



HOUSE PRICES IN HERTFORDSHIRE

JANUARY 2006

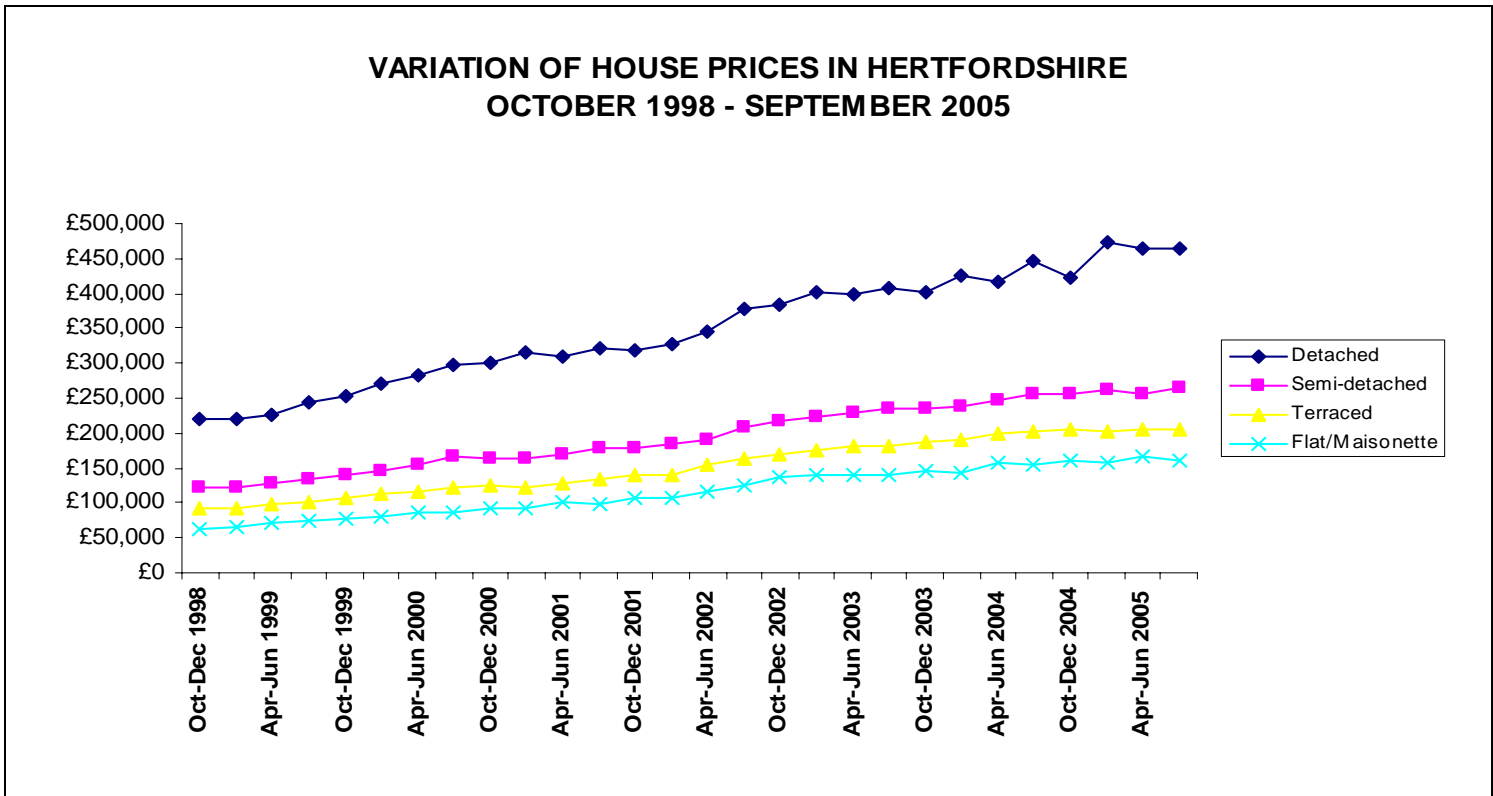
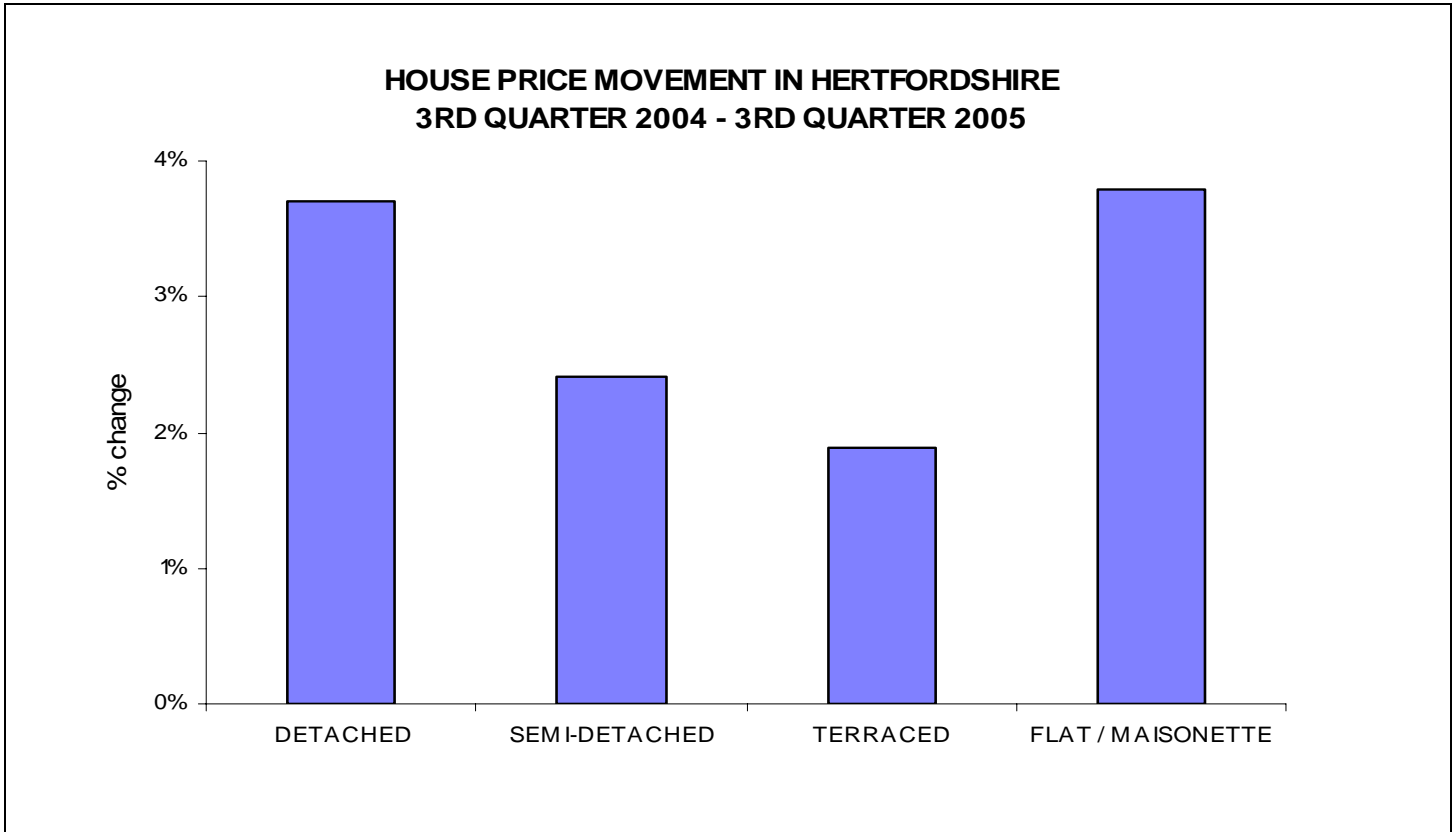
No 26

The average price of a semi-detached house in Hertfordshire at the Third quarter of 2005 was £263,500

Average House Prices in Towns of Hertfordshire – Third quarter of 2005:

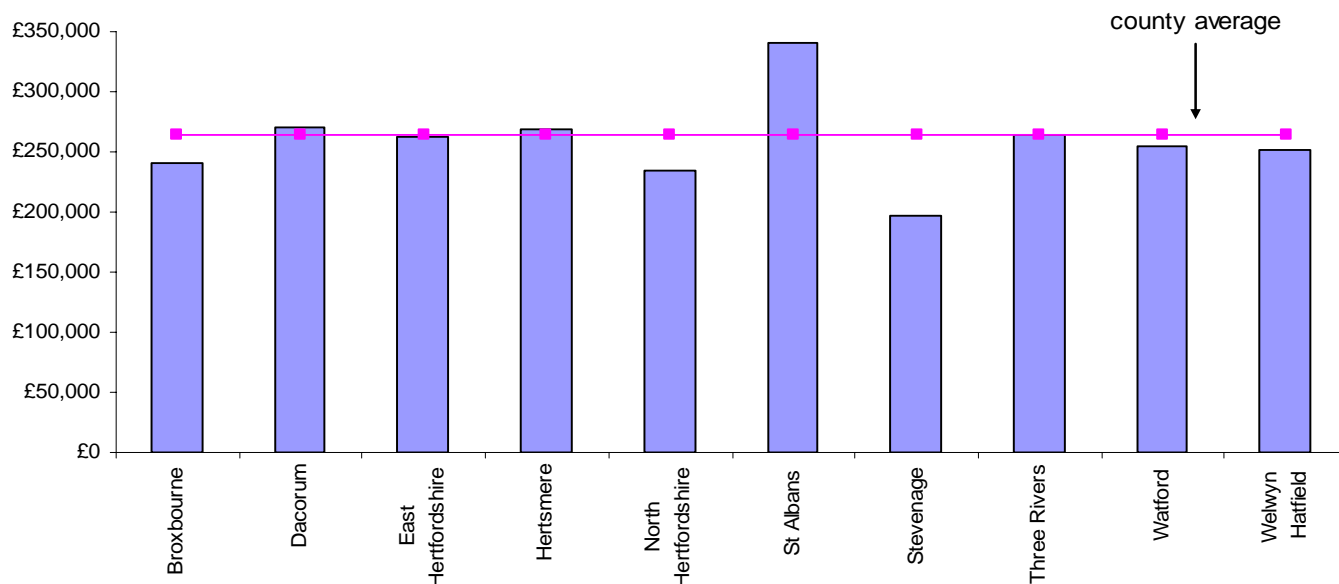
| POST TOWN | HOUSE TYPE | | | |
|-----------------------------|-----------------|-----------------|-----------------|-----------------|
| | Detached | Semi-detached | Terraced | Flat/Maisonette |
| ABBOTS LANGLEY | £402,000 | £278,500 | £206,000 | £156,200 |
| BALDOCK | £398,000 | £206,600 | £161,000 | £133,300 |
| BERKHAMSTED | £611,900 | £333,100 | £248,700 | £186,900 |
| BISHOP'S STORTFORD | £363,900 | £225,800 | £191,100 | £182,500 |
| BOREHAMWOOD | £557,000 | £232,100 | £226,500 | £165,200 |
| BROXBOURNE | £480,300 | £263,000 | £212,200 | £158,300 |
| BUNTINGFORD | £492,900 | £296,600 | £230,700 | £125,600 |
| BUSHEY | £513,900 | £285,600 | £237,700 | £220,800 |
| HARPENDEN | £624,500 | £368,500 | £281,100 | £198,100 |
| HATFIELD | £319,800 | £241,500 | £205,300 | £166,700 |
| HEMEL HEMPSTEAD | £364,400 | £244,200 | £187,300 | £142,700 |
| HERTFORD | £504,800 | £271,600 | £240,700 | £173,700 |
| HITCHIN | £388,000 | £242,400 | £210,800 | £142,800 |
| HODDESDON | £384,900 | £237,800 | £204,700 | £151,900 |
| KINGS LANGLEY | £492,000 | £286,200 | £222,800 | £191,600 |
| KNEBWORTH | £557,900 | £281,800 | £196,700 | £139,800 |
| LETCHWORTH | £344,900 | £224,300 | £167,100 | £122,000 |
| POTTERS BAR | £546,800 | £278,400 | £245,000 | £156,600 |
| RADLETT | £715,800 | £321,000 | £272,400 | £245,700 |
| RICKMANSWORTH | £638,300 | £296,000 | £254,600 | £192,100 |
| ROYSTON | £342,600 | £198,500 | £162,600 | £137,200 |
| SAWBRIDGEWORTH | £368,500 | £253,900 | £180,000 | £142,200 |
| ST ALBANS | £468,300 | £322,500 | £253,900 | £176,400 |
| STEVENAGE | £328,800 | £210,100 | £157,800 | £120,400 |
| TRING | £461,600 | £297,300 | £195,000 | n/a |
| WALTHAM CROSS (CHESHUNT) | £357,400 | £235,400 | £193,700 | £133,800 |
| WARE | £480,100 | £271,100 | £214,200 | £164,500 |
| WATFORD | £448,700 | £247,500 | £192,900 | £167,100 |
| WELWYN | £513,000 | £317,700 | £334,800 | £255,300 |
| WELWYN GARDEN CITY | £388,100 | £235,900 | £197,200 | £142,700 |
| COUNTY AVERAGE | £464,200 | £263,500 | £205,000 | £161,300 |

The average price of Flats / Maisonettes in Hertfordshire has increased the most, by 3.8% between 3rd Quarter 2004 and 3rd Quarter 2005. This is followed closely by the increase in the price of Detached houses of 3.7%. Terraced house prices are still increasing at the slowest rate having gone up by 1.9% over the same period.



The average price, £340,900, for a Semi-detached house in the district of St Albans has risen since the 1st Quarter 2005 and remains the highest in the County. However, although the average price of £197,600 for a Semi-detached house in Stevenage District has risen, it remains the lowest in Hertfordshire. The county average has risen since 1st Quarter 2005 and although there have been increases in the house prices in Watford and Welwyn Hatfield they remain below the county average.

COMPARISON OF AVERAGE SEMI-DETACHED HOUSE PRICES IN HERTFORDSHIRE AND DISTRICTS - 3RD QUARTER 2005

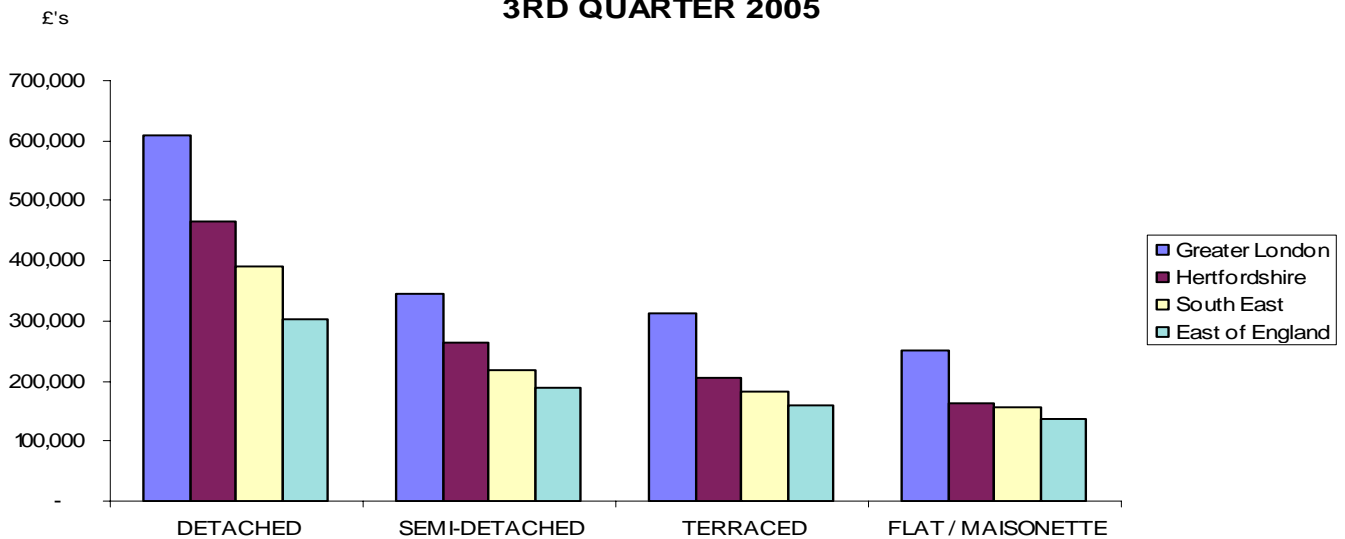


AVERAGE HOUSE PRICES IN THE DISTRICTS OF HERTFORDSHIRE 3RD QUARTER 2005

| DISTRICT | Detached | Semi-detached | Terraced | Flat/Maisonette |
|---------------------|-----------------|-----------------|-----------------|-----------------|
| BROXBOURNE | £397,700 | £240,300 | £199,600 | £147,500 |
| DACORUM | £474,000 | £270,400 | £200,200 | £150,600 |
| EAST HERTFORDSHIRE | £443,600 | £261,700 | £216,400 | £169,300 |
| HERTSMERE | £619,400 | £268,300 | £238,600 | £185,500 |
| NORTH HERTFORDSHIRE | £372,800 | £234,400 | £186,600 | £131,000 |
| ST ALBANS | £527,200 | £340,900 | £258,600 | £182,600 |
| STEVENAGE | £318,400 | £197,600 | £154,100 | £115,700 |
| THREE RIVERS | £618,000 | £263,500 | £216,900 | £177,400 |
| WATFORD | £430,600 | £253,900 | £196,300 | £169,000 |
| WELWYN HATFIELD | £476,100 | £251,100 | £205,100 | £159,600 |
| COUNTY | £464,200 | £263,500 | £205,000 | £161,300 |

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.

REGIONAL AVERAGE HOUSE PRICES 3RD QUARTER 2005



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.

