



HOUSE PRICES IN HERTFORDSHIRE



JANUARY 2002

No 18

The average price of a semi-detached house in Hertfordshire at the third quarter of 2001 is £178,500

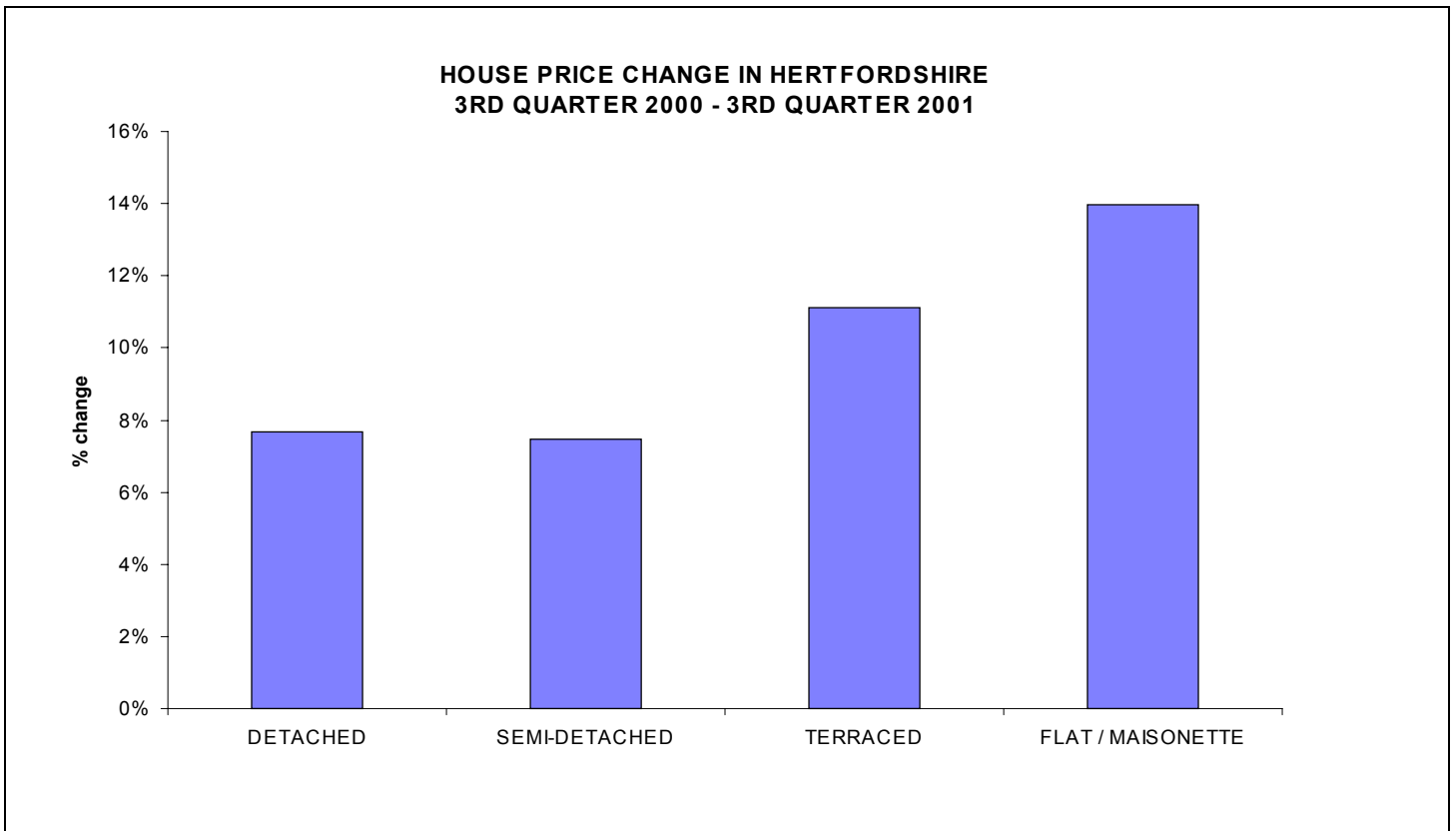
Average House Prices in Towns of Hertfordshire – Third quarter of 2001:

| Town | House Type | | | |
|--------------------------|-----------------|-----------------|-----------------|-----------------|
| | Detached | Semi-detached | Terraced | Flat/Maisonette |
| Abbots Langley | £264,800 | £163,800 | £133,100 | £98,800 |
| Baldock | £225,200 | £154,000 | £108,400 | £64,000 |
| Berkhamsted | £430,100 | £221,600 | £171,700 | £155,200 |
| Bishop's Stortford | £244,100 | £159,400 | £122,400 | £89,900 |
| Borehamwood | £456,000 | £163,700 | £143,800 | £102,200 |
| Broxbourne | £359,200 | £180,900 | £134,200 | £91,700 |
| Buntingford | £291,900 | £139,600 | £134,100 | £76,100 |
| Bushey | £320,600 | £198,300 | £168,100 | £130,200 |
| Harpenden | £447,500 | £270,900 | £189,500 | £134,400 |
| Hatfield | £321,900 | £185,600 | £120,500 | £81,200 |
| Hemel Hempstead | £321,300 | £167,500 | £126,400 | £77,600 |
| Hertford | £353,800 | £182,900 | £154,800 | £98,600 |
| Hitchin | £290,800 | £152,300 | £128,800 | £66,000 |
| Hoddesdon | £248,300 | £150,800 | £119,800 | £85,800 |
| Kings Langley | £337,400 | £188,200 | £169,500 | £98,000 |
| Knebworth | £374,300 | £177,800 | £116,100 | £96,700 |
| Letchworth | £244,900 | £149,300 | £96,700 | £75,200 |
| Potters Bar | £317,500 | £190,400 | £173,800 | £108,700 |
| Radlett | £551,800 | £307,400 | £183,900 | £124,800 |
| Rickmansworth | £429,500 | £199,600 | £173,000 | £180,700 |
| Royston | £247,600 | £146,400 | £115,900 | £65,700 |
| Sawbridgeworth | £314,100 | £167,200 | £123,100 | £95,500 |
| St.Albans | £322,900 | £219,400 | £180,400 | £115,500 |
| Stevenage | £207,300 | £126,100 | £93,500 | £64,800 |
| Tring | £302,800 | £180,500 | £134,300 | £87,200 |
| Waltham Cross (Cheshunt) | £271,700 | £163,200 | £128,700 | £82,800 |
| Ware | £283,700 | £178,600 | £140,300 | £96,200 |
| Watford | £307,300 | £160,800 | £129,300 | £98,900 |
| Welwyn | £387,600 | £198,200 | £202,100 | n/a |
| Welwyn Garden City | £266,100 | £153,700 | £130,700 | £86,500 |
| County Average | £321,400 | £178,500 | £133,900 | £98,900 |

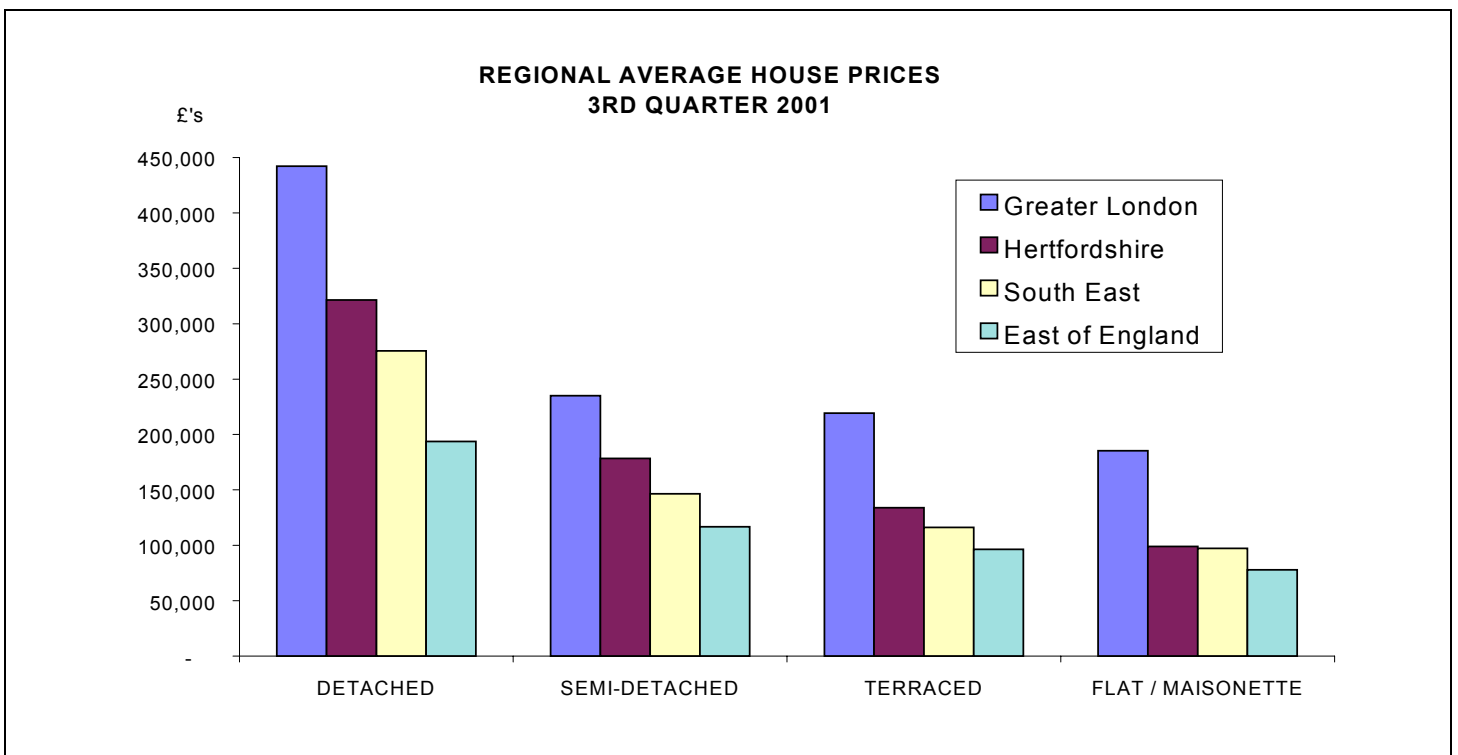
Source: HM Land Registry. Crown Copyright.

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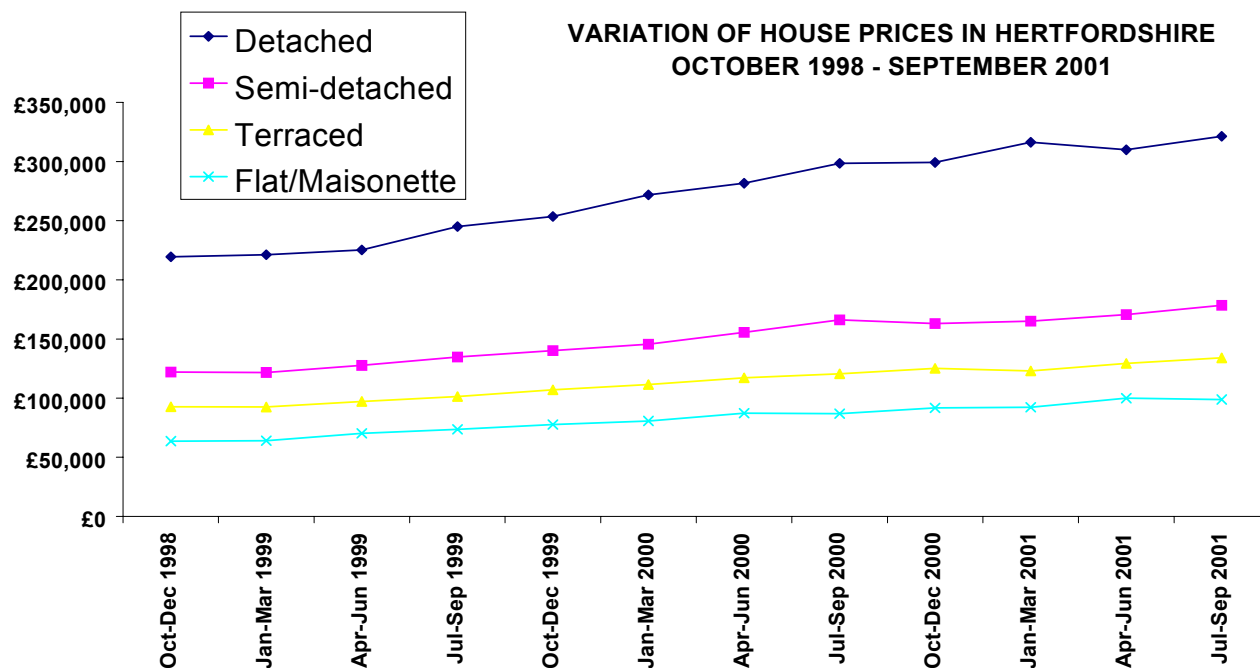
The average price of a detached house in Hertfordshire is £321,400, an increase of 8% during the last year. However, by comparison, the average price of terraced houses and flats / maisonettes have increased by between 11% and 14% in the same period.



The gap between house prices in the Capital compared to the surrounding regions continues to widen. The main example of this is the average price of a flat / maisonette which, in Greater London at £185,300, costs 2.4 times more than one in the East of England at £77,900.



VARIATION OF HOUSE PRICES IN HERTFORDSHIRE OCTOBER 1998 - SEPTEMBER 2001



NOTES

All data contained in this factsheet are taken from HM Land Registry's Residential Property Price On-line 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.

This factsheet replaces our previous House Price factsheet, which contained house price data from an internal Hertfordshire County Council survey. The two sets of data are derived from different sources and it is advisable not to compare them.

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.

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. 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.

