



# HOUSE PRICES IN HERTFORDSHIRE



**JANUARY 2003**

**No 20**

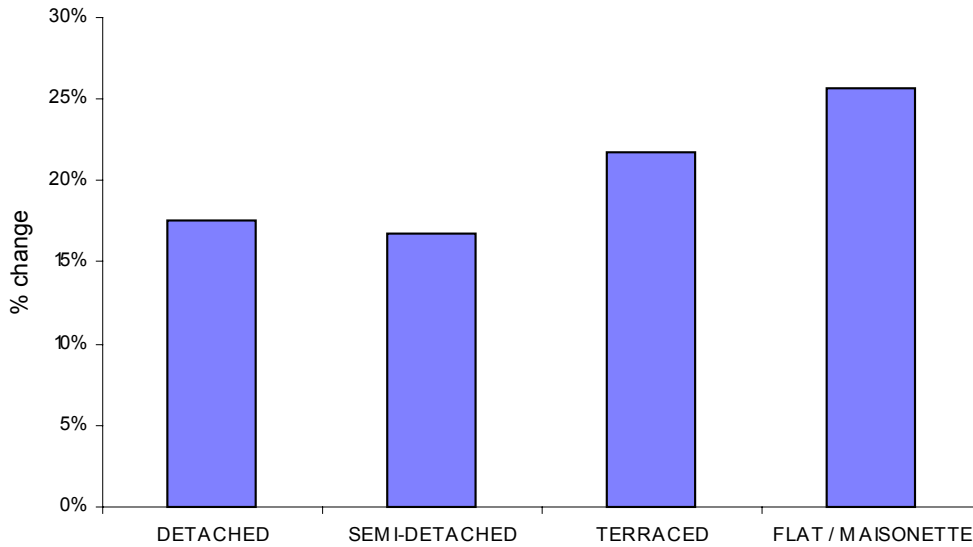
The average price of a semi-detached house in Hertfordshire at the third quarter of 2002 was £208,300

**Average House Prices in Towns of Hertfordshire – Third quarter of 2002:**

POST TOWN	HOUSE TYPE			
	Detached	Semi-detached	Terrace	Flat/Maisonette
ABBOTS LANGLEY	£305,800	£211,600	£161,900	£128,100
BALDOCK	£360,100	£180,000	£143,700	£76,500
BERKHAMSTED	£444,900	£259,400	£210,800	£186,600
BISHOP'S STORTFORD	£333,500	£183,500	£142,000	£109,400
BOREHAMWOOD	£426,300	£192,000	£162,600	£129,000
BROXBOURNE	£471,600	£251,200	£167,000	£98,200
BUNTINGFORD	£406,300	£216,800	£155,900	£121,300
BUSHEY	£450,700	£250,400	£198,000	£133,300
HARPENDEN	£573,400	£267,700	£218,100	£170,000
HATFIELD	£390,300	£217,200	£148,400	£97,500
HEMEL HEMPSTEAD	£323,300	£192,500	£152,000	£125,900
HERTFORD	£389,400	£231,100	£189,600	£135,600
HITCHIN	£303,500	£176,700	£146,700	£109,500
HODDESDON	£338,400	£201,100	£156,200	£108,800
KINGS LANGLEY	£415,600	£232,700	£173,700	£117,000
KNEBWORTH	£399,700	£174,300	£136,100	£110,800
LETCHWORTH	£285,500	£184,800	£121,900	£90,300
POTTERS BAR	£447,900	£239,000	£180,800	£140,300
RADLETT	£612,000	£245,900	£208,000	£161,400
RICKMANSWORTH	£506,900	£235,500	£211,800	£150,100
ROYSTON	£277,400	£156,700	£130,600	£91,100
SAWBRIDGEWORTH	£306,300	£178,000	£151,400	£111,300
ST.ALBANS	£389,800	£247,200	£208,100	£147,200
STEVENAGE	£252,800	£150,900	£122,900	£85,000
TRING	£318,800	£221,800	£172,800	£113,800
WALTHAM CROSS (CHESHUNT)	£353,400	£203,900	£163,900	£109,700
WARE	£361,100	£205,200	£170,600	£133,500
WATFORD	£335,400	£196,200	£163,400	£119,600
WELWYN	£442,000	£247,700	£250,700	£193,700
WELWYN GARDEN CITY	£282,700	£223,100	£157,700	£118,800
<b>COUNTY AVERAGE</b>	<b>£377,900</b>	<b>£208,300</b>	<b>£163,100</b>	<b>£124,300</b>

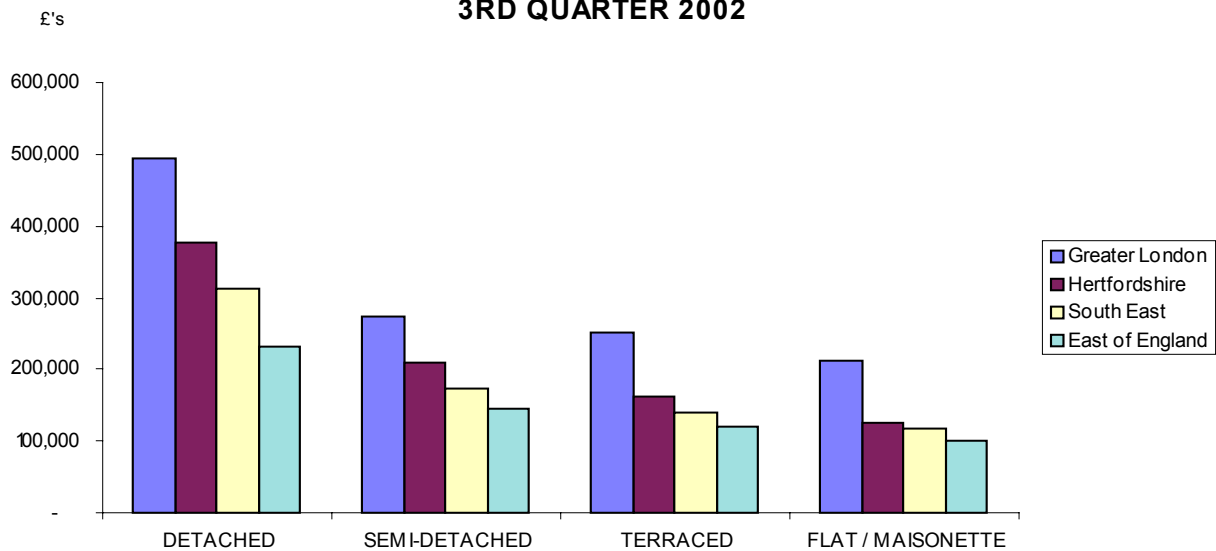
During the last twelve months the average price of a flat / maisonette and a terraced house in Hertfordshire has risen by 26% and 22% respectively. By comparison detached and semi-detached properties have increased at a lesser rate.

**HOUSE PRICE MOVEMENT IN HERTFORDSHIRE  
3RD QUARTER 2001 - 3RD QUARTER 2002**

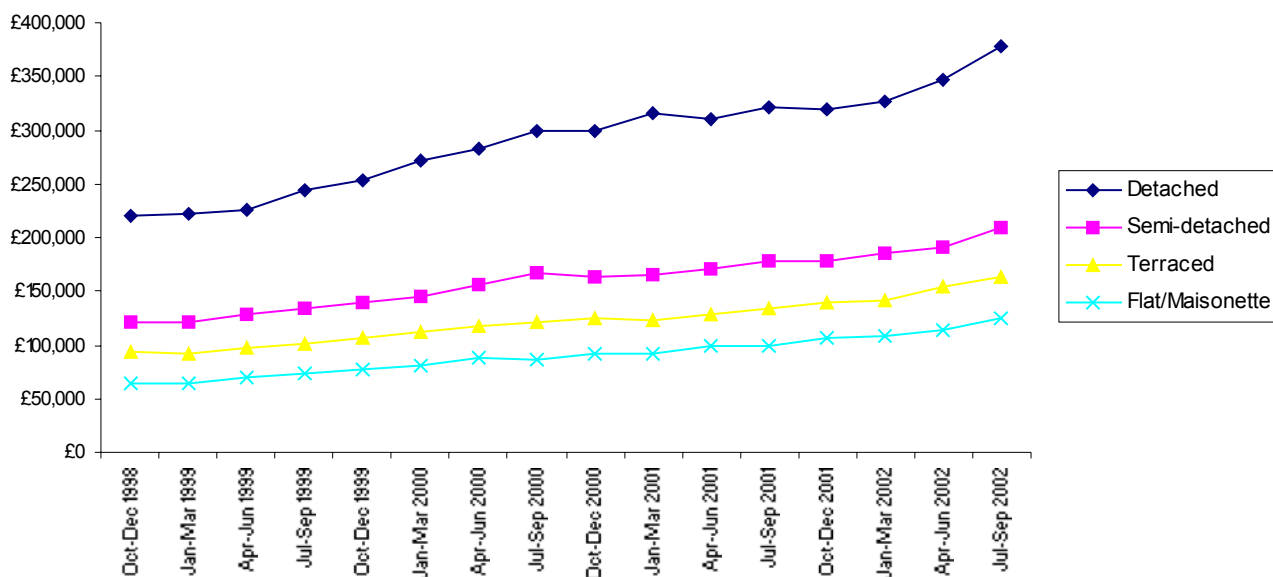


There continues to be a significant gap between house prices in the Capital compared to the surrounding regions. In Greater London the cost of most types of housing are all more than double the cost of those in the East of England.

**REGIONAL AVERAGE HOUSE PRICES  
3RD QUARTER 2002**



## VARIATION OF HOUSE PRICES IN HERTFORDSHIRE OCTOBER 1998 - SEPTEMBER 2002



### 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](http://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.

