



HOUSE PRICES IN HERTFORDSHIRE



JULY 2003

No 21

The average price of a semi-detached house in Hertfordshire at the first quarter of 2003 was £222,200

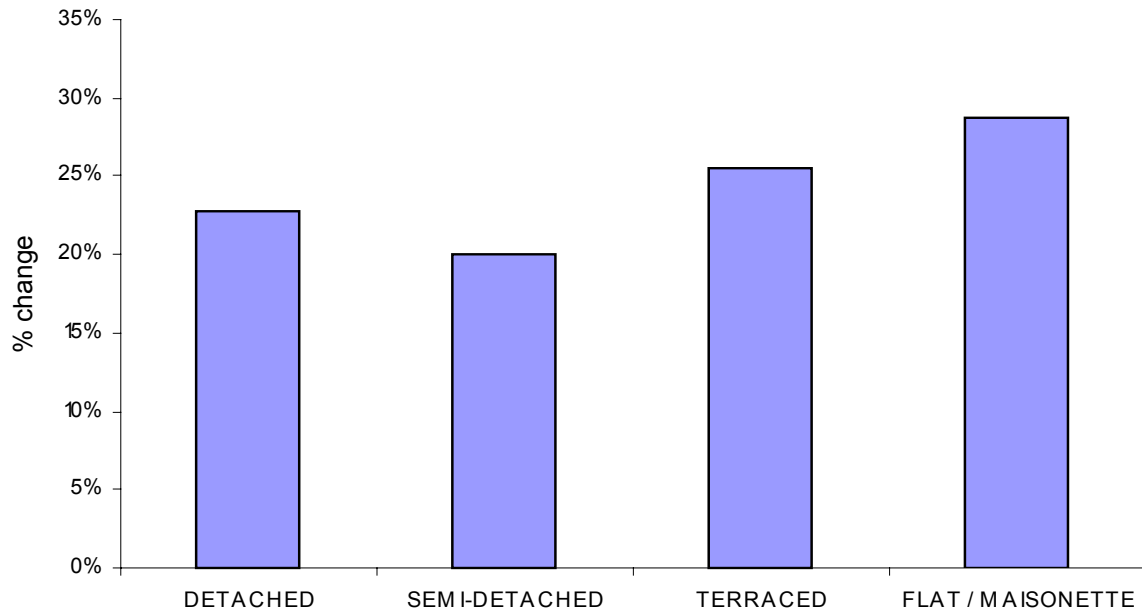
Average House Prices in Towns of Hertfordshire – First quarter of 2003:

POST TOWN	HOUSE TYPE			
	Detached	Semi-detached	Terrace	Flat/Maisonette
ABBOTS LANGLEY	£301,700	£218,500	£187,100	£128,400
BALDOCK	£271,900	£165,000	£137,000	£117,200
BERKHAMSTED	£526,800	£267,600	£244,500	£195,800
BISHOP'S STORTFORD	£296,600	£202,100	£169,900	£149,200
BOREHAMWOOD	£505,800	£216,800	£179,400	£136,800
BROXBOURNE	£314,500	£253,600	£179,000	£117,900
BUNTINGFORD	£362,100	£186,100	£174,500	n/a
BUSHEY	£389,900	£244,400	£208,900	£188,200
HARPENDEN	£556,500	£293,300	£227,300	£169,900
HATFIELD	£464,400	£217,000	£177,800	£109,700
HEMEL HEMPSTEAD	£397,000	£219,600	£159,800	£148,900
HERTFORD	£371,900	£235,600	£183,300	£166,100
HITCHIN	£365,800	£194,600	£177,200	£130,700
HODDESDON	£388,400	£229,400	£189,100	£123,000
KINGS LANGLEY	£444,000	£198,400	£231,200	£129,800
KNEBWORTH	£362,000	£221,400	£163,900	£127,200
LETCHWORTH	£366,900	£187,900	£128,200	£116,600
POTTERS BAR	£491,600	£241,600	£179,000	£145,700
RADLETT	£714,500	£312,900	£211,000	£226,700
RICKMANSWORTH	£572,900	£260,400	£225,500	£174,900
ROYSTON	£316,300	£174,400	£154,600	£88,000
SAWBRIDGEWORTH	£336,500	£177,300	£158,800	£114,900
ST.ALBANS	£437,400	£271,700	£230,400	£153,700
STEVENAGE	£289,800	£159,900	£138,400	£96,300
TRING	£377,200	£257,300	£185,500	£114,000
WALTHAM CROSS (CHESHUNT)	£378,900	£217,600	£172,300	£117,000
WARE	£422,300	£215,500	£177,600	£139,600
WATFORD	£359,200	£202,200	£176,600	£138,600
WELWYN	£566,100	n/a	£231,100	n/a
WELWYN GARDEN CITY	£311,400	£226,000	£162,100	£114,300
COUNTY AVERAGE	£401,500	£222,200	£176,700	£139,800

The average price of a detached house in Hertfordshire is £401,500, an increase of 23% during the last year.

By Comparison, the average price of flats / maisonettes and terraced houses continues to rise at a faster rate, 29% and 26% respectively.

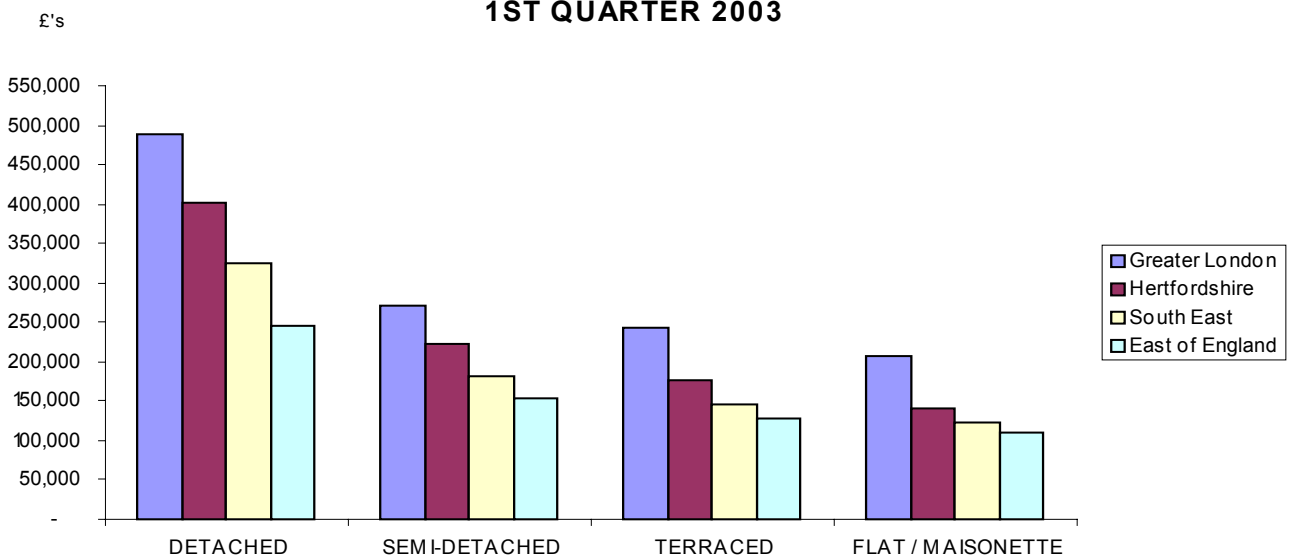
HOUSE PRICE MOVEMENT IN HERTFORDSHIRE 1ST QUARTER 2002 - 1ST QUARTER 2003



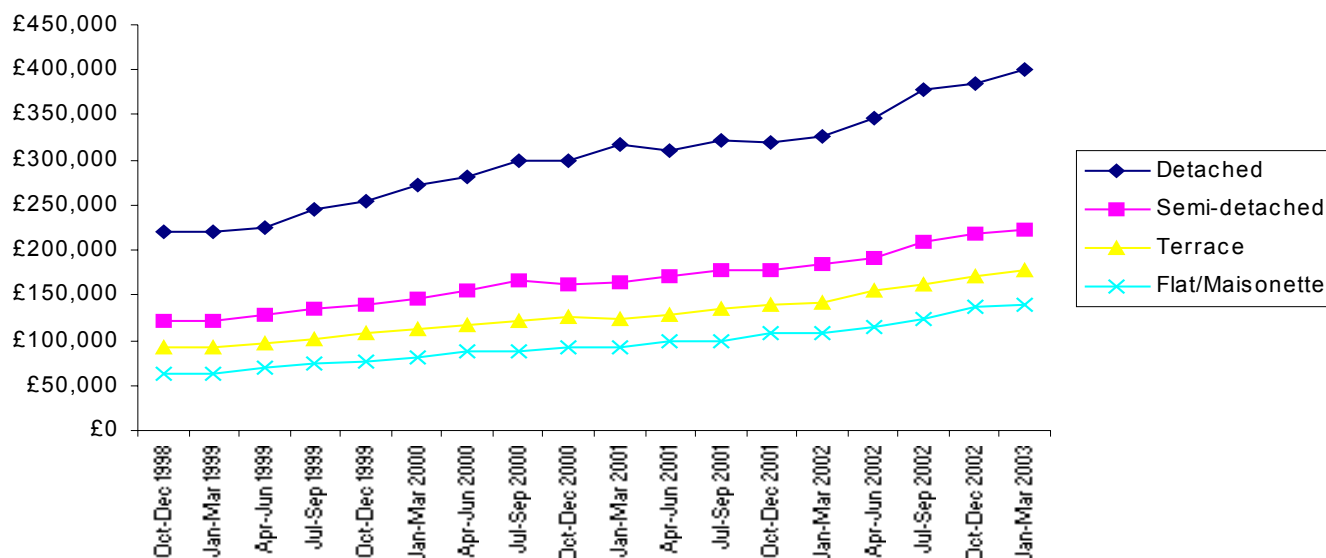
Although there continues to be a significant gap between house prices in the Capital compared to the surrounding regions, there are signs of this gap lessening.

In the East of England the cost of all types of housing is now slightly less than double the cost of those in Greater London.

REGIONAL AVERAGE HOUSE PRICES 1ST QUARTER 2003



VARIATION OF HOUSE PRICES IN HERTFORDSHIRE OCTOBER 1998 - MARCH 2003



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.

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.

