



HOUSE PRICES IN HERTFORDSHIRE

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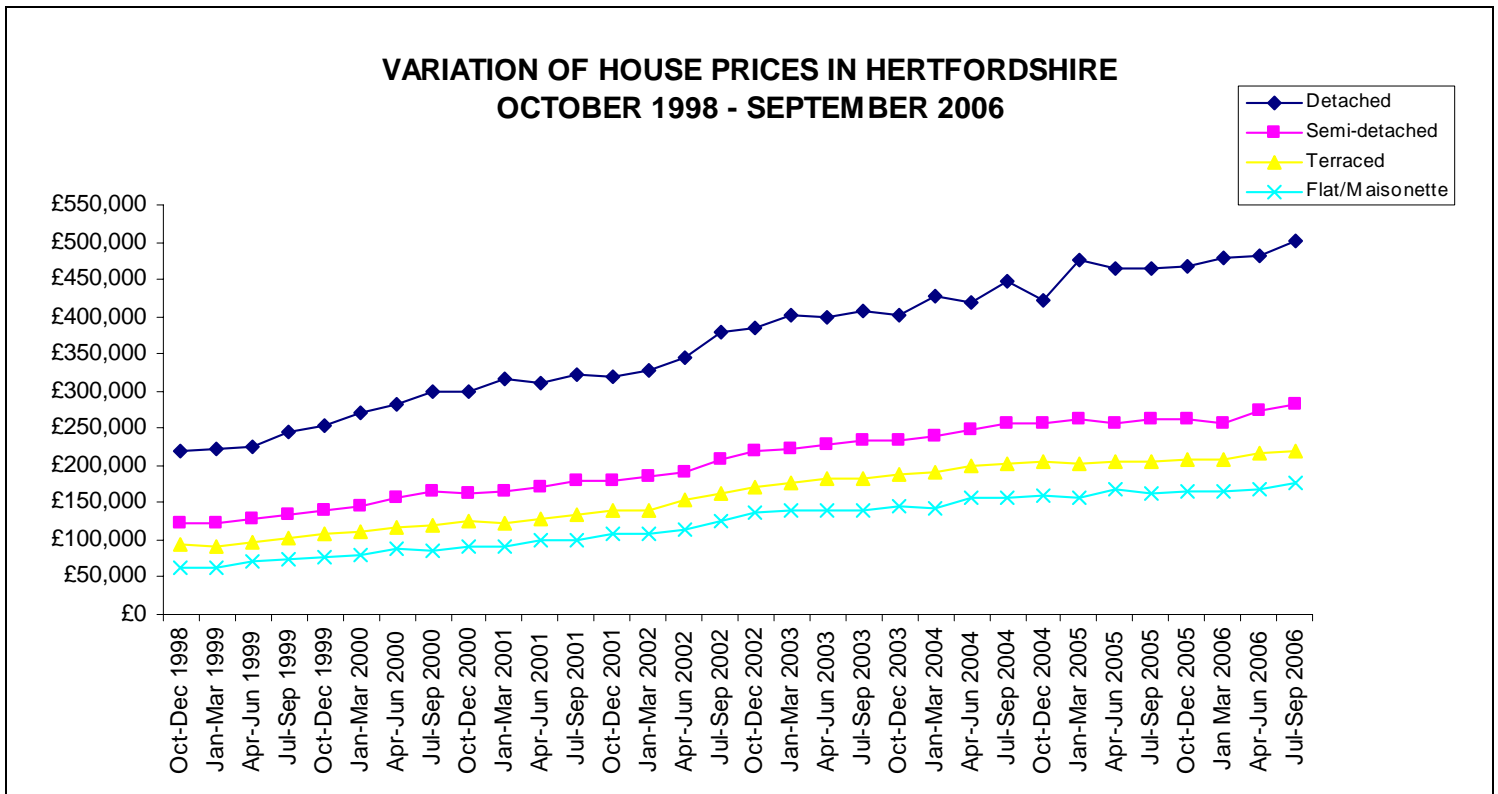
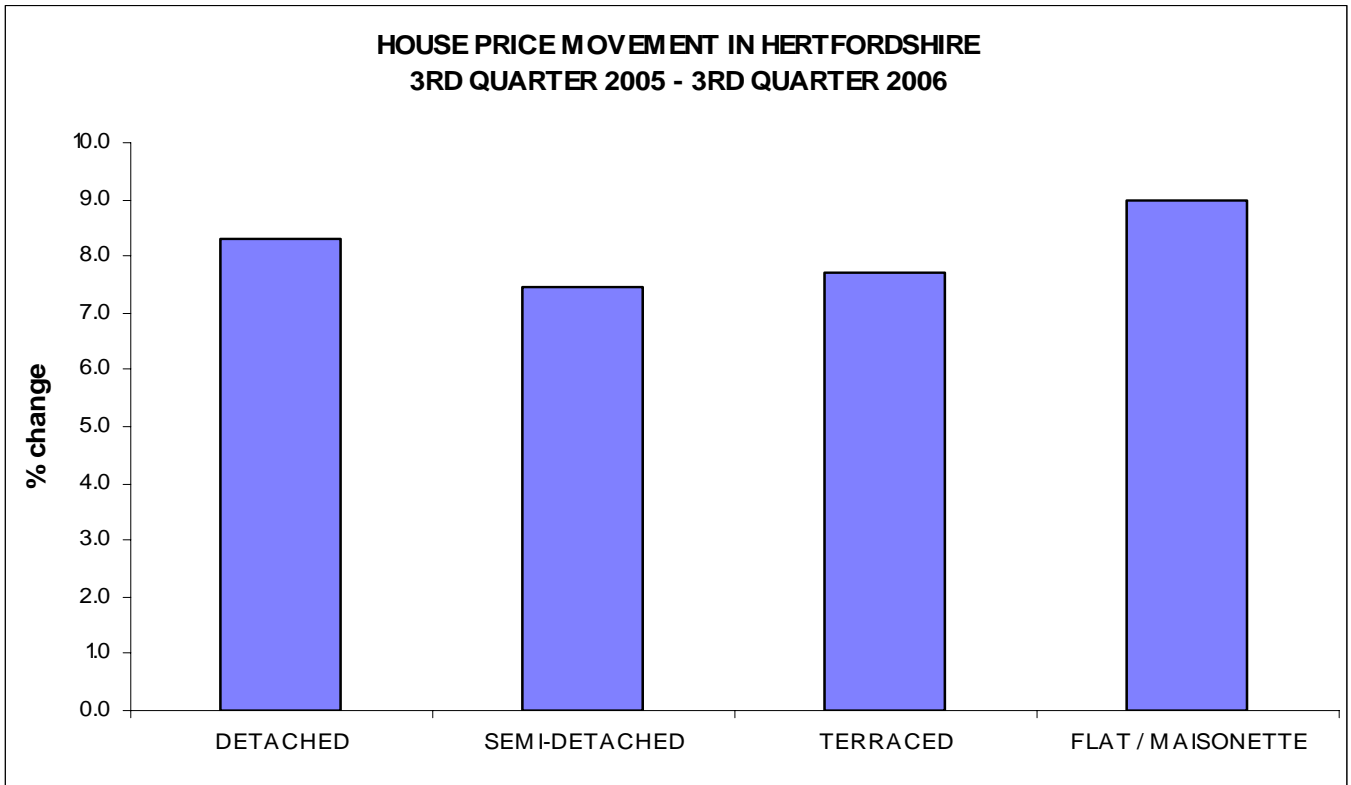
JANUARY 2007

The average price of a semi-detached house in Hertfordshire at the Third Quarter of 2006 was £283,100

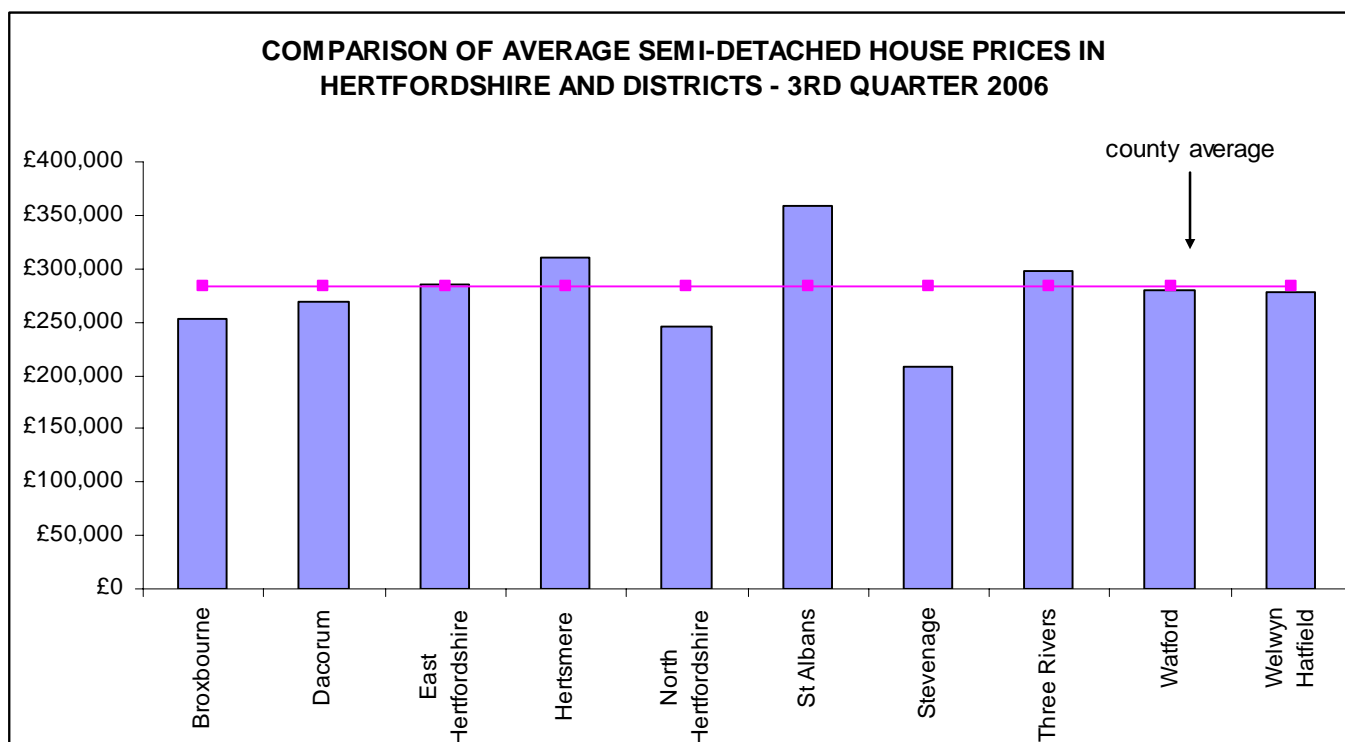
Average House Prices in Towns of Hertfordshire - Third quarter of 2006:

POST TOWN	HOUSE TYPE			
	Detached	Semi-detached	Terraced	Flat/Maisonette
ABBOTS LANGLEY	£502,000	£319,500	£232,200	£186,700
BALDOCK	£438,800	£245,500	£206,400	£152,200
BERKHAMSTED	£635,200	£334,600	£269,400	£263,000
BISHOP'S STORTFORD	£423,700	£255,700	£200,200	£156,900
BOREHAMWOOD	£600,800	£282,200	£221,600	£154,900
BROXBOURNE	£460,000	£313,500	£197,600	£157,300
BUNTINGFORD	£569,200	£283,700	£295,900	£142,000
BUSHEY	£412,000	£289,000	£244,500	£195,900
HARPENDEN	£744,900	£424,600	£275,500	£255,200
HATFIELD	£499,500	£244,800	£202,500	£164,400
HEMEL HEMPSTEAD	£444,600	£241,000	£201,000	£148,900
HERTFORD	£528,000	£311,400	£258,000	£185,900
HITCHIN	£426,300	£247,500	£210,500	£185,200
HODDESDON	£393,500	£232,400	£206,100	£174,900
KINGS LANGLEY	£528,500	£288,800	£258,000	£197,000
KNEBWORTH	£604,000	£285,300	£188,300	£134,200
LETCHWORTH	£422,700	£247,400	£173,900	£133,600
POTTERS BAR	£637,700	£315,600	£244,200	£175,100
RADLETT	£834,100	£331,600	£413,400	£305,500
RICKMANSWORTH	£699,900	£334,500	£326,400	£215,400
ROYSTON	£395,900	£220,000	£189,800	£141,400
SAWBRIDGEWORTH	£411,600	£249,800	£210,100	£136,700
ST ALBANS	£516,500	£331,000	£278,000	£198,500
STEVENAGE	£323,800	£216,200	£166,700	£133,300
TRING	£499,700	£293,900	£217,500	n/a
WALTHAM CROSS (CHESHUNT)	£428,600	£246,000	£200,000	£150,100
WARE	£475,500	£286,600	£227,500	£165,900
WATFORD	£468,100	£271,800	£215,600	£179,900
WELWYN	£537,500	£343,200	£292,400	n/a
WELWYN GARDEN CITY	£401,400	£273,600	£212,200	£145,200
COUNTY AVERAGE	£502,700	£283,100	£220,800	£175,800

The average price of Flats / Maisonettes in Hertfordshire continued to experience the highest increase, by 9.0%, between 3rd Quarter 2005 and 3rd Quarter 2006. The increase in the average price of Detached and Terraced houses, 8.3% and 7.7% respectively followed closely. The average price of a Semi-detached house had the smallest increase of 7.4%.



Nine of the districts in Hertfordshire had an increase in the price of a Semi-detached house since the 3rd Quarter 2005, Hertsmere had the largest of £42,418. However, the St Albans district remains the highest in Hertfordshire with the average price of £359,000 for a Semi-detached house. The County average has risen by £19,600 (7.4%) since 3rd Quarter 2005. Dacorum was the only district to experience a slight decrease in the price of a Semi-detached house.

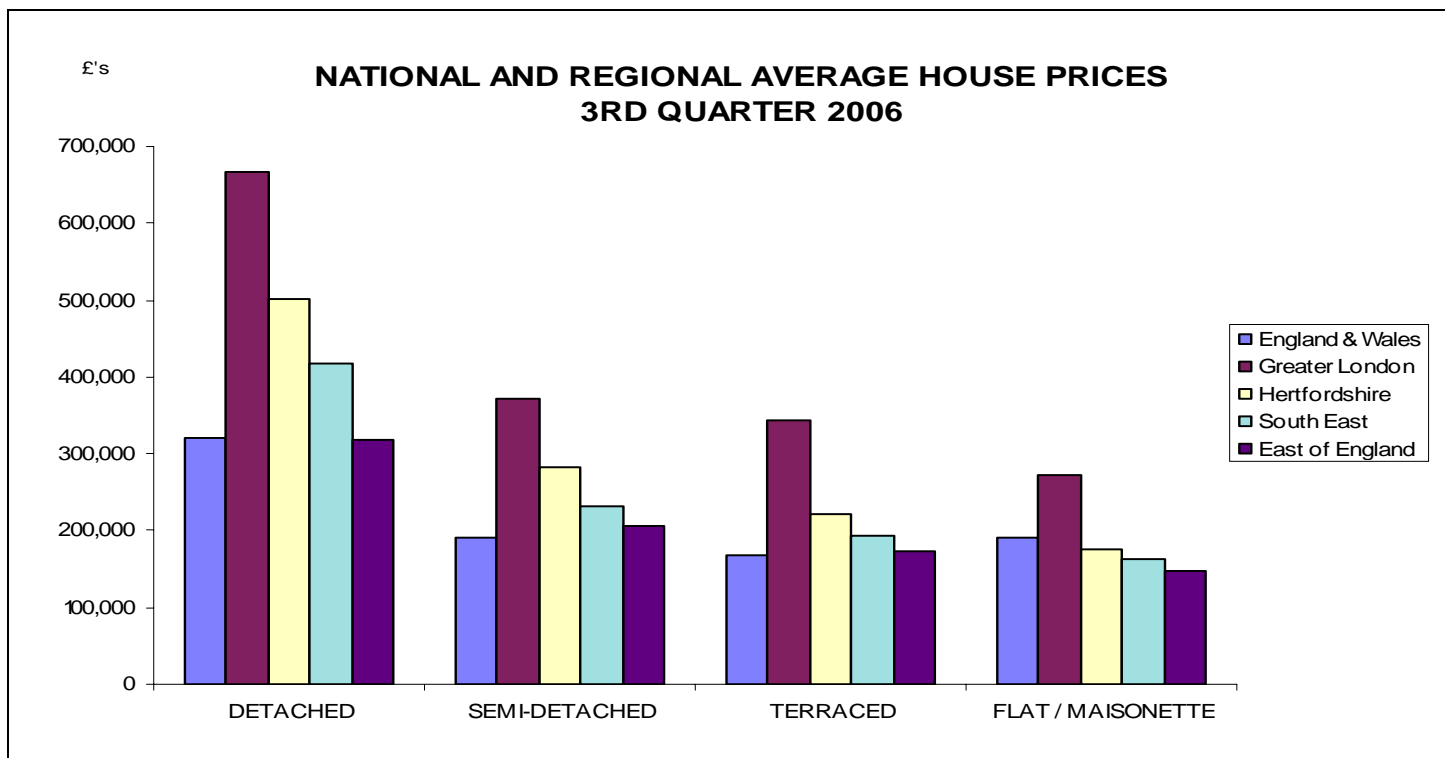


**AVERAGE HOUSE PRICES IN THE DISTRICTS OF HERTFORDSHIRE
3RD QUARTER 2006**

DISTRICT	Detached	Semi-detached	Terraced	Flat/Maisonette
BROXBOURNE	£419,400	£252,600	£199,700	£158,100
DACORUM	£515,300	£269,100	£216,000	£171,500
EAST HERTFORDSHIRE	£491,300	£285,000	£233,800	£169,800
HERTSMERE	£648,200	£310,700	£260,200	£200,100
NORTH HERTFORDSHIRE	£437,200	£245,300	£199,400	£163,100
ST ALBANS	£585,400	£359,000	£279,200	£217,600
STEVENAGE	£294,000	£208,400	£160,100	£132,000
THREE RIVERS	£630,100	£298,500	£259,600	£208,000
WATFORD	£483,400	£279,400	£220,300	£181,900
WELWYN HATFIELD	£510,600	£278,100	£211,700	£158,500
COUNTY	£502,700	£283,100	£220,800	£175,800

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
3RD QUARTER OF 2006**

AREA	HOUSE TYPE			
	Detached	Semi-detached	Terraced	Flat / Maisonette
England & Wales	£319,746	£189,929	£167,259	£189,868
Greater London	£666,800	£372,900	£344,900	£271,800
South East	£417,400	£232,800	£194,300	£162,300
East of England	£318,200	£206,200	£172,700	£148,800
Hertfordshire	£502,700	£283,100	£220,800	£175,800

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.

