



HOUSE PRICES IN HERTFORDSHIRE

JULY 2006

No 27

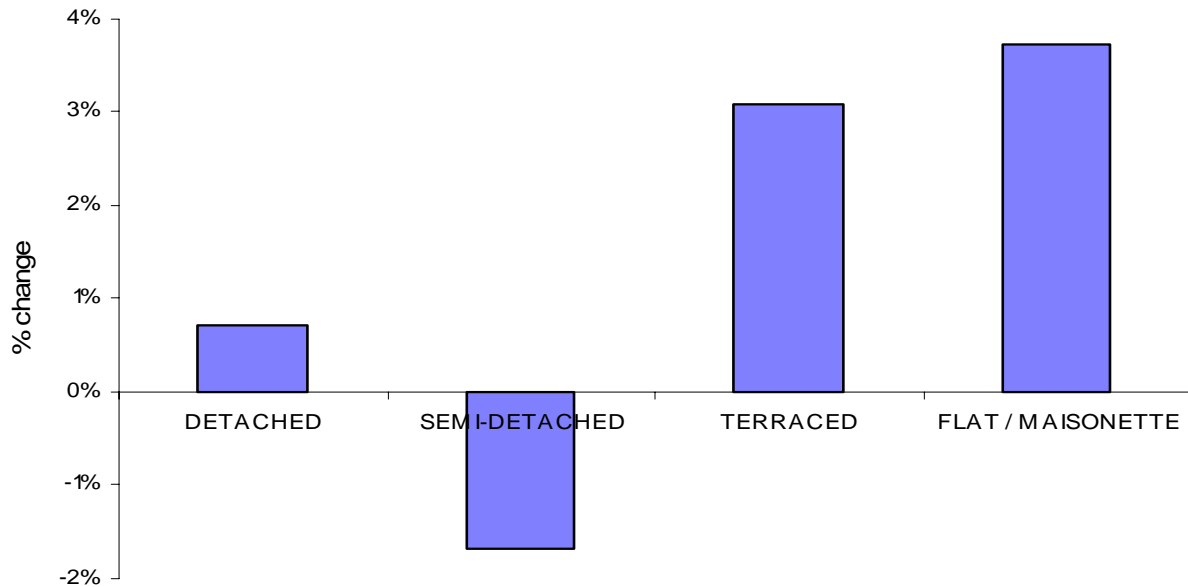
The average price of a semi-detached house in Hertfordshire at the First quarter of 2006 was £257,500

Average House Prices in Towns of Hertfordshire – First quarter of 2006:

POST TOWN	HOUSE TYPE			
	Detached	Semi-detached	Terraced	Flat/Maisonette
ABBOTS LANGLEY	£416,400	£265,100	£189,200	£223,800
BALDOCK	£506,200	£243,200	£163,800	£173,300
BERKHAMSTED	£586,500	£292,100	£301,800	£205,800
BISHOP'S STORTFORD	£400,700	£234,600	£233,000	£170,500
BOREHAMWOOD	n/a	£257,400	£203,000	£168,500
BROXBOURNE	£453,400	£276,100	£181,600	£157,600
BUNTINGFORD	£379,300	£291,200	£217,900	£131,300
BUSHEY	£465,300	£253,600	£229,600	£203,300
HARPENDEN	£694,800	£361,900	£283,700	£210,500
HATFIELD	£466,600	£247,600	£200,100	£154,300
HEMEL HEMPSTEAD	£434,900	£226,600	£190,800	£139,200
HERTFORD	£551,100	£279,100	£252,700	£192,800
HITCHIN	£446,400	£238,000	£186,500	£147,600
HODDESDON	£347,700	£226,400	£195,100	£135,100
KINGS LANGLEY	£464,300	£292,000	£277,300	£186,100
KNEBWORTH	£518,400	£268,800	£172,700	£171,700
LETCHWORTH	£384,600	£209,800	£166,000	£105,800
POTTERS BAR	£613,000	£287,500	£229,400	£156,800
RADLETT	£658,700	£358,500	£323,400	£198,400
RICKMANSWORTH	£688,200	£289,100	£240,400	£212,700
ROYSTON	£399,800	£192,500	£177,000	£136,500
SAWBRIDGEWORTH	£496,500	£223,300	£220,000	£151,800
ST ALBANS	£527,800	£305,400	£267,400	£192,700
STEVENAGE	£291,800	£213,100	£159,800	£122,200
TRING	£536,800	£306,300	£219,100	£154,700
WALTHAM CROSS (CHESHUNT)	£359,700	£233,000	£195,700	£141,300
WARE	£440,700	£251,900	£205,900	£163,400
WATFORD	£427,100	£241,200	£196,500	£165,200
WELWYN	£635,100	£314,100	£267,500	n/a
WELWYN GARDEN CITY	£337,800	£269,400	£193,900	£167,400
COUNTY AVERAGE	£477,900	£257,500	£207,400	£164,000

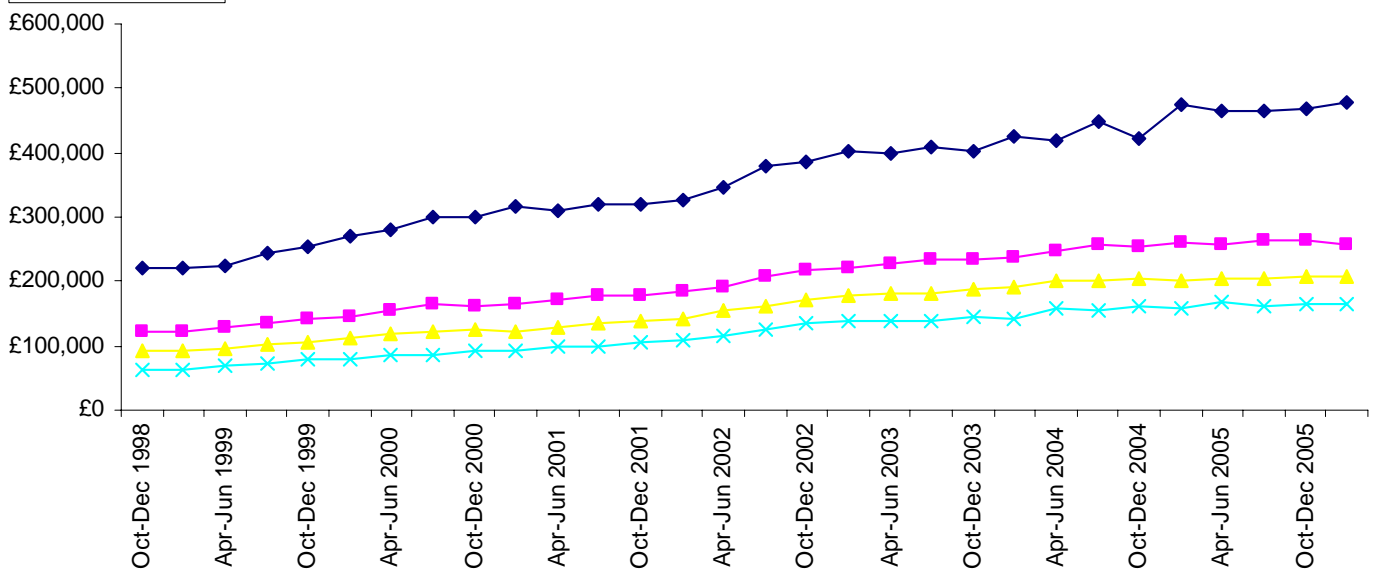
The average price of Flats / Maisonettes in Hertfordshire has increased the most, by 3.8% between 1st Quarter 2005 and 1st Quarter 2006. This is followed closely by the increase of 3.1% in the price of Terraced houses. Detached houses had the smallest increase of 0.7%. For the first time since the 1st Quarter 2001 the price of semi-detached houses has fallen by 1.7%.

HOUSE PRICE MOVEMENT IN HERTFORDSHIRE 1ST QUARTER 2005 - 1ST QUARTER 2006



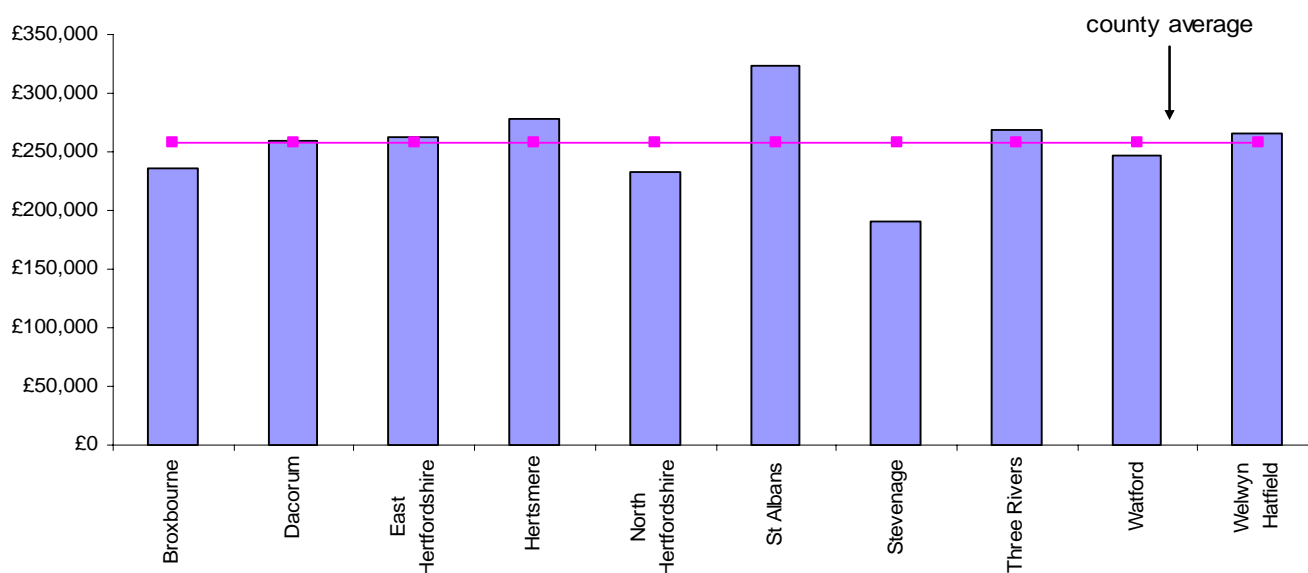
VARIATION OF HOUSE PRICES IN HERTFORDSHIRE OCTOBER 1998 - MARCH 2006

- ◆ Detached
- Semi-detached
- ▲ Terraced
- × Flat/Maisonette



The average price for a Semi-detached house in 6 of the districts has fallen since the 3rd Quarter 2004, with the largest decrease of £17,500 being in St Albans. However, the average price of £323,400 for a Semi-detached house in St Albans district, remains the highest in Hertfordshire. The County average has fallen since 3rd Quarter 2004 compared to some districts. Prices in 4 of the districts have risen during this period, with Welwyn Hatfield experiencing the largest increase of £14,400.

COMPARISON OF AVERAGE SEMI-DETACHED HOUSE PRICES IN HERTFORDSHIRE AND DISTRICTS - 1ST QUARTER 2006

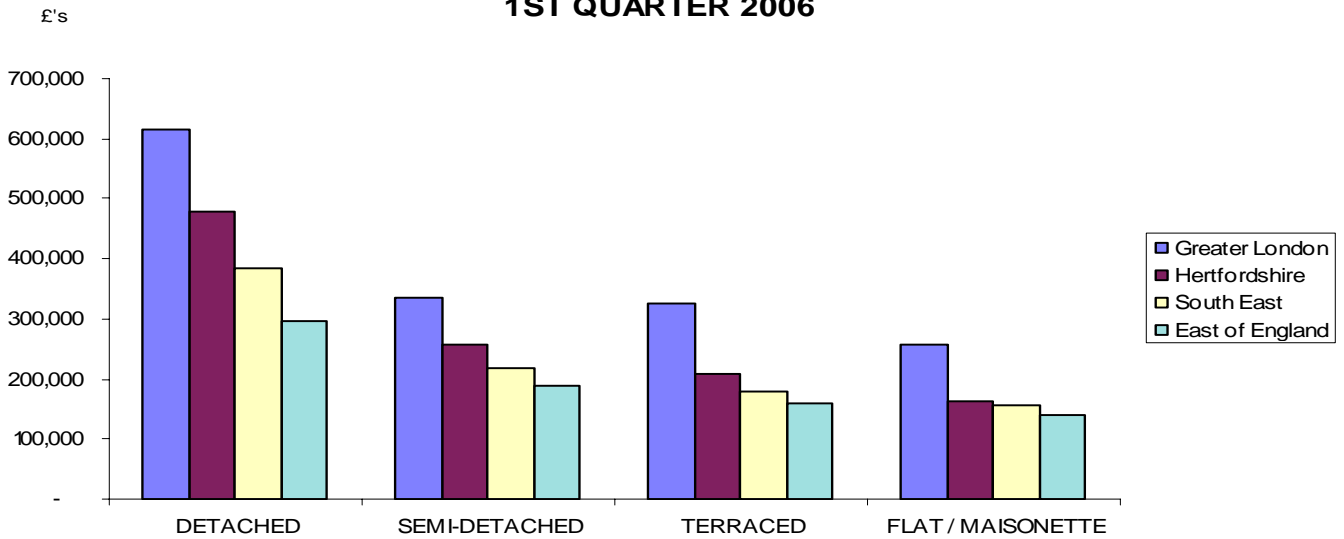


AVERAGE HOUSE PRICES IN THE DISTRICTS OF HERTFORDSHIRE 1ST QUARTER 2006

DISTRICT	Detached	Semi-detached	Terraced	Flat/Maisonette
BROXBOURNE	£380,300	£235,900	£194,000	£146,800
DACORUM	£474,700	£259,300	£208,200	£151,500
EAST HERTFORDSHIRE	£459,600	£262,800	£230,500	£170,000
HERTSMERE	£522,700	£278,200	£227,200	£185,100
NORTH HERTFORDSHIRE	£442,300	£232,300	£180,600	£137,100
ST ALBANS	£577,600	£323,400	£274,600	£198,400
STEVENAGE	£284,800	£189,900	£156,000	£119,600
THREE RIVERS	£556,400	£268,300	£224,800	£196,300
WATFORD	£475,900	£247,100	£192,700	£166,500
WELWYN HATFIELD	£508,300	£265,500	£200,100	£162,200
COUNTY	£477,900	£257,500	£207,400	£164,000

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 2006



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.

