



# HOUSE PRICES IN HERTFORDSHIRE

No 30

JANUARY 2008

The average price of a semi-detached house in Hertfordshire at the Third Quarter of 2007 was £316,600

## Average House Prices in Towns of Hertfordshire - Third quarter of 2007:

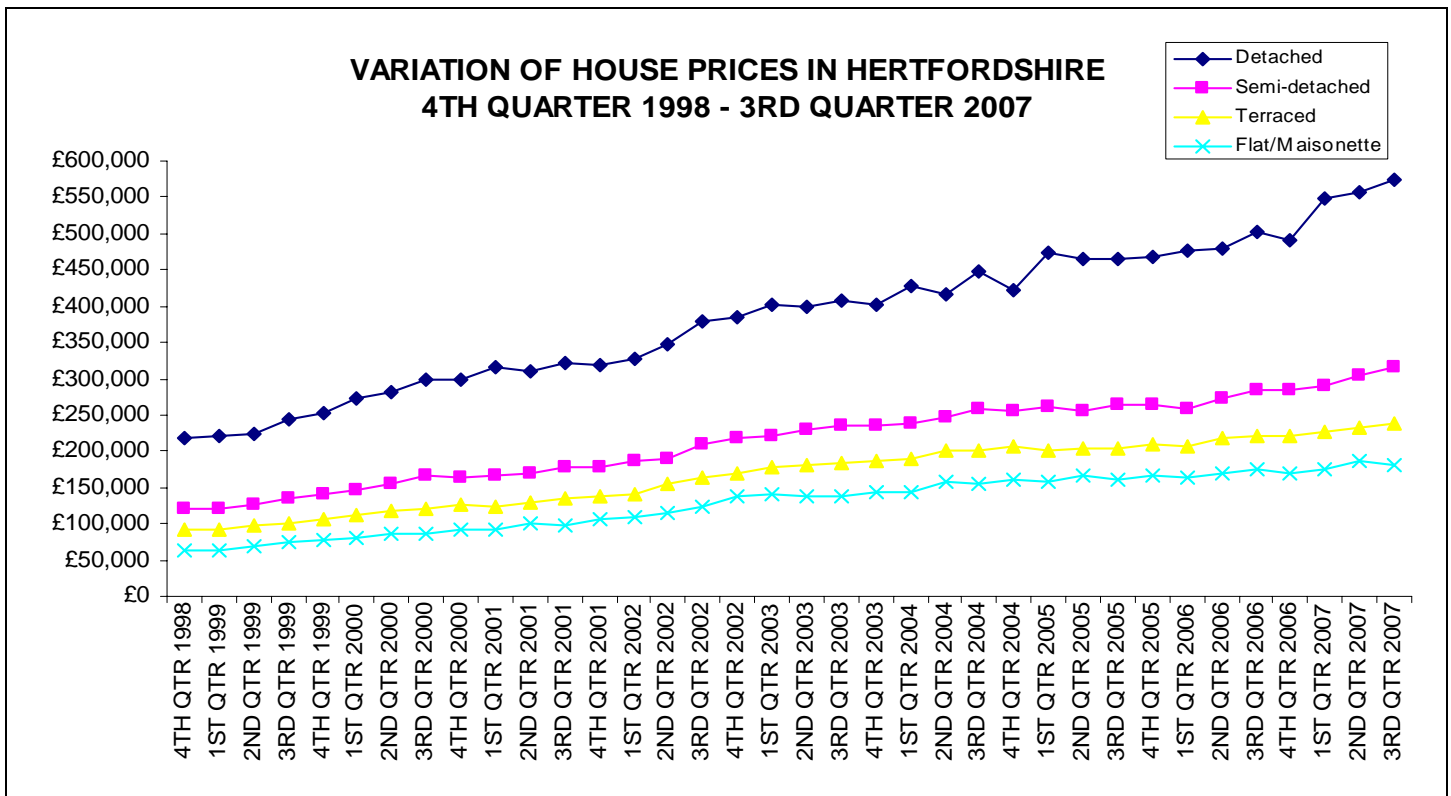
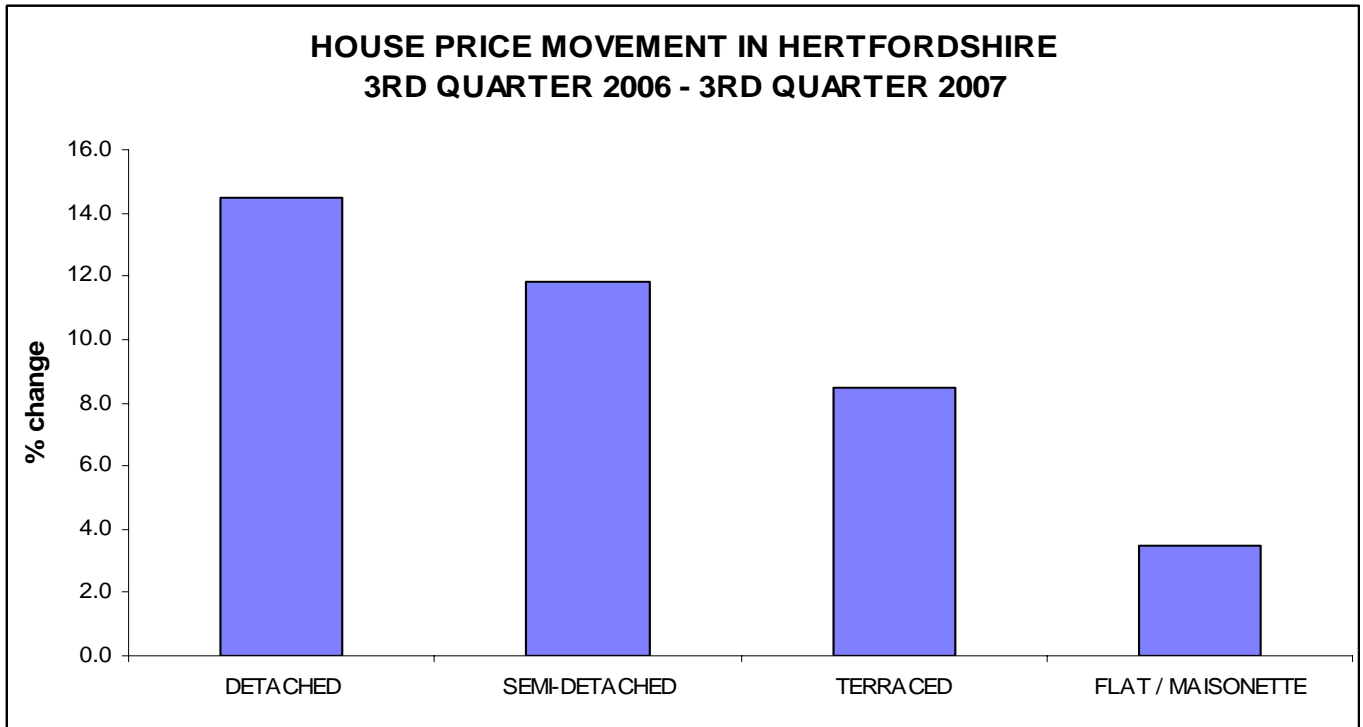
POST TOWN	HOUSE TYPE			
	Detached	Semi-detached	Terraced	Flat/Maisonette
ABBOTS LANGLEY	£446,800	£296,800	£267,200	£182,100
BALDOCK	£470,800	£284,100	£188,300	£149,200
BERKHAMSTED	£665,000	£382,500	£329,400	£222,800
BISHOP'S STORTFORD	£404,500	£281,600	£234,800	£170,600
BOREHAMWOOD	£682,700	£310,200	£251,600	£184,900
BROXBOURNE	£397,400	£326,100	£228,000	£160,400
BUNTINGFORD	£475,100	£273,200	£240,500	£161,000
BUSHEY	£548,400	£330,400	£280,800	£184,300
HARPENDEN	£792,300	£448,500	£322,800	£237,100
HATFIELD	£588,800	£296,600	£217,200	£160,100
HEMEL HEMPSTEAD	£466,300	£273,700	£218,800	£166,300
HERTFORD	£546,900	£339,300	£253,100	£213,900
HITCHIN	£451,400	£298,500	£219,700	£171,700
HODDESDON	£532,700	£246,600	£232,800	£165,700
KINGS LANGLEY	£593,800	£346,300	£315,100	£232,700
KNEBWORTH	£646,000	£288,600	£209,400	£138,500
LETCHWORTH	£446,200	£257,800	£190,200	£152,800
POTTERS BAR	£595,800	£327,400	£275,600	£172,900
RADLETT	£763,500	£414,900	£324,100	£180,000
RICKMANSWORTH	£777,100	£365,700	£306,300	£263,100
ROYSTON	£449,300	£244,500	£202,000	£149,500
SAWBRIDGEWORTH	£468,700	£305,100	£233,100	£166,700
ST ALBANS	£608,900	£369,600	£306,900	£210,100
STEVENAGE	£339,700	£235,000	£183,700	£134,700
TRING	£629,300	£293,400	£249,100	£161,100
WALTHAM CROSS (CHESHUNT)	£443,000	£282,700	£229,100	£153,500
WARE	£604,300	£298,200	£241,400	£176,900
WATFORD	£546,700	£308,600	£234,000	£171,100
WELWYN	£665,200	£336,000	£348,400	£305,000
WELWYN GARDEN CITY	£452,500	£297,300	£227,900	£147,200
<b>COUNTY AVERAGE</b>	<b>£575,500</b>	<b>£316,600</b>	<b>£239,500</b>	<b>£181,900</b>

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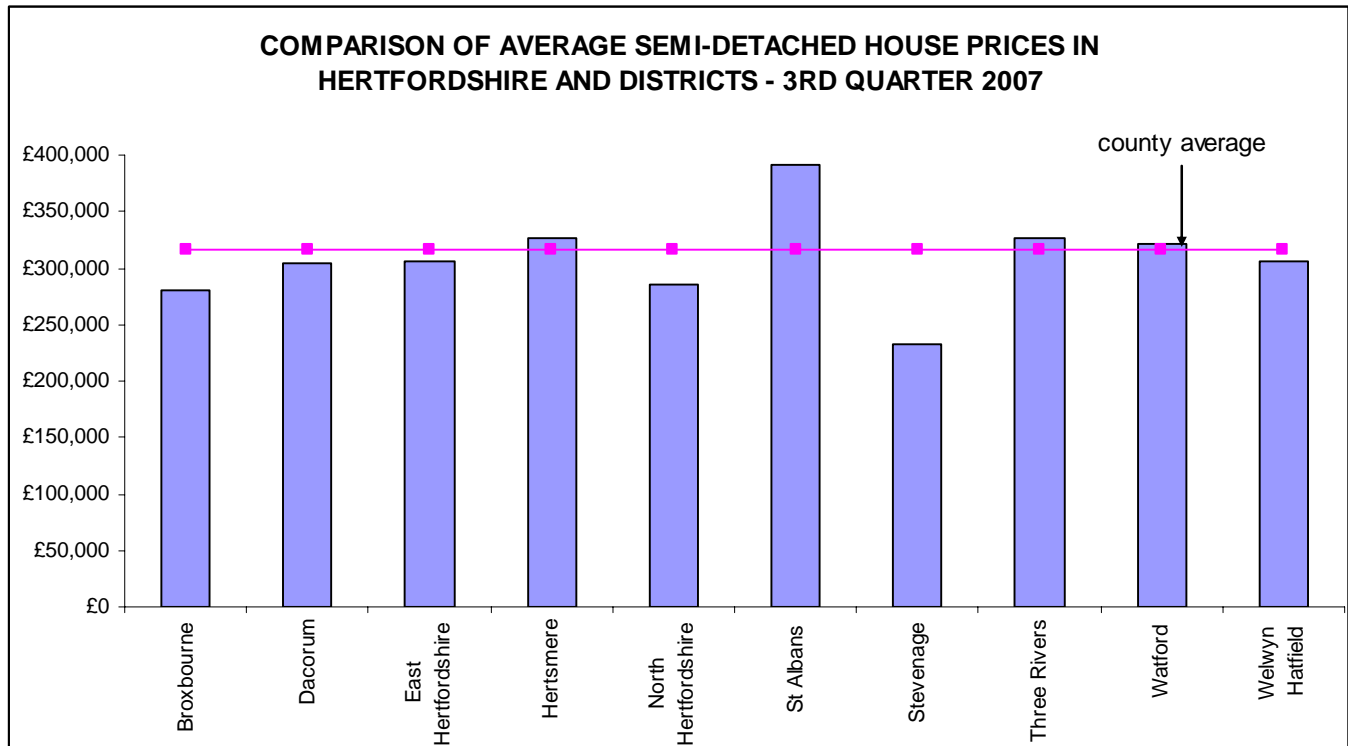
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The average price of a Detached house in Hertfordshire experienced the highest increase, of 14.5%, between 3rd Quarter 2006 and 3rd Quarter 2007. The average price of Semi-detached and Terraced houses increased by 11.8% and 8.5% respectively.

The average price of a Flat / Maisonette had the smallest increase, of 3.5%, which is in contrast to experiencing the highest increase, of 9.0%, between 3rd Quarter 2005 and 3rd Quarter 2006.



All of the districts in Hertfordshire had increases in the average price of a Semi-detached house since the 3rd Quarter 2006, Watford had the largest of £42,000. However, the St Albans district remains the highest in Hertfordshire with the average price of £392,100 for a Semi-detached house. The County average has risen by £33,500 (11.8%) since 3rd Quarter 2006.

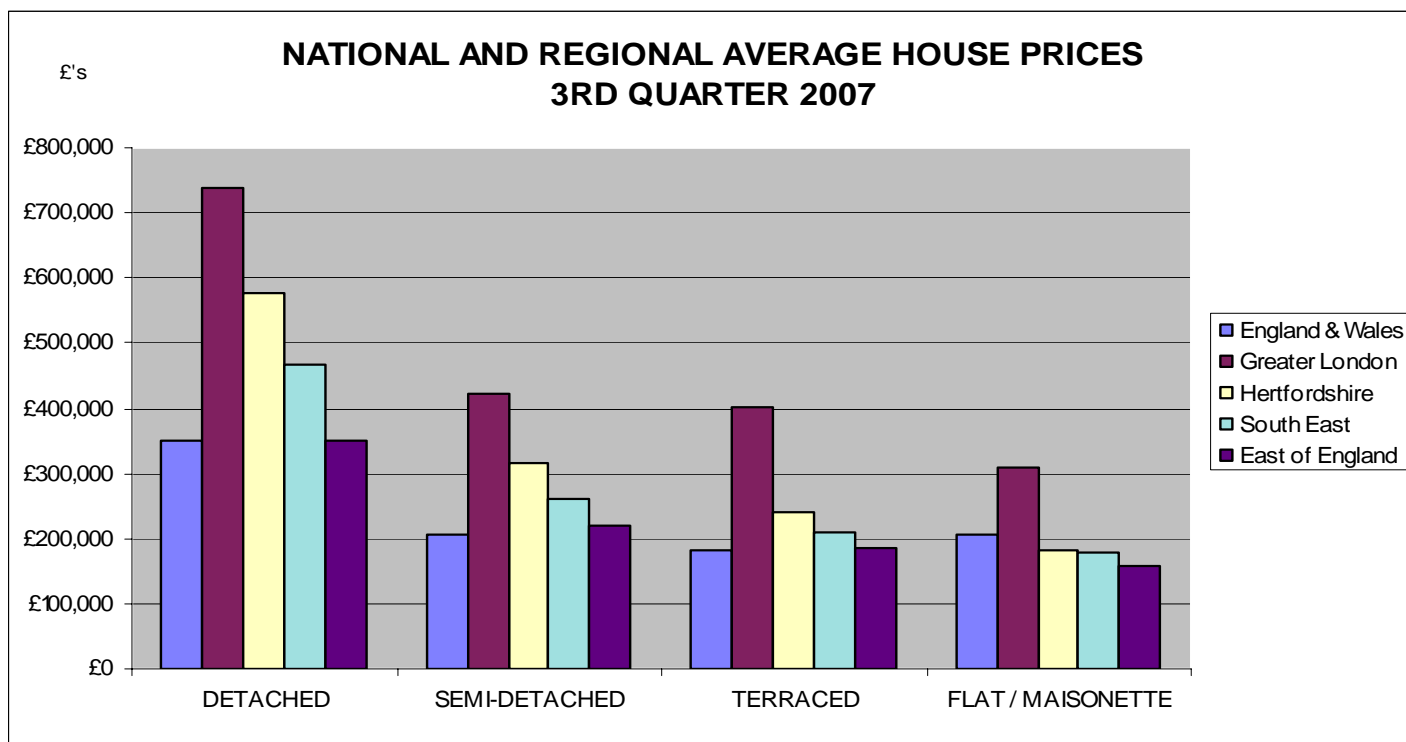


**AVERAGE HOUSE PRICES IN THE DISTRICTS OF HERTFORDSHIRE  
3RD QUARTER 2007**

DISTRICT	Detached	Semi-detached	Terraced	Flat/Maisonette
BROXBOURNE	£441,900	£280,500	£230,000	£160,600
DACORUM	£556,200	£304,700	£239,400	£176,300
EAST HERTFORDSHIRE	£495,200	£306,400	£243,200	£188,700
HERTSMERE	£675,900	£326,500	£282,000	£210,100
NORTH HERTFORDSHIRE	£463,900	£284,700	£205,000	£154,500
ST ALBANS	£672,000	£392,100	£312,300	£217,400
STEVENAGE	£335,900	£231,700	£178,700	£130,700
THREE RIVERS	£781,300	£327,300	£275,500	£235,300
WATFORD	£529,200	£321,400	£233,300	£172,200
WELWYN HATFIELD	£579,800	£305,300	£224,900	£160,800
<b>COUNTY</b>	<b>£575,500</b>	<b>£316,600</b>	<b>£239,500</b>	<b>£181,900</b>

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 2007**

AREA	HOUSE TYPE			
	Detached	Semi-detached	Terraced	Flat / Maisonette
England & Wales	£350,300	£206,000	£183,600	£205,200
Greater London	£739,100	£423,200	£401,100	£309,800
South East	£467,800	£261,400	£210,900	£177,300
East of England	£351,600	£220,700	£186,900	£156,900
Hertfordshire	£575,500	£316,600	£239,500	£181,900

**NOTES**

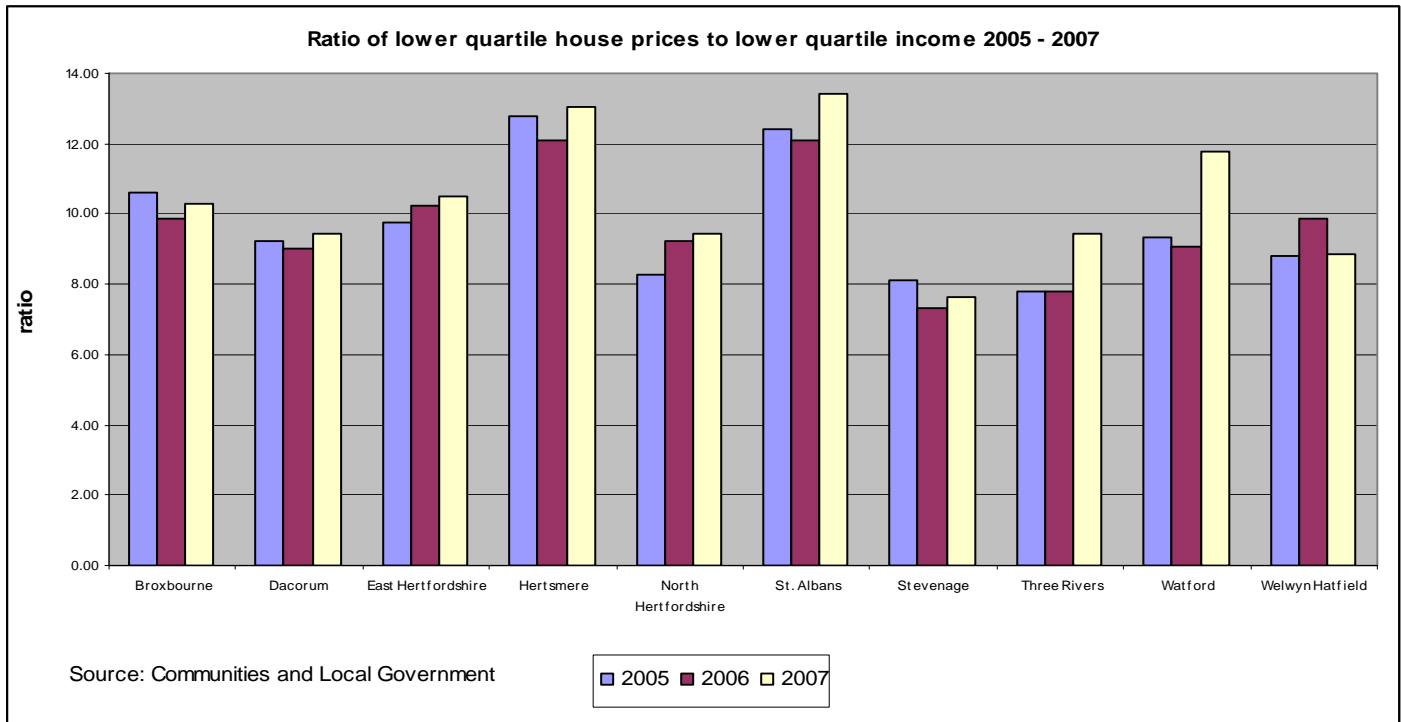
All data contained in this factsheet are taken from HM Land Registry's Residential Property Price Report data which provides information on average prices and sale volumes in the residential market. All data is Crown Copyright and is produced with permission of HM Land Registry on behalf of the controller 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)

## HOUSING AFFORDABILITY RATIO

Housing Affordability, this measure was introduced to “reflect the significant variations in affordability of the housing market in different parts of the country” using the PSA (Public Service Agreement) Target 5 Housing Supply and Demand Indicator 4.

This Indicator uses the ratio of lower quartile house prices to lower quartile earnings i.e. to show if people on the lowest earnings can afford the cheapest housing.



### Lower quartile earnings

Source: ASHE (Annual Survey of Hours and Earnings) - Total Full-Time gross annual pay (Workplace based)

### Lower quartile house prices

Source: Communities and Local Government: Live tables on housing market and prices Table 587.

## 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.

Housing Market: lower quartile house prices based on Land Registry data, by district. The “lower quartile” property price is determined by ranking all property prices in ascending order. The lowest 25 per cent of prices are below the lower quartile. Excluded from the above figures are sales at less than market price (eg Right To Buy), sales below £1,000 and sales above £20m.

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