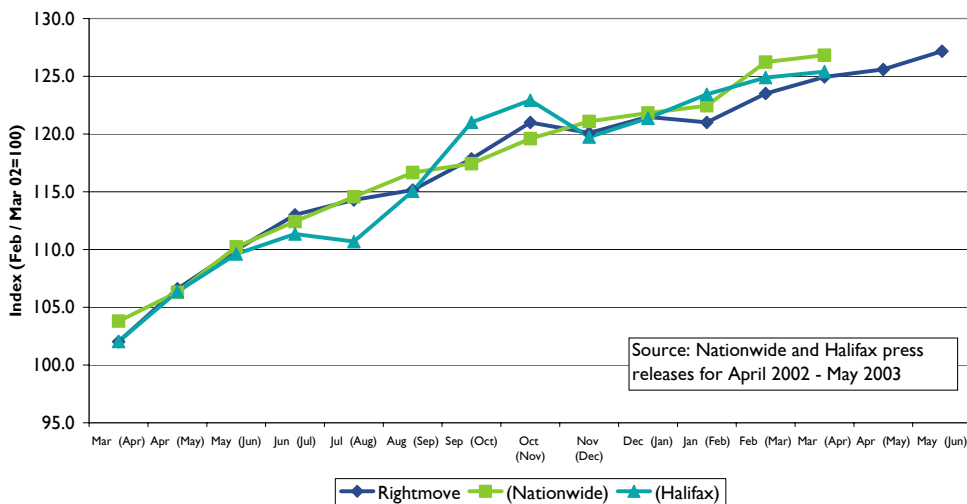
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The Leading Indicator

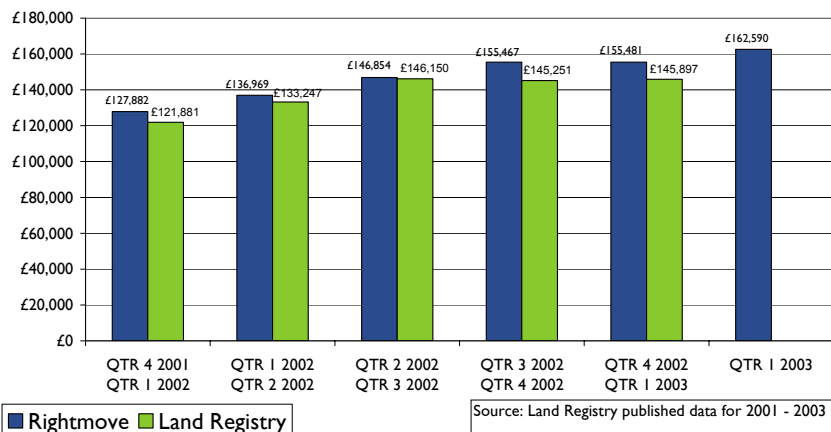
Comparison of Property Price Indexes (Not seasonally adjusted)
April 2003



(Seasonally adjusted figure used for the Halifax from Dec 2002, as no unadjusted figure has been published.)

The Nationwide and Halifax indexes are now reporting slower price rises bringing them back in line with the Rightmove figure. The Halifax continues to follow Rightmove very closely, with the Nationwide just slightly more divergent.

Comparison of Rightmove with Land Registry



The most comprehensive measure of housing activity and prices is from The Land Registry. It is based on post-completion filings on residential property transactions during a three month period. It is published five weeks after the period on which it is reporting. The report for April-June 2003 will be issued in August.

The Asking Price Trend is off-set by three months compared to The Land Registry, reflecting the average period between properties coming onto the market and completion.

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Regions of England & Wales

Region	Change Apr 03 - May 03	Change May 02 - May 03
East Anglia	3.1%	17.5%
East Midlands	0.7%	21.9%
Greater London	-1.0%	6.8%
North	4.4%	39.6%
North West	3.6%	27.5%
South East	0.9%	14.0%
South West	2.1%	19.2%
Wales	1.5%	34.4%
West Midlands	1.6%	25.8%
Yorkshire & Humberside	3.3%	29.4%

London Boroughs

Borough	Change Feb 03 - May 03	Change May 02 - May 03
Barking and Dagenham	1.1%	28.9%
Barnet	3.3%	10.5%
Bexley	1.7%	12.9%
Brent	3.2%	15.2%
Bromley	7.8%	15.4%
Camden	-1.3%	9.2%
City of Westminster	2.6%	19.1%
Croydon	0.9%	17.5%
Ealing	-1.6%	8.9%
Enfield	-5.1%	14.0%
Greenwich	-1.3%	17.8%
Hackney	-1.7%	15.0%
Hammersmith and Fulham	-5.9%	-5.2%
Haringey	-4.1%	4.7%
Harrow	2.8%	13.2%
Havering	1.8%	19.0%
Hillingdon	3.9%	21.1%
Hounslow	2.5%	1.3%
Islington	-2.2%	7.6%
Kensington and Chelsea	-12.9%	-2.5%
Kingston-upon-Thames	2.4%	11.4%
Lambeth	-2.9%	1.6%
Lewisham	2.1%	19.4%
Merton	-1.8%	5.5%
Newham	0.0%	22.3%
Redbridge	6.6%	25.6%
Richmond-upon-Thames	-3.7%	-1.6%
Southwark	-3.9%	8.3%
Sutton	-3.0%	4.8%
Tower Hamlets	-4.2%	13.4%
Waltham Forest	1.4%	18.3%
Wandsworth	-3.1%	-0.5%

(City of London excluded due to small number of residential properties.)