



# HOUSE PRICES IN HERTFORDSHIRE

No 29

JULY 2007

The average price of a semi-detached house in Hertfordshire at the First Quarter of 2007 was £290,300

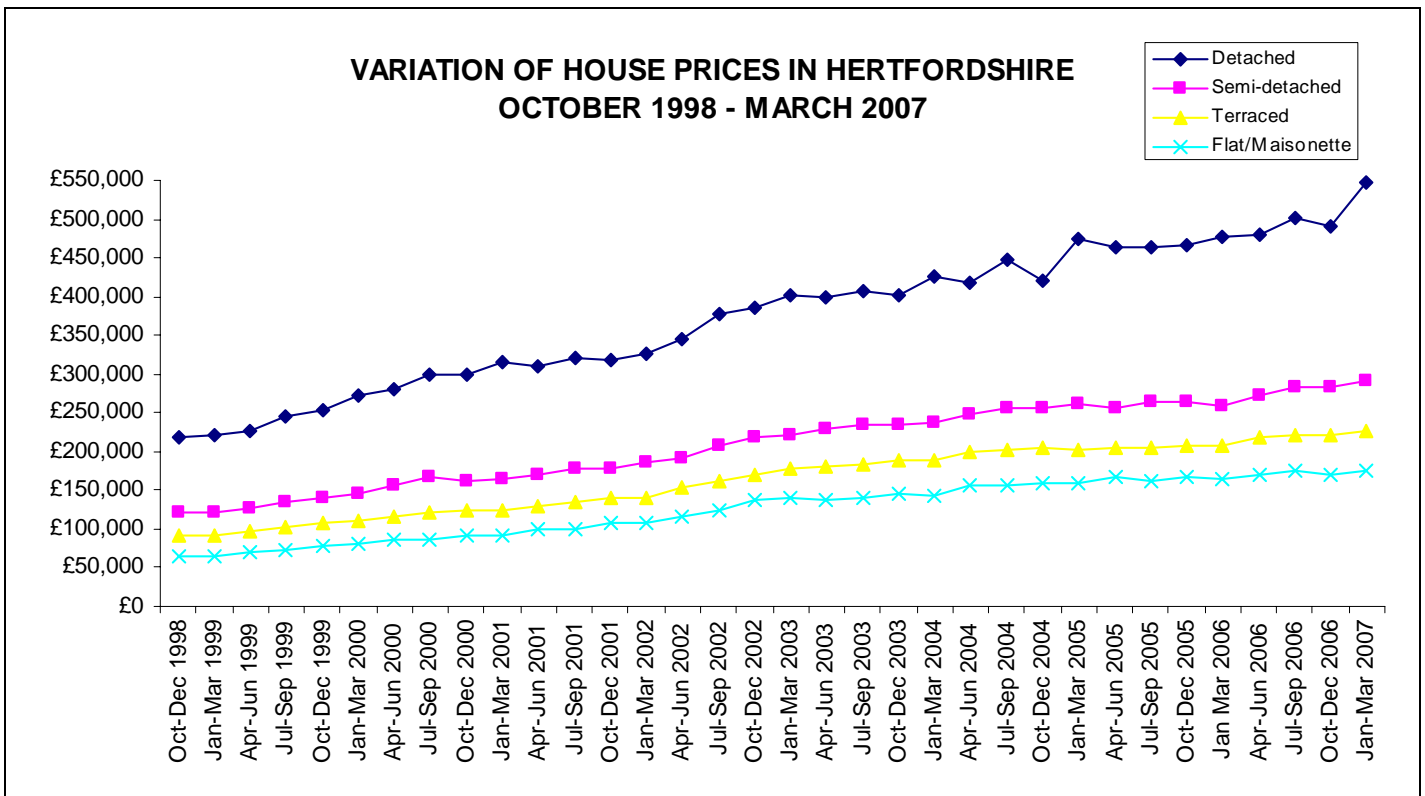
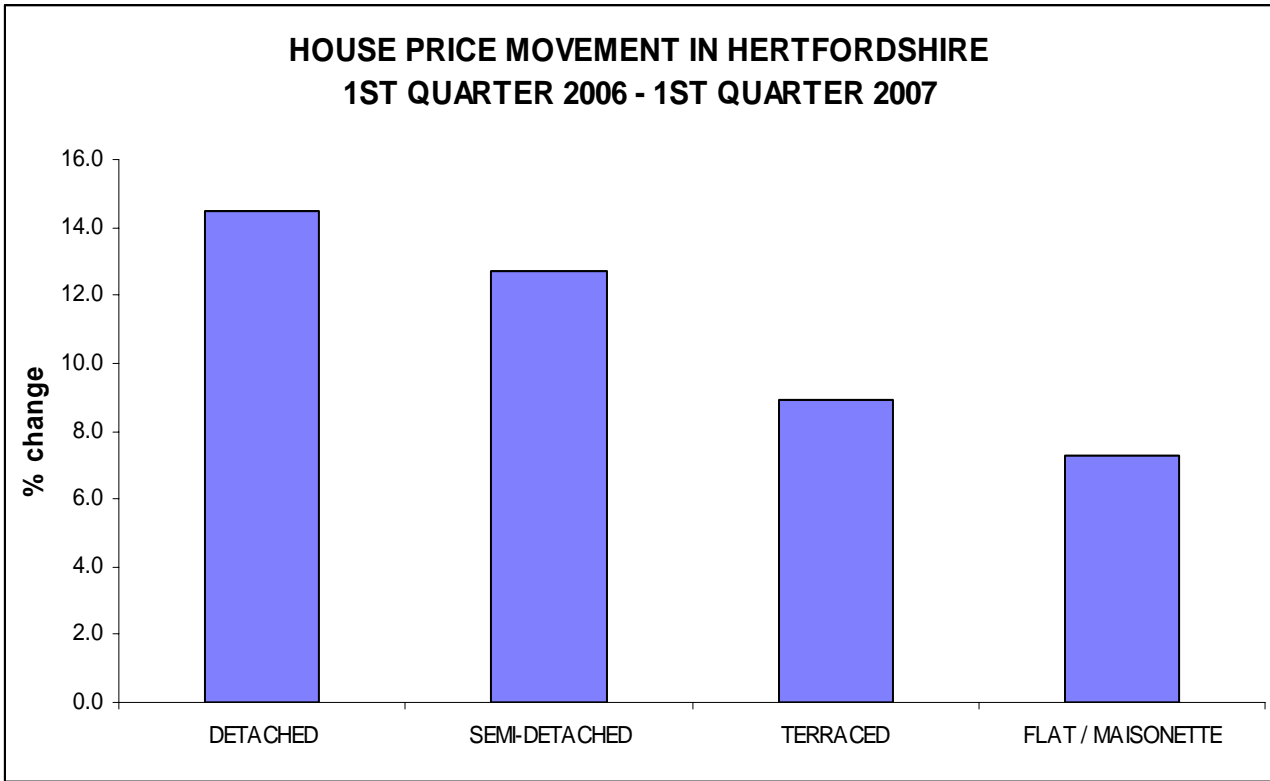
## Average House Prices in Towns of Hertfordshire - First quarter of 2007:

POST TOWN	HOUSE TYPE			
	Detached	Semi-detached	Terraced	Flat/Maisonette
ABBOTS LANGLEY	£473,200	£266,600	£228,700	£187,600
BALDOCK	£360,700	£249,500	£195,300	£159,400
BERKHAMSTED	£632,100	£374,700	£311,100	£213,500
BISHOP'S STORTFORD	£483,600	£260,900	£222,800	£209,300
BOREHAMWOOD	£532,000	£302,400	£232,800	£160,300
BROXBOURNE	£443,500	£283,900	£223,600	£162,600
BUNTINGFORD	£619,200	£331,000	£208,900	£170,600
BUSHEY	£573,900	£309,700	£287,900	£202,000
HARPENDEN	£806,900	£437,200	£319,300	£245,000
HATFIELD	£583,000	£256,400	£197,500	£113,900
HEMEL HEMPSTEAD	£497,600	£255,400	£208,300	£145,900
HERTFORD	£591,200	£317,600	£264,000	£190,700
HITCHIN	£393,400	£268,700	£211,000	£187,200
HODDESDON	£379,600	£245,700	£221,100	£177,600
KINGS LANGLEY	£553,600	£313,600	£259,400	£234,200
KNEBORTH	£443,600	£309,300	£199,500	£140,700
LETCHWORTH	£422,500	£233,900	£176,900	£121,600
POTTERS BAR	£567,500	£304,100	£249,500	£191,600
RADLETT	£860,400	£383,100	£293,300	£248,700
RICKMANSWORTH	£705,800	£305,200	£304,500	£219,600
ROYSTON	£392,800	£257,700	£180,400	£152,600
SAWBRIDGEWORTH	£372,400	£325,200	£221,300	£157,100
ST ALBANS	£565,100	£324,500	£286,500	£199,200
STEVENAGE	£353,300	£214,200	£170,500	£146,100
TRING	£542,600	£317,700	£222,400	£166,500
WALTHAM CROSS (CHESHUNT)	£374,500	£250,500	£216,300	£153,200
WARE	£532,700	£274,500	£255,100	£171,400
WATFORD	£462,100	£271,100	£214,900	£175,900
WELWYN	£613,600	£301,000	£350,700	£135,300
WELWYN GARDEN CITY	£401,700	£285,500	£214,100	£158,300
<b>COUNTY AVERAGE</b>	<b>£547,000</b>	<b>£290,300</b>	<b>£225,900</b>	<b>£175,900</b>

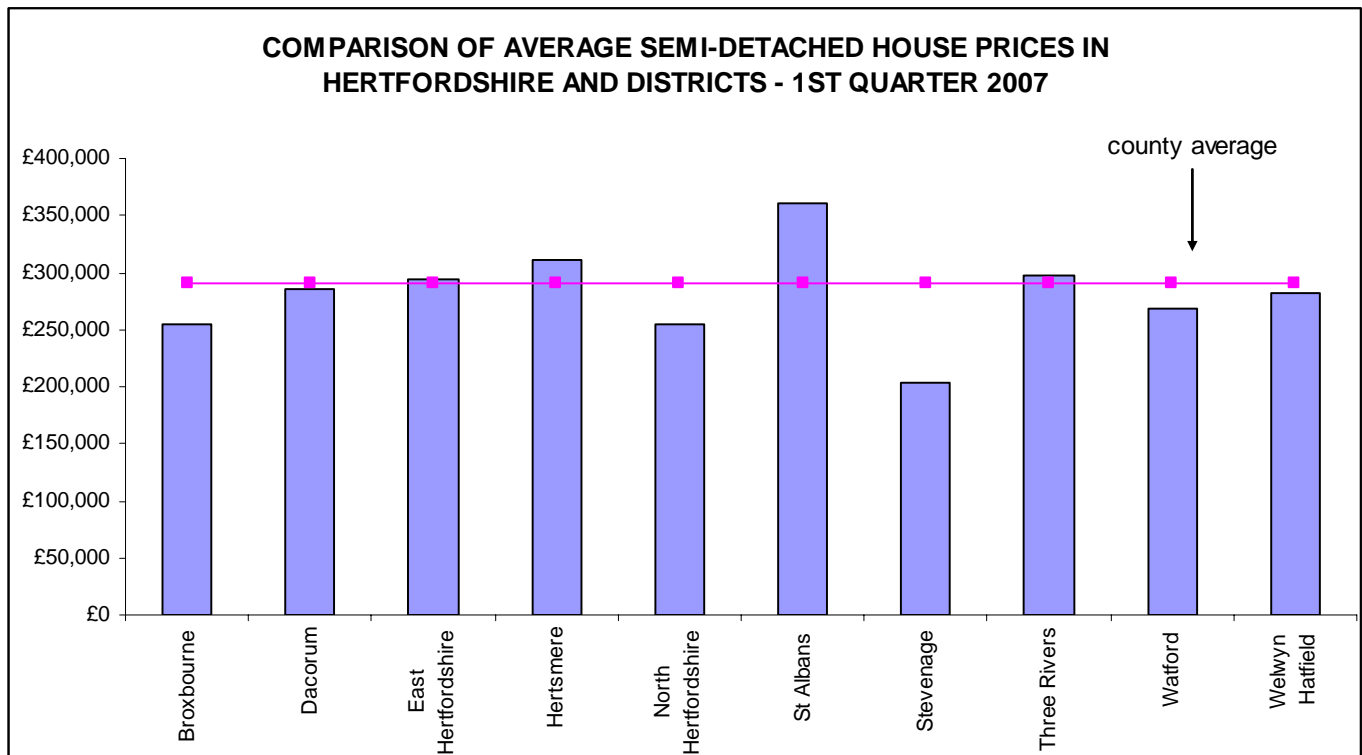
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The average price of Detached houses in Hertfordshire experienced the highest increase, by 14.5%, between 1st Quarter 2006 and 1st Quarter 2007. During the same period Flats / Maisonettes had the smallest increase of 7.3%, this is in contrast to having experienced the largest increase, (3.8%), between the 1st Quarter 2005 and 1st Quarter 2006.



All of the districts in Hertfordshire had an increase in the price of a Semi-detached house since the 1st Quarter 2006. St Albans had the largest increase of £37,200 and remains the district in Hertfordshire with the highest average price of £360,600 for a Semi-detached house. The average price of a Semi-detached house in Stevenage was £204,300 an increase of £14,400 during this period and was the lowest increase in the County. Since 1st Quarter 2006 the County average has risen from £257,500 to £290,300.

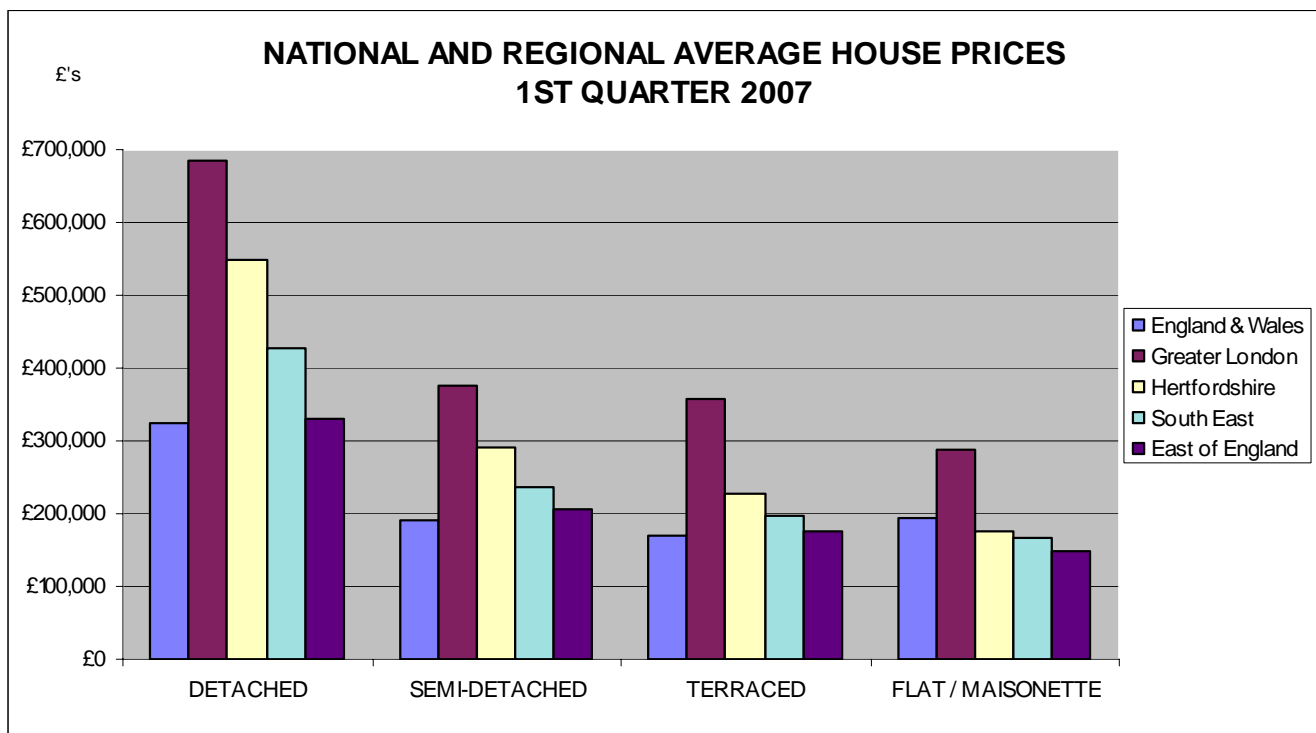


**AVERAGE HOUSE PRICES IN THE DISTRICTS OF HERTFORDSHIRE  
1ST QUARTER 2007**

DISTRICT	Detached	Semi-detached	Terraced	Flat/Maisonette
BROXBOURNE	£399,400	£255,300	£219,200	£163,200
DACORUM	£553,000	£286,100	£226,400	£162,000
EAST HERTFORDSHIRE	£548,200	£293,900	£246,300	£187,700
HERTSMERE	£699,700	£311,300	£253,100	£200,700
NORTH HERTFORDSHIRE	£412,600	£254,500	£195,300	£162,800
ST ALBANS	£628,900	£360,600	£297,200	£205,100
STEVENAGE	£352,000	£204,300	£167,200	£144,800
THREE RIVERS	£643,600	£296,800	£242,700	£214,100
WATFORD	£458,600	£268,800	£218,600	£178,600
WELWYN HATFIELD	£537,900	£282,900	£219,600	£139,300
<b>COUNTY</b>	<b>£547,000</b>	<b>£290,300</b>	<b>£225,900</b>	<b>£175,900</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  
1<sup>st</sup> QUARTER OF 2007**

AREA	HOUSE TYPE			
	Detached	Semi-detached	Terraced	Flat / Maisonette
England & Wales	£323,968	£189,886	£168,566	£194,994
Greater London	£686,100	£375,000	£357,300	£289,100
South East	£426,100	£236,600	£196,900	£165,900
East of England	£329,200	£205,300	£175,600	£149,700
Hertfordshire	£547,000	£290,300	£225,900	£175,900

**NOTES**

All house price data contained in this factsheet are taken from HM Land Registry's Residential Property Price data which provides information on average prices and sale volumes in the residential market. All data is Crown Copyright and are 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 576.

### 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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