



HOUSE PRICES IN HERTFORDSHIRE

JULY 2004

No 23

The average price of a semi-detached house in Hertfordshire at the first quarter of 2004 was £238,100

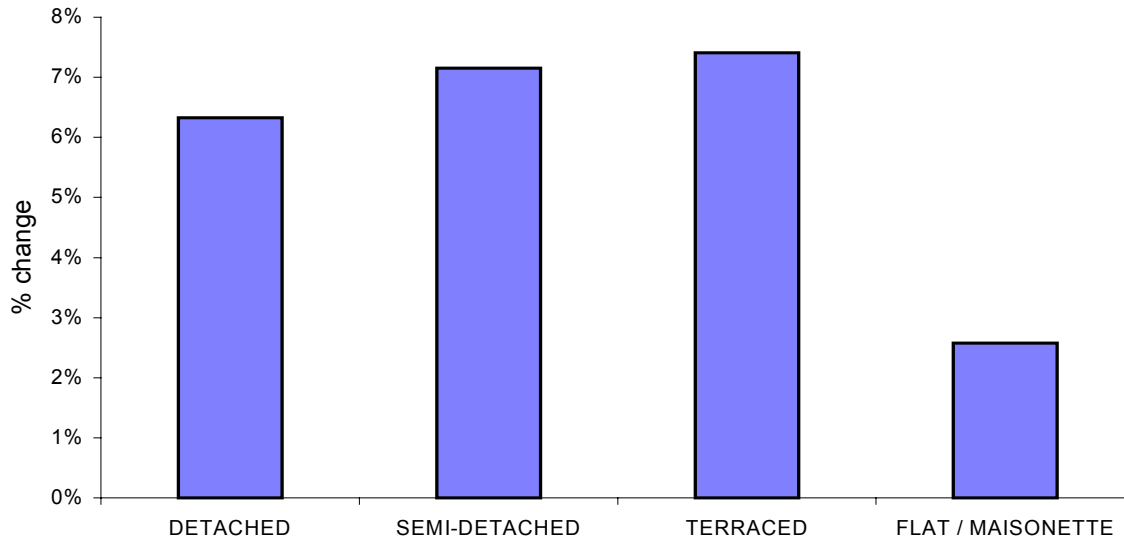
Average House Prices in Towns of Hertfordshire – First quarter of 2004:

POST TOWN	HOUSE TYPE			
	Detached	Semi-detached	Terrace	Flat/Maisonette
ABBOTS LANGLEY	£371,300	£223,500	£193,000	£151,200
BALDOCK	£428,800	£202,200	£178,300	£163,000
BERKHAMSTED	£491,600	£278,400	£252,300	£201,500
BISHOP'S STORTFORD	£331,200	£208,400	£185,800	£128,600
BOREHAMWOOD	£542,200	£248,500	£199,200	£172,700
BROXBOURNE	£518,000	£247,300	£207,700	£120,600
BUNTINGFORD	£478,100	£244,000	£175,600	£127,000
BUSHEY	£403,300	£237,200	£233,600	£165,300
HARPENDEN	£595,400	£321,400	£235,700	£181,200
HATFIELD	£418,200	£229,200	£174,000	£129,500
HEMEL HEMPSTEAD	£369,900	£213,000	£166,800	£137,400
HERTFORD	£468,000	£241,200	£208,900	£165,300
HITCHIN	£347,400	£202,900	£174,400	£117,400
HODDESDON	£400,100	£249,500	£195,100	£132,900
KINGS LANGLEY	£520,900	£232,300	£196,300	£134,800
KNEBWORTH	£373,500	£274,700	£176,800	£133,300
LETCHWORTH	£366,300	£203,400	£135,900	£110,700
POTTERS BAR	£494,800	£255,700	£203,500	£151,800
RADLETT	£719,200	£296,500	£265,700	£176,900
RICKMANSWORTH	£615,200	£285,600	£244,800	£187,000
ROYSTON	£305,300	£201,800	£156,900	£149,000
SAWBRIDGEWORTH	£386,700	£206,600	£176,500	£120,900
ST ALBANS	£455,100	£275,300	£239,500	£170,300
STEVENAGE	£278,200	£187,400	£141,000	£90,900
TRING	£422,600	£274,400	£198,400	£119,000
WALTHAM CROSS (CHESHUNT)	£417,700	£240,700	£191,800	£133,200
WARE	£412,400	£226,600	£200,800	£141,100
WATFORD	£346,200	£221,000	£187,400	£142,000
WELWYN	£544,500	£352,900	£343,300	n/a
WELWYN GARDEN CITY	£372,000	£242,500	£208,400	£124,000
COUNTY AVERAGE	£426,900	£238,100	£189,800	£143,400

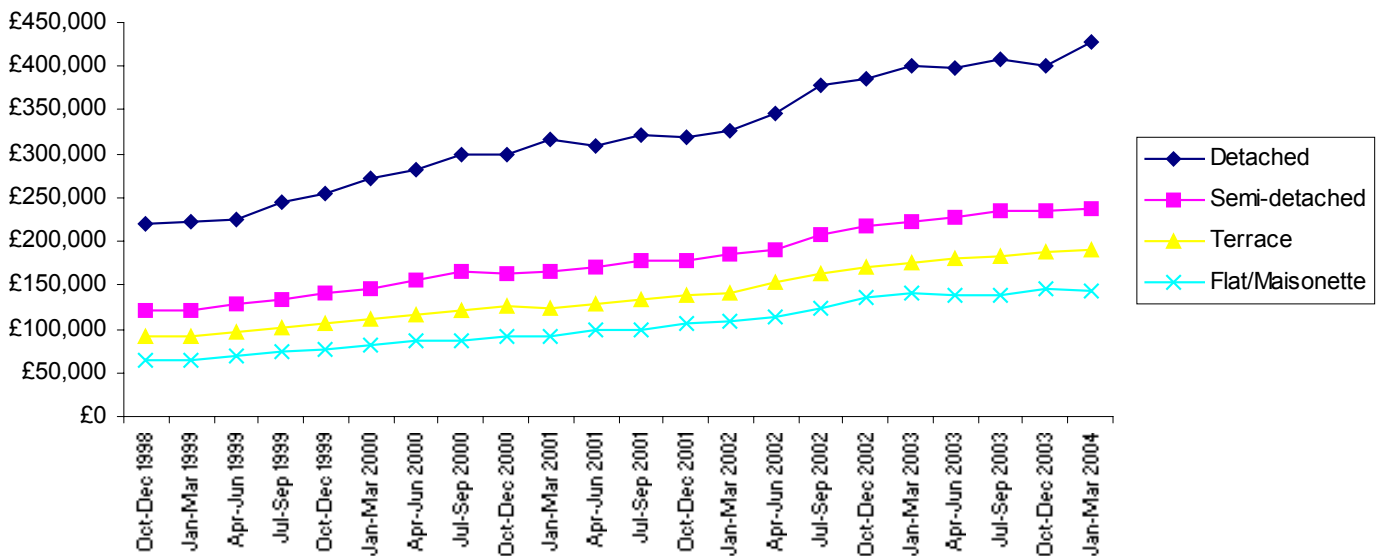
Although there have been increases in the percentage change in house prices in Hertfordshire between 1st Quarter 2003 and 1st Quarter 2004, they are significantly less than the increases between 1st Quarter 2002 and 1st Quarter 2003.

Between 1st Quarter 2003 and 1st Quarter 2004 the highest percentage change was, surprisingly, in the price of Terraced houses, 7.4%, followed very closely by semi-detached houses with 7.2%. However, flats / maisonettes increased by only 2.6% compared to 29% between 2002 and 2003.

HOUSE PRICE CHANGE IN HERTFORDSHIRE 1ST QUARTER 2003 - 1ST QUARTER 2004

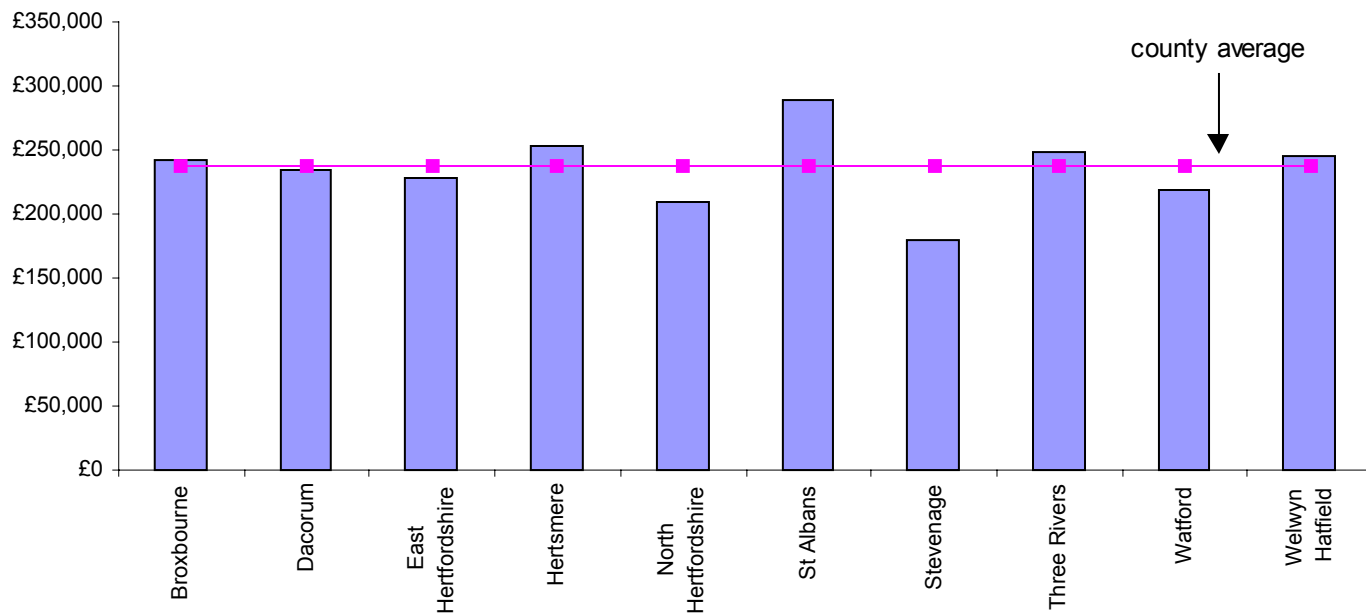


VARIATION OF HOUSE PRICES IN HERTFORDSHIRE OCTOBER 1998 - MARCH 2004



The District of St Albans continues to have the highest average price, of £288,900, for a semi-detached house in the County. This is a slight fall from £290,200 since the 3rd Quarter 2003. However, the average price of £180,400 for a semi-detached house in Stevenage District, remains the lowest in Hertfordshire but has increased from £173,500 during the last quarter.

COMPARISON OF AVERAGE SEMI-DETACHED HOUSE PRICES IN HERTFORDSHIRE AND DISTRICTS - 1ST QUARTER 2004

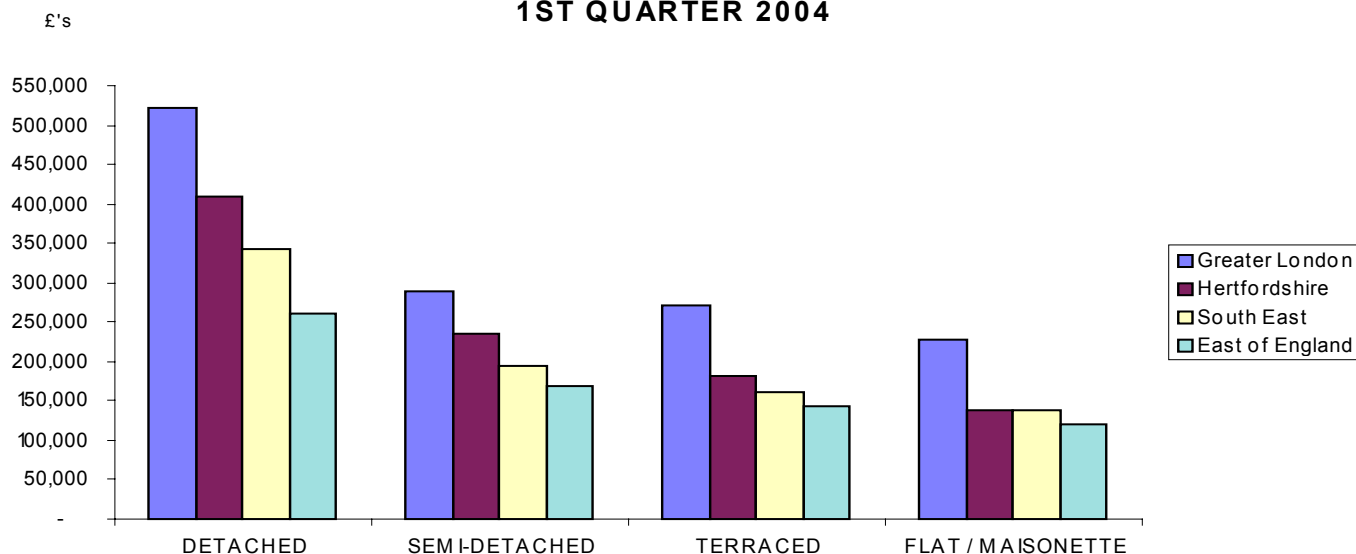


AVERAGE HOUSE PRICES IN THE DISTRICTS OF HERTFORDSHIRE 1ST QUARTER 2004

DISTRICT	Detached	Semi-detached	Terraced	Flat/Maisonette
BROXBOURNE	£425,100	£242,100	£194,700	£131,500
DACORUM	£412,900	£234,100	£183,600	£149,000
EAST HERTFORDSHIRE	£389,700	£228,600	£200,800	£144,900
HERTSMERE	£535,800	£253,800	£212,200	£166,700
NORTH HERTFORDSHIRE	£357,400	£209,800	£163,600	£127,700
ST ALBANS	£501,300	£288,900	£240,700	£172,600
STEVENAGE	£273,900	£180,400	£138,100	£91,000
THREE RIVERS	£543,800	£248,300	£200,800	£161,400
WATFORD	£359,100	£218,500	£186,700	£143,700
WELWYN HATFIELD	£438,800	£244,600	£193,300	£129,500
COUNTY	£426,900	£238,100	£189,800	£143,400

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 1ST 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.

