



HOUSE PRICES IN HERTFORDSHIRE

JANUARY 2005

No 24

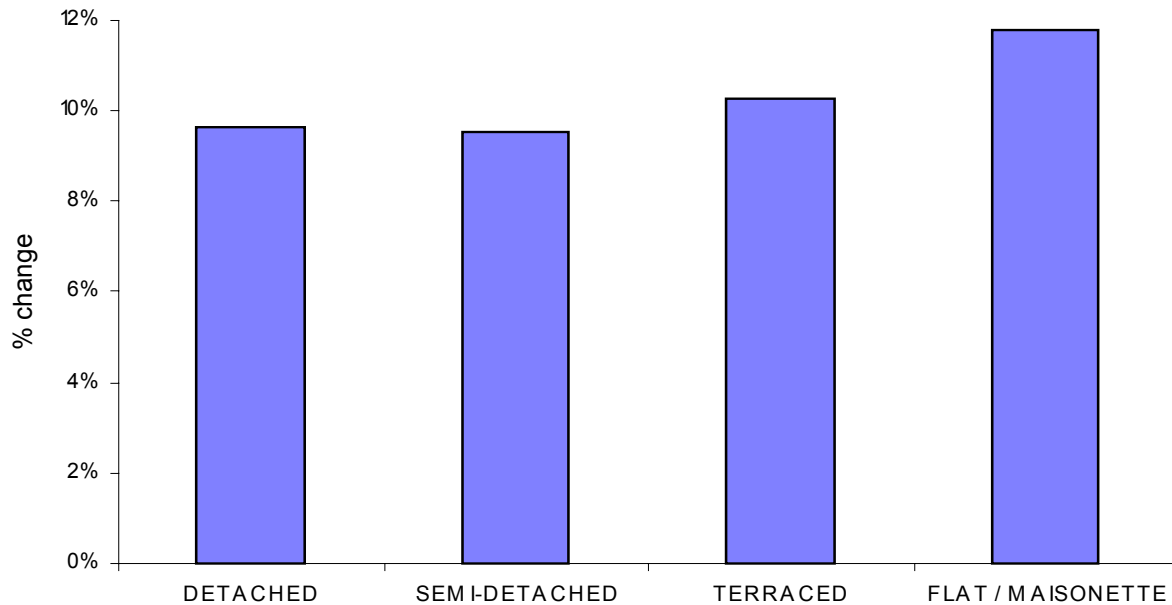
The average price of a semi-detached house in Hertfordshire at the third quarter of 2004 was £257,300

Average House Prices in Towns of Hertfordshire – Third quarter of 2004:

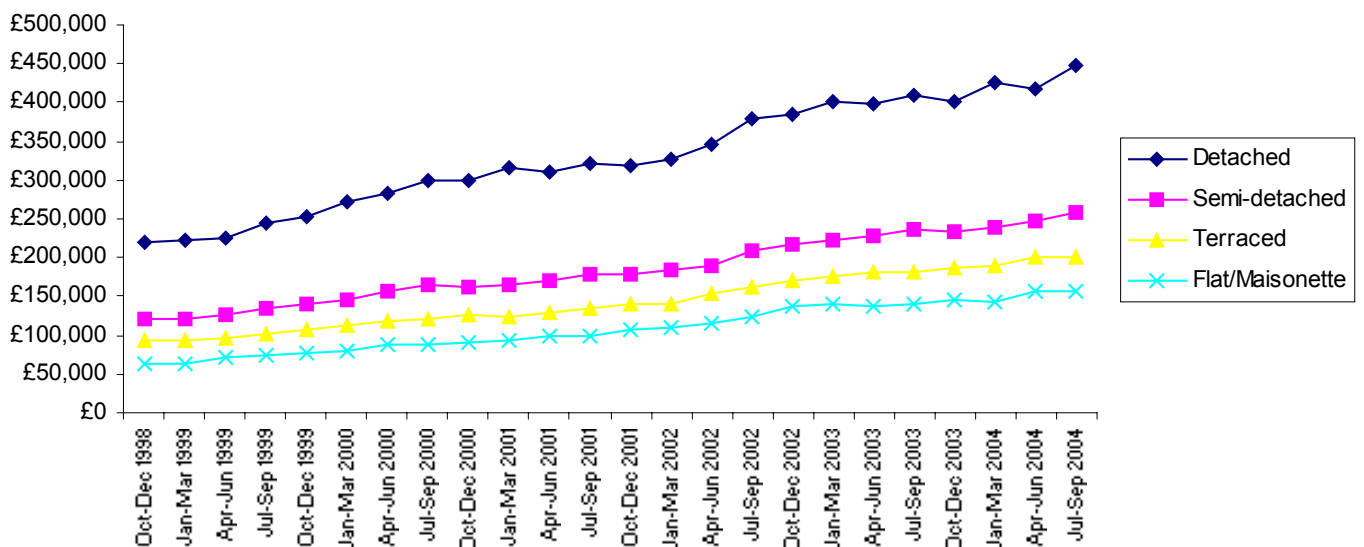
POST TOWN	HOUSE TYPE			
	Detached	Semi-detached	Terraced	Flat/Maisonette
ABBOTS LANGLEY	£356,400	£277,800	£217,900	£180,400
BALDOCK	£410,100	£225,300	£177,000	£151,300
BERKHAMSTED	£550,100	£311,100	£257,600	£195,600
BISHOP'S STORTFORD	£368,300	£229,500	£192,800	£153,100
BOREHAMWOOD	£538,600	£238,400	£212,000	£174,900
BROXBOURNE	£493,800	£283,400	£197,000	£160,000
BUNTINGFORD	£368,500	£231,900	£211,200	n/a
BUSHEY	£391,100	£279,200	£231,600	£190,100
HARPENDEN	£672,200	£363,300	£255,300	£182,200
HATFIELD	£365,400	£241,700	£204,700	£154,800
HEMEL HEMPSTEAD	£372,600	£230,800	£183,800	£137,500
HERTFORD	£478,800	£297,400	£222,600	£174,800
HITCHIN	£356,400	£223,600	£193,000	£121,500
HODDESDON	£314,700	£232,200	£209,900	£134,800
KINGS LANGLEY	£534,700	£288,500	£220,500	n/a
KNEBWORTH	£437,600	£271,900	£189,600	£134,300
LETCHWORTH	£352,200	£203,000	£148,600	£117,400
POTTERS BAR	£487,600	£293,900	£233,000	£193,000
RADLETT	£756,100	£281,700	£250,300	£174,600
RICKMANSWORTH	£665,900	£310,600	£272,400	£213,000
ROYSTON	£344,800	£203,200	£167,800	£139,500
SAWBRIDGEWORTH	£375,200	£257,400	£177,600	£134,400
ST ALBANS	£455,900	£304,400	£254,600	£184,300
STEVENAGE	£320,600	£200,700	£159,600	£126,900
TRING	£506,300	£274,700	£186,000	£175,600
WALTHAM CROSS (CHESHUNT)	£413,000	£238,800	£195,300	£143,300
WARE	£385,800	£246,400	£203,600	£146,300
WATFORD	£428,800	£246,600	£199,000	£145,700
WELWYN	£522,600	£262,300	£337,200	£153,100
WELWYN GARDEN CITY	£348,900	£251,400	£188,500	£126,300
COUNTY AVERAGE	£447,600	£257,300	£201,200	£155,400

The average prices of all types of houses in Hertfordshire have increased between 3rd Quarter 2003 and 3rd Quarter 2004. The largest increase of almost 12%, has been in the price of Flats / Maisonettes, followed by the increase in the price of Terraced houses of just over 10%. Both Detached and Semi-Detached houses had increases of just under 10% over the same period.

HOUSE PRICE MOVEMENT IN HERTFORDSHIRE 3RD QUARTER 2003 - 3RD QUARTER 2004



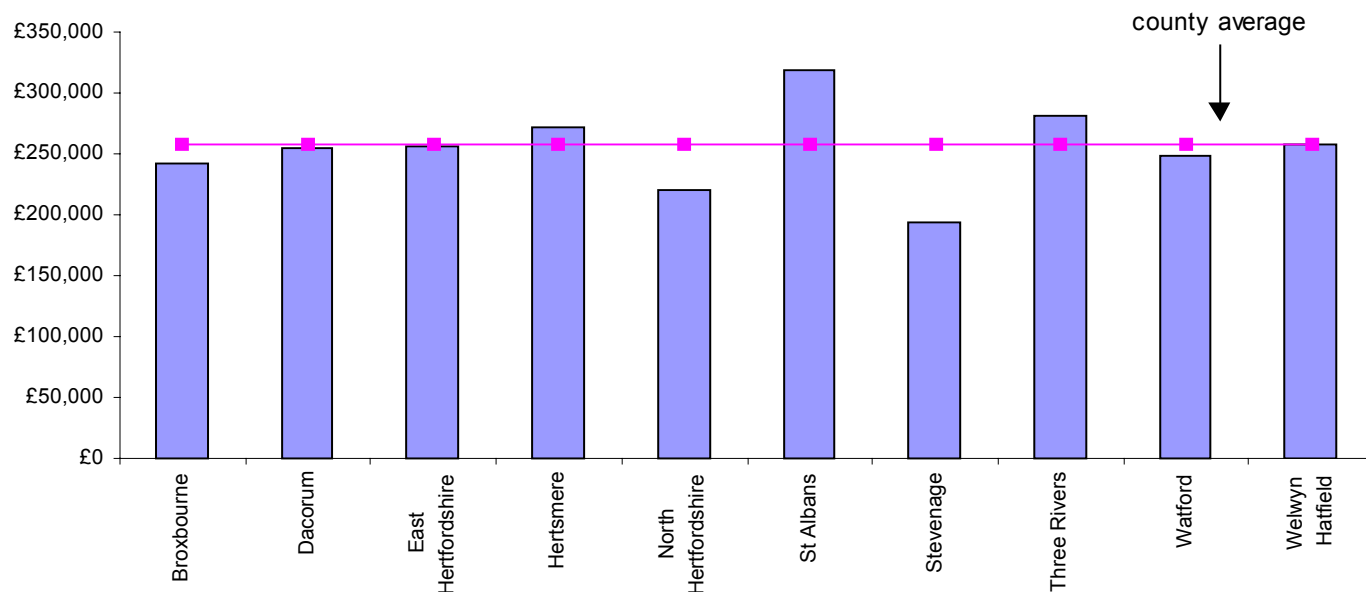
VARIATION OF HOUSE PRICES IN HERTFORDSHIRE OCTOBER 1998 - SEPTEMBER 2004



The District of St Albans continues to have the highest average price, of £319,300, for a Semi-detached house in the County. However, the average price of £193,200 for a Semi-detached house in Stevenage District, remains the lowest in Hertfordshire.

The County average has risen since 1st Quarter 2004 compared to some Districts. Prices in Broxbourne and Welwyn Hatfield have now fallen below the average.

COMPARISON OF AVERAGE SEMI-DETACHED HOUSE PRICES IN HERTFORDSHIRE AND DISTRICTS - 3RD QUARTER 2004



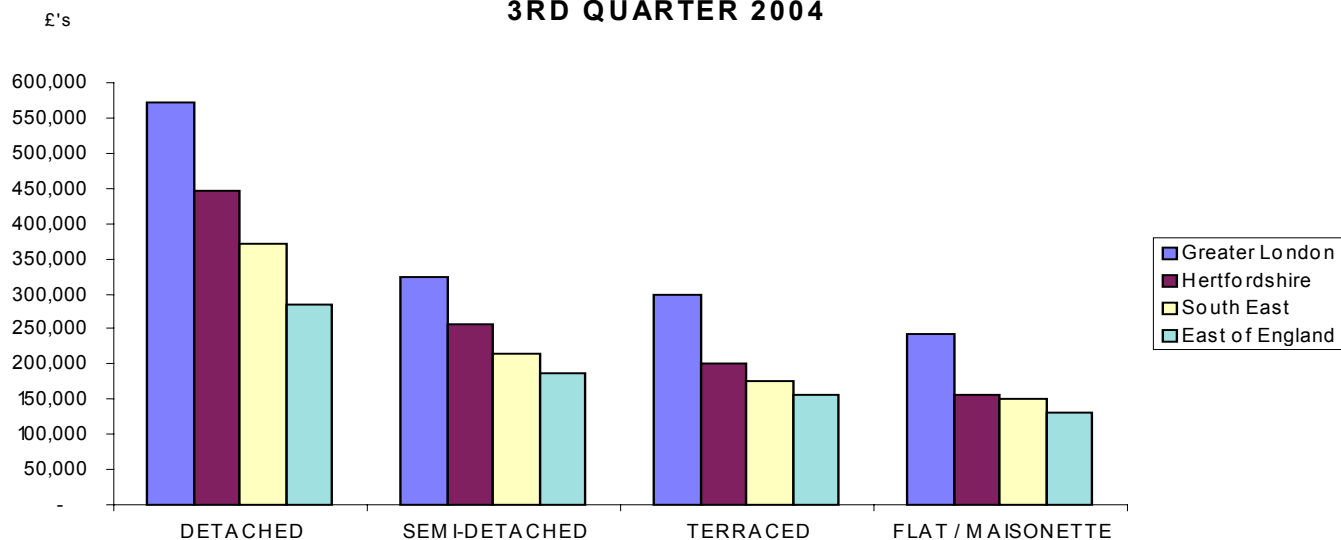
AVERAGE HOUSE PRICES IN THE DISTRICTS OF HERTFORDSHIRE 3RD QUARTER 2004

DISTRICT	Detached	Semi-detached	Terraced	Flat/Maisonette
BROXBOURNE	£396,800	£241,500	£198,500	£146,200
DACORUM	£459,300	£254,000	£198,100	£147,900
EAST HERTFORDSHIRE	£411,700	£256,200	£204,700	£159,900
HERTSMERE	£591,300	£271,500	£222,300	£183,600
NORTH HERTFORDSHIRE	£365,600	£221,000	£176,400	£130,500
ST ALBANS	£528,600	£319,300	£257,500	£184,900
STEVENAGE	£301,700	£193,200	£158,400	£124,800
THREE RIVERS	£595,900	£281,600	£224,200	£194,000
WATFORD	£414,900	£248,900	£200,000	£148,200
WELWYN HATFIELD	£412,400	£258,500	£198,300	£151,500
COUNTY	£447,600	£257,300	£201,200	£155,400

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.

REGIONAL AVERAGE HOUSE PRICES 3RD QUARTER 2004



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.

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.

