



HOUSE PRICES IN HERTFORDSHIRE

No 33

JULY 2009

The average price of a Semi-detached house in Hertfordshire at the First Quarter of 2009 was £285,800

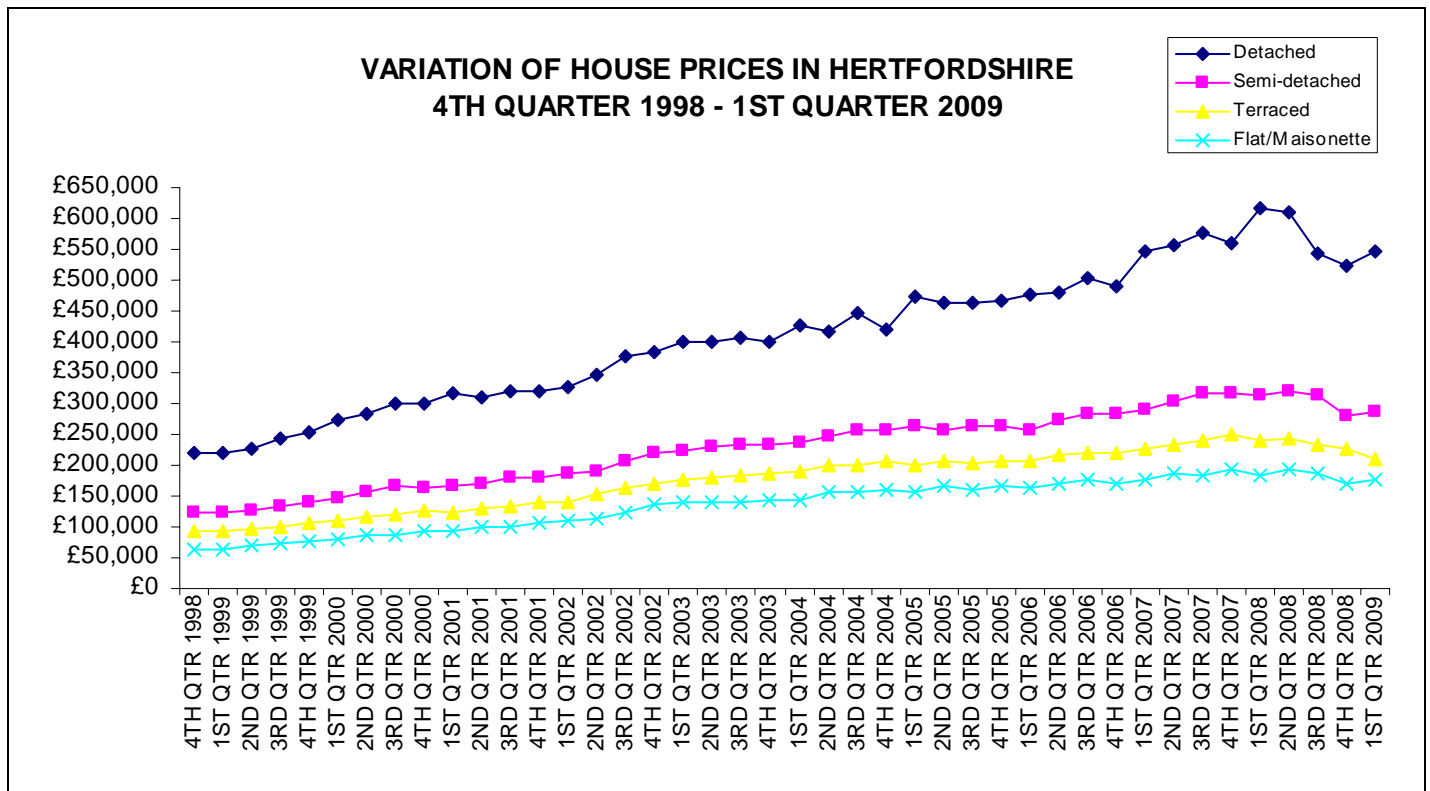
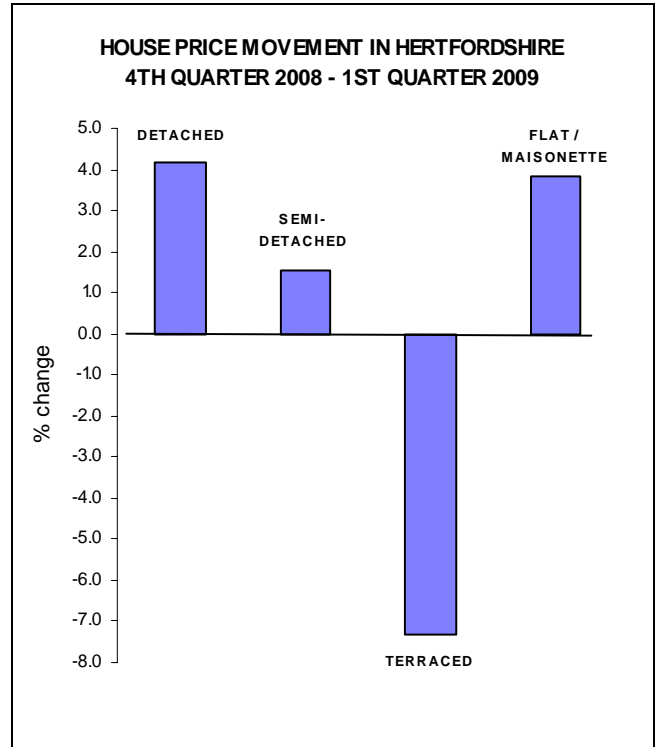
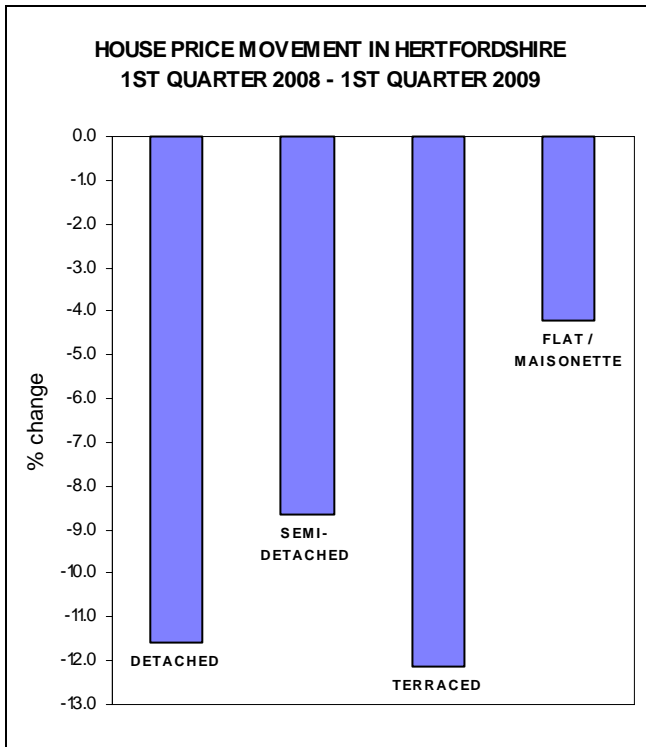
Average House Prices in Towns of Hertfordshire - First Quarter of 2009:

POST TOWN	HOUSE TYPE			
	Detached	Semi-detached	Terraced	Flat/Maisonette
ABBOTS LANGLEY	n/a	£254,500	£213,300	£154,000
BALDOCK	£346,500	£225,700	£183,800	£124,800
BERKHAMSTED	£704,500	£362,000	£312,000	£206,300
BISHOP'S STORTFORD	£492,100	£266,100	£197,100	£144,400
BOREHAMWOOD	n/a	£251,600	£207,600	£151,600
BROXBOURNE	£510,500	£339,600	n/a	£161,500
BUNTINGFORD	n/a	n/a	£193,800	n/a
BUSHEY	n/a	£300,400	£212,800	£222,600
HARPENDEN	£855,300	£385,000	£235,800	£187,900
HATFIELD	£1,053,300	£266,500	£186,400	£197,900
HEMEL HEMPSTEAD	£580,400	£243,800	£177,600	£130,600
HERTFORD	n/a	£394,800	£277,800	£190,400
HITCHIN	£331,300	£201,400	£196,700	£151,600
HODDESDON	n/a	£205,200	£184,100	£159,600
KINGS LANGLEY	n/a	£360,300	n/a	£199,500
KNEBWORTH	£382,000	£313,100	n/a	n/a
LETCHWORTH	n/a	£246,400	£161,100	£120,800
POTTERS BAR	£614,000	£282,100	n/a	£149,700
RADLETT	£1,058,300	n/a	n/a	n/a
RICKMANSWORTH	£459,000	£297,500	£275,500	£244,200
ROYSTON	£396,400	£202,700	£183,600	£126,400
SAWBRIDGEWORTH	£464,000	£218,300	£178,400	£123,800
ST ALBANS	£459,100	£325,900	£272,300	£180,100
STEVENAGE	£313,900	£187,300	£174,500	£147,900
TRING	£340,800	£308,200	£230,700	£132,000
WALTHAM CROSS (CHESHUNT)	£447,800	£243,300	£193,500	£137,300
WARE	£366,300	£289,700	£222,700	£172,700
WATFORD	£455,500	£251,300	£194,000	£141,300
WELWYN	£481,000	n/a	n/a	n/a
WELWYN GARDEN CITY	£457,500	£245,100	£202,000	£153,100
COUNTY AVERAGE	£545,600	£285,800	£211,500	£176,300

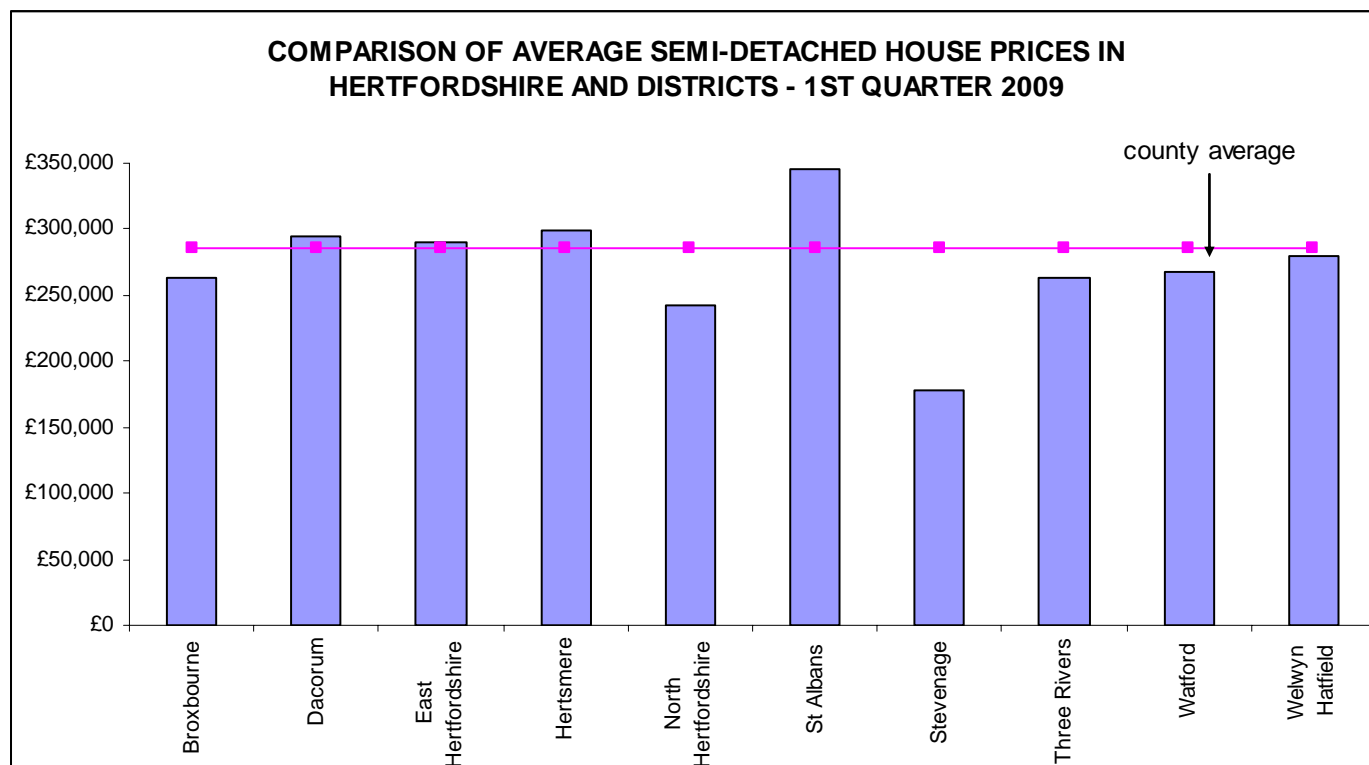
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- Between the 1st Quarter 2008 and 1st Quarter 2009 the average price of all house types in Hertfordshire decreased, with Terraced houses experiencing the largest decrease of 12.1%.
- Between the 4th Quarter 2008 and 1st Quarter 2009 the average price of Detached, Semi-detached and Flat / Maisonette house types increased. The largest increase, of 4.2%, was for a Detached house.
- During this period the average price of a Terraced house fell by 7.3%.



- The average price of a Semi-detached house in all of the of districts decreased between 1st Quarter 2008 and 1st Quarter 2009. The largest decrease of £70,800 was in Three Rivers.
- Broxbourne had the smallest decrease of £6,100 during this period.
- St Albans remains the district with the highest average price of a Semi-detached house although the price fell by £57,700 since the 1st Quarter 2008.

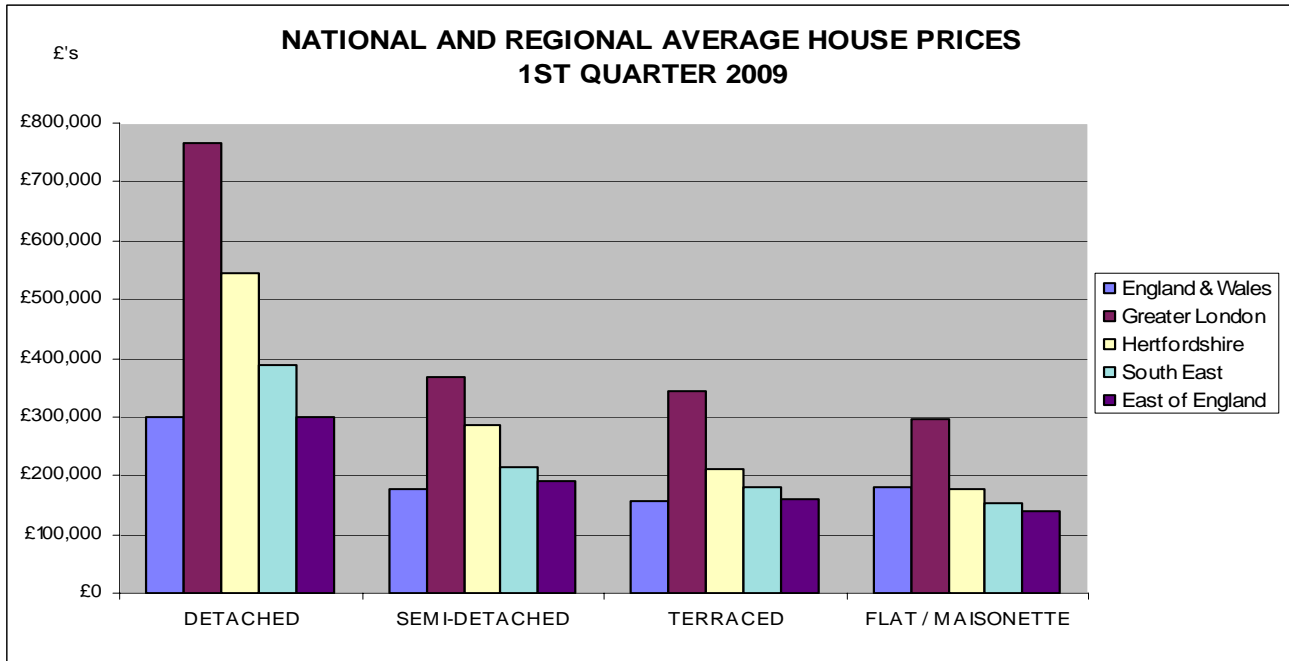


**AVERAGE HOUSE PRICES IN THE DISTRICTS OF HERTFORDSHIRE
1ST QUARTER 2009**

DISTRICT	Detached	Semi-detached	Terraced	Flat/Maisonette
BROXBOURNE	£453,900	£262,500	£192,400	£147,100
DACORUM	£525,800	£294,700	£219,800	£148,800
EAST HERTFORDSHIRE	£498,400	£290,900	£216,800	£166,500
HERTSMERE	£856,800	£298,900	£208,500	£236,900
NORTH HERTFORDSHIRE	£357,600	£241,800	£179,800	£136,700
ST ALBANS	£608,300	£345,100	£267,300	£192,800
STEVENAGE	£320,800	£177,600	£173,100	£142,500
THREE RIVERS	£653,700	£263,000	£242,300	£231,200
WATFORD	£444,400	£267,200	£196,700	£145,000
WELWYN HATFIELD	£594,000	£280,000	£198,700	£179,500
COUNTY	£545,600	£285,800	£211,500	£176,300

NOTE: In the main Table house prices are given by postal town areas, which in most cases include small villages in the immediate vicinity of the town as well as the town itself. Postal town areas may also overlap the county boundary.

In the Table above, which gives District figures, these conform to Local Authority District areas. Therefore, in the cases of Stevenage and Watford in particular, there will be slight variations due to the fact that postal towns cover wider areas than District boundaries.



**AVERAGE HOUSE PRICES IN REGIONS
1ST QUARTER OF 2009**

AREA	HOUSE TYPE			
	Detached	Semi-detached	Terraced	Flat / Maisonette
England & Wales	£299,900	£175,700	£156,000	£179,000
Greater London	£767,600	£368,400	£345,100	£295,300
South East	£386,900	£216,100	£179,100	£152,600
East of England	£300,700	£190,500	£160,100	£140,700
Hertfordshire	£545,600	£285,800	£211,500	£176,300

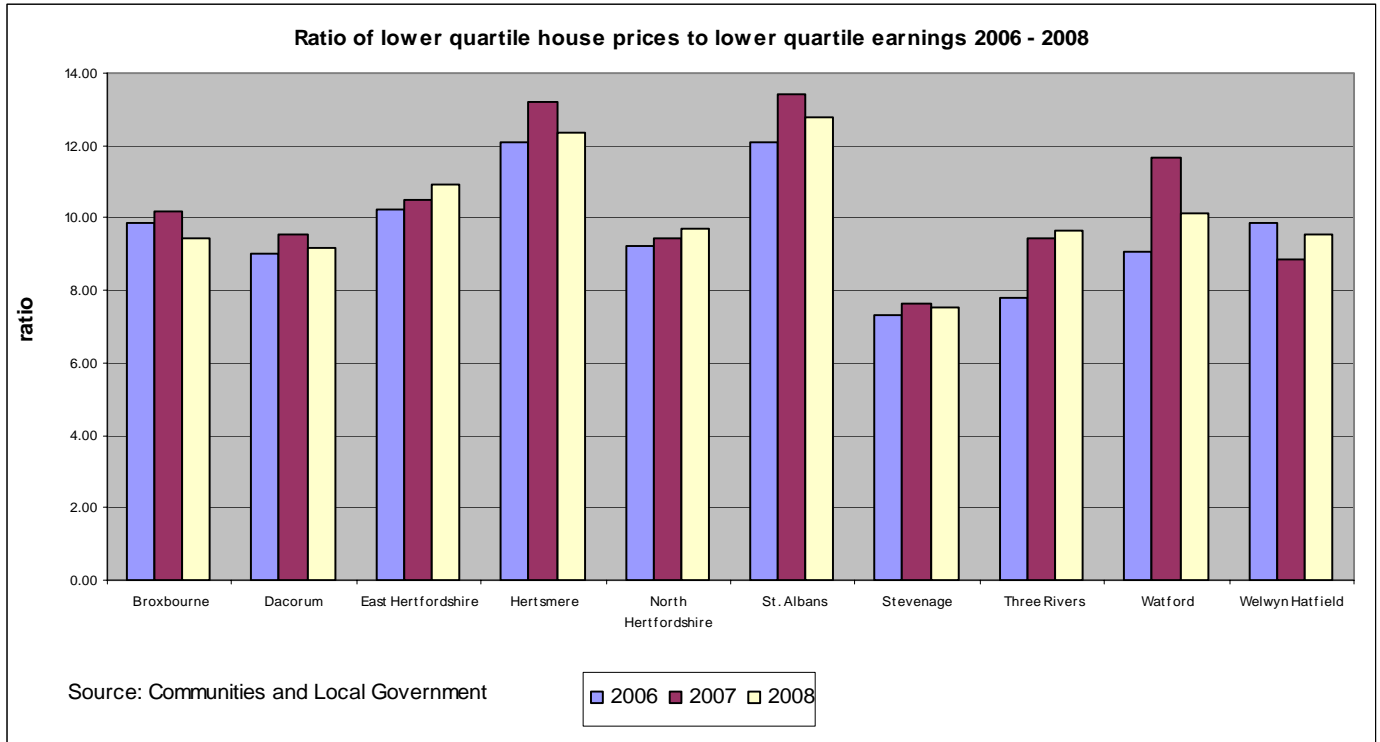
NOTES

All data contained in this factsheet are taken from HM Land Registry's Residential Property Price Report data which provides information on average prices and sale volumes in the residential market. All data is Crown Copyright and is produced with permission of HM Land Registry on behalf of the controller of Her Majesty's Stationery Office. Data is continually updated as information from each sale is entered onto the database. This in turn revises the average house prices figures. Quarterly figures will be revised until all details of sales for that quarter have been entered. For more information please refer to HM Land Registry website: www.landreg.gov.uk.

AFFORDABILITY RATIO

Housing Affordability, this measure was introduced to “reflect the significant variations in affordability of the housing market in different parts of the country” using the PSA (Public Service Agreement) Target 5 Housing Supply and Demand Indicator 4.

This Indicator uses the ratio of lower quartile house prices to lower quartile earnings i.e. to show if people on the lowest earnings can afford the cheapest housing.



Source: Table 576 Ratio of lower quartile house prices to lower quartile earnings by district from 1997.

<http://www.communities.gov.uk/documents/housing/xls/152924.xls>

Source for Earnings: ASHE (Annual Survey of Hours and Earnings) - Total Full-Time gross annual pay (Workplace based)

DEFINITIONS

‘Sale’ is taken to mean, “the transfer of ownership for value of freehold and long leasehold residential properties, whether or not the purchase was supported by a mortgage”.

Excluded from the data given in this factsheet are:

- All Commercial transactions

- Before January 2000 - All sales below £10,000 and over £1 million

- Transfer conveyances, assignments or leases at a premium with nominal rent

Prices quoted are for sales occurring during a particular quarter and are not necessarily representative of the price one would expect to pay for a particular house in that area.

The data contained in this factsheet are simple averages. No weighting or adjustment has been applied to reflect seasonal or other factors. Only approximately 80% of all sales are registered with their postcodes. These factors may cause slight variations from Hertfordshire figures quoted by HM Land Registry.

Housing Market: lower quartile house prices based on Land Registry data, by district. The “lower quartile” property price is determined by ranking all property prices in ascending order. The lowest 25 per cent of prices are below the lower quartile. Excluded from the above figures are sales at less than market price (eg Right To Buy), sales below £1,000 and sales above £20m.

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