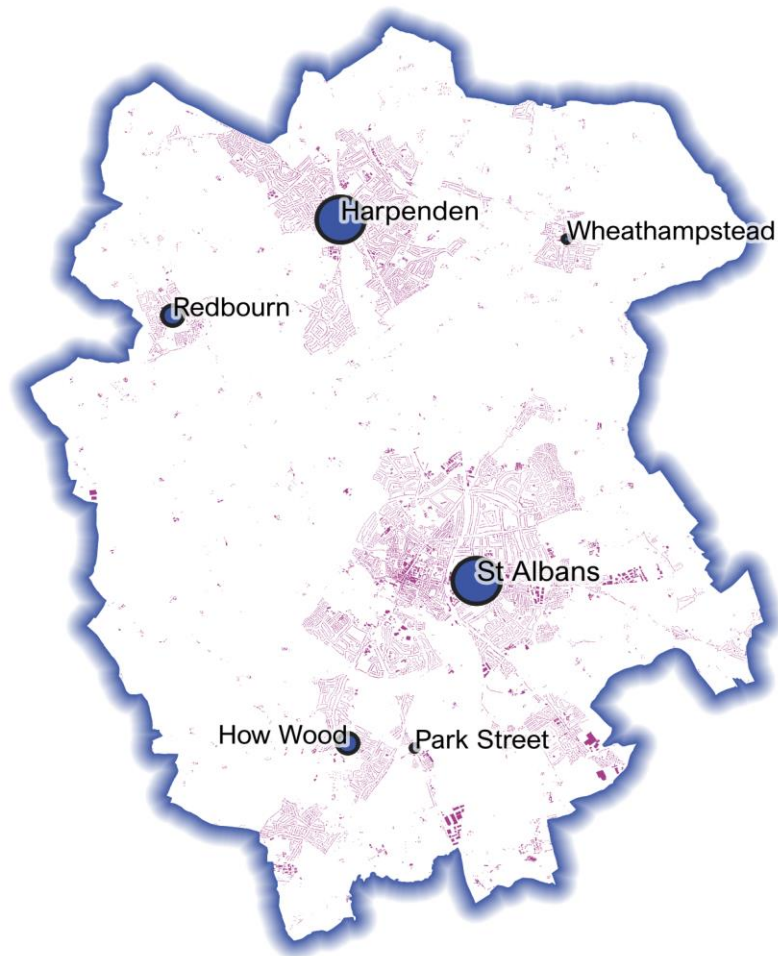


Detailed Price Paid Report:

St Albans



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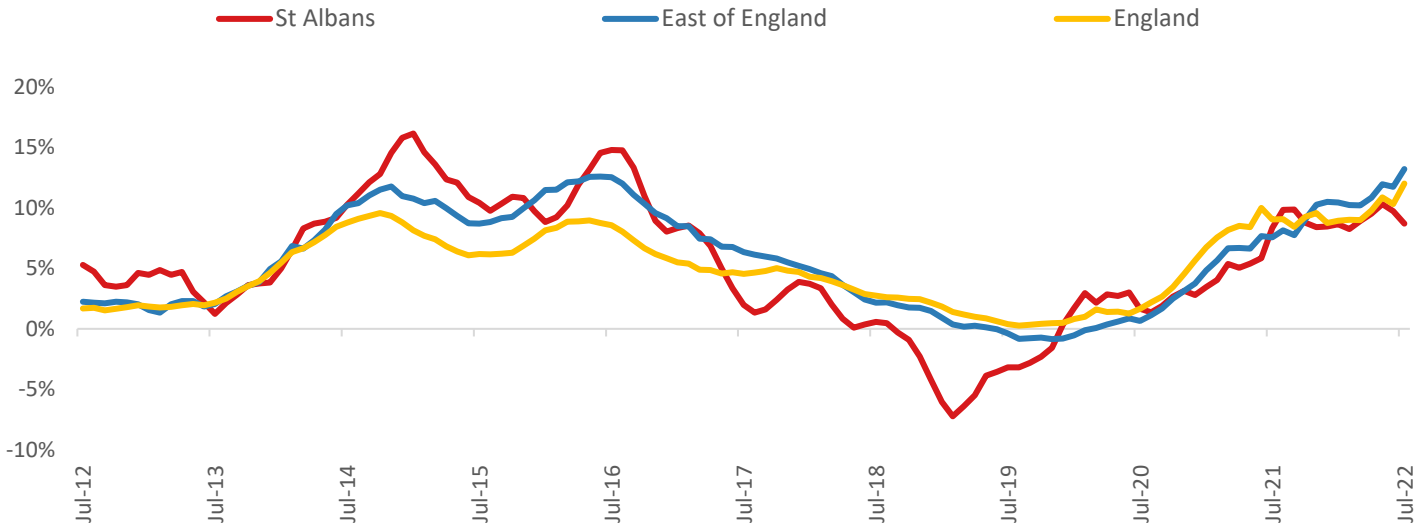


Headline Data

| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £600,125 | 2.0% | 8.7% | 16.5% | 68.0% |
| Transactions | 2,145 | -15.7% | -18.4% | -3.5% | -9.8% |

House Price Growth (July 2022 data)

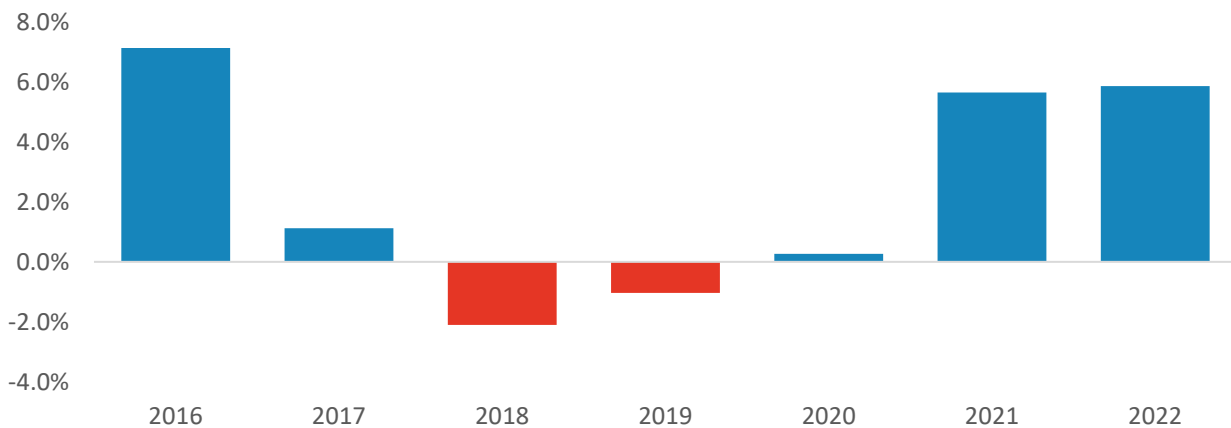
Annual Change in House Prices



House prices in St Albans grew by 8.7% in the 12 months to July 2022 (based on 3-month smoothed data). By comparison national house prices grew by 12.0% and prices in the East of England grew by 13.2% over the same period.

St Albans house prices are now 77.9% above their previous peak in 2007, compared to +69.8% for the East of England and +57.4% across England.

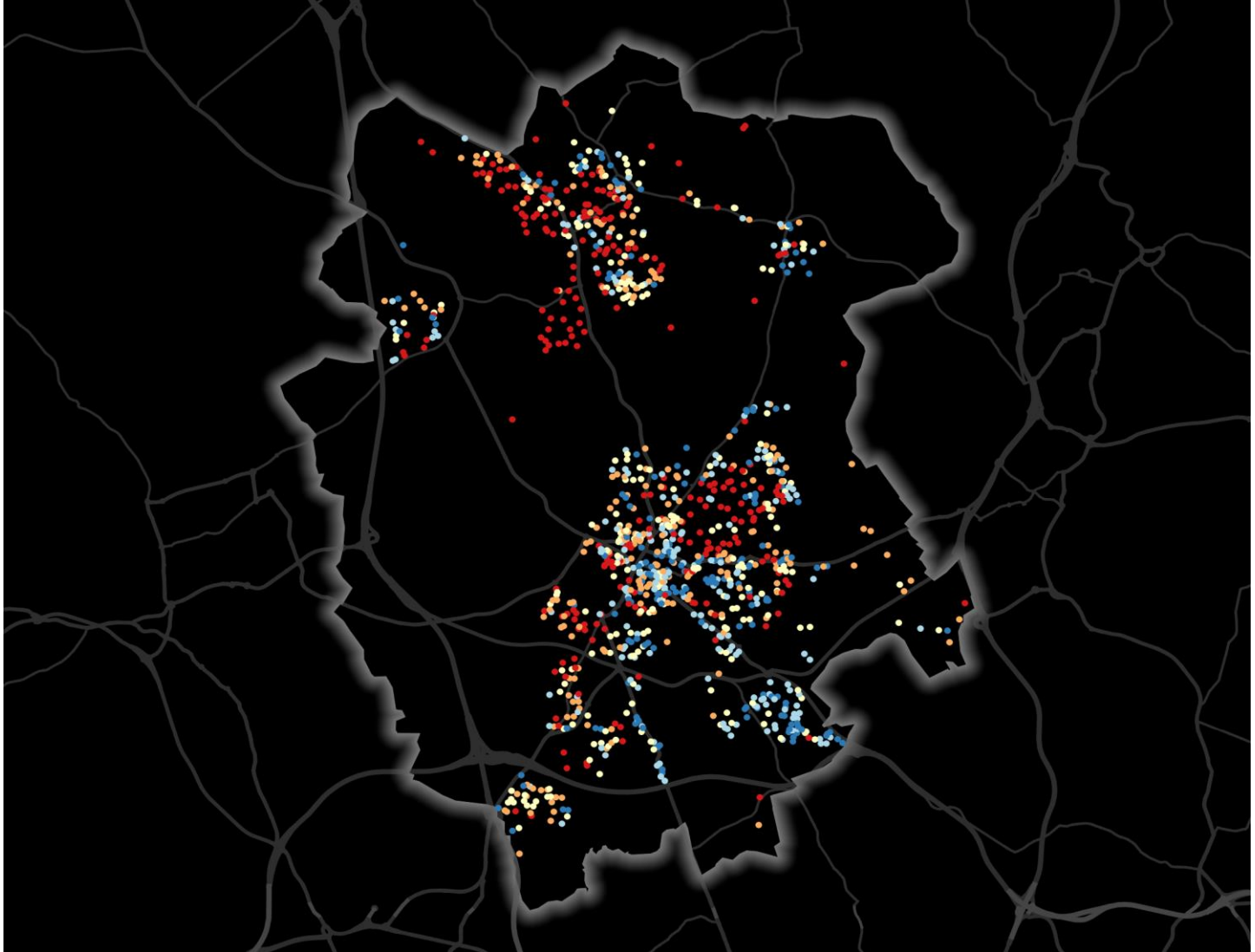
Year-To-Date Change in House Prices, December to July



Local prices have grown by 5.9% in 2022 so far, compared to growth of 5.6% over the same period last year.

House Price Map

12 months to July 2022



Each point is one postcode, coloured by the average value relative to all sales in this local authority (price bands are LA-specific quintiles).

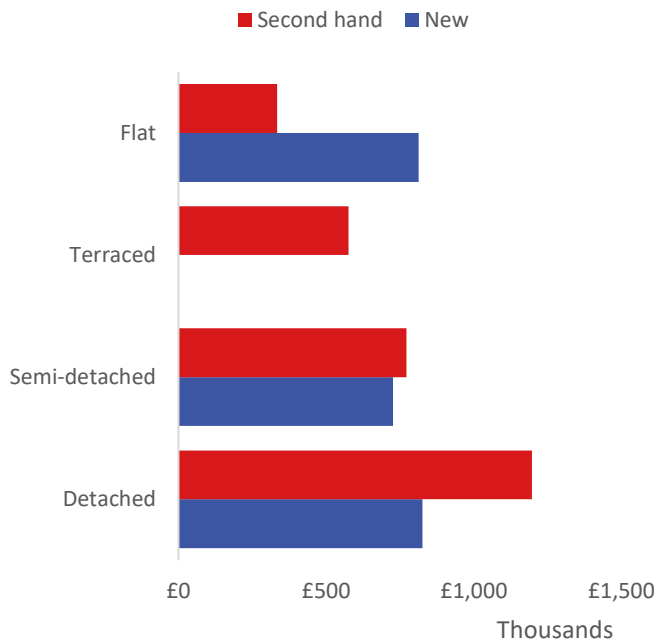
Map Key



| | Min | Max | |
|--|----------|----------|----------------------------|
| | Up to | £355,000 | 1st quintile / lowest 20% |
| | £355,000 | £511,000 | 2nd quintile |
| | £511,000 | £672,000 | 3rd quintile |
| | £672,000 | £920,000 | 4th quintile |
| | £920,000 | and over | 5th quintile / highest 20% |

Average House Price by Property Type

12 months to July 2022



| | New | Second hand |
|---------------|-------------------|-------------|
| Flat | £813,383 | £334,125 |
| Terraced | No recorded sales | £575,559 |
| Semi-detached | £726,500 | £771,806 |
| Detached | £825,817 | £1,196,569 |

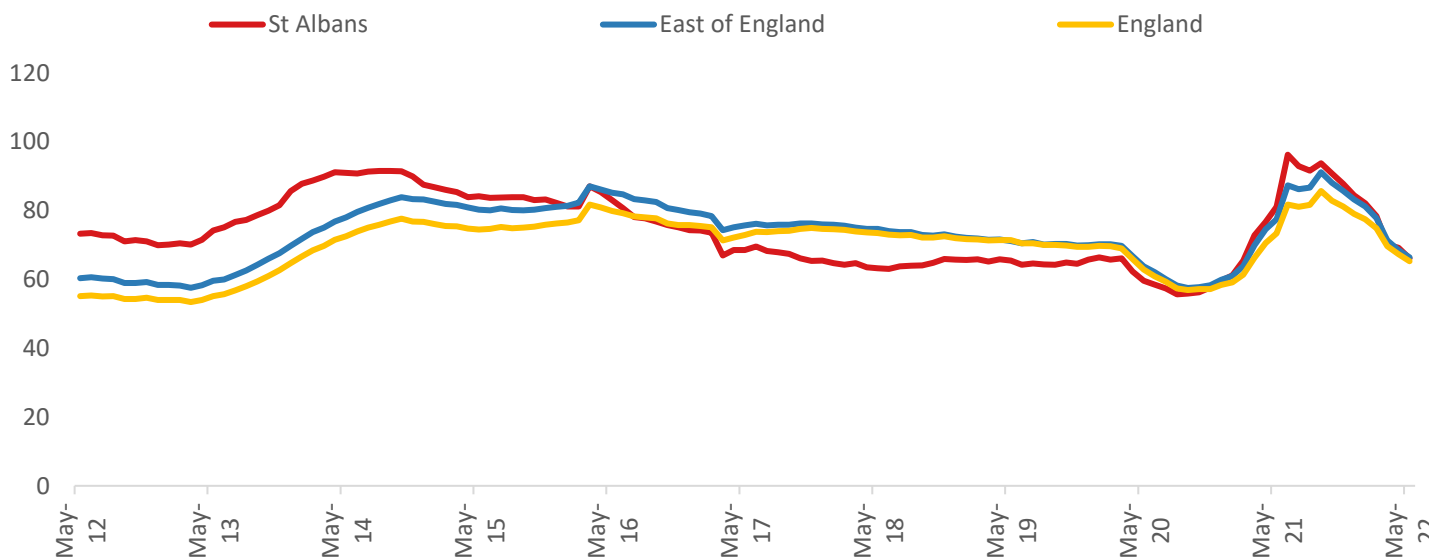
House Price Distribution by Year

All properties, by price band and calendar year (2022 = year to date)

| | 1997 | 2002 | 2007 | 2012 | 2017 | 2021 | 2022 |
|-------------|------|------|------|------|------|------|------|
| Under £100k | 45% | 5% | 0% | 0% | 0% | 0% | 0% |
| £100-200k | 42% | 39% | 15% | 12% | 2% | 2% | 2% |
| £200-300k | 10% | 31% | 32% | 25% | 11% | 8% | 9% |
| £300-400k | 2% | 13% | 21% | 20% | 16% | 13% | 12% |
| £400-500k | 1% | 6% | 14% | 15% | 19% | 16% | 13% |
| £500k-1m | 0% | 6% | 15% | 22% | 43% | 48% | 49% |
| £1-2m | 0% | 0% | 2% | 4% | 8% | 11% | 13% |
| Over £2m | 0% | 0% | 0% | 0% | 1% | 2% | 1% |

Transactions (May 2022 data)

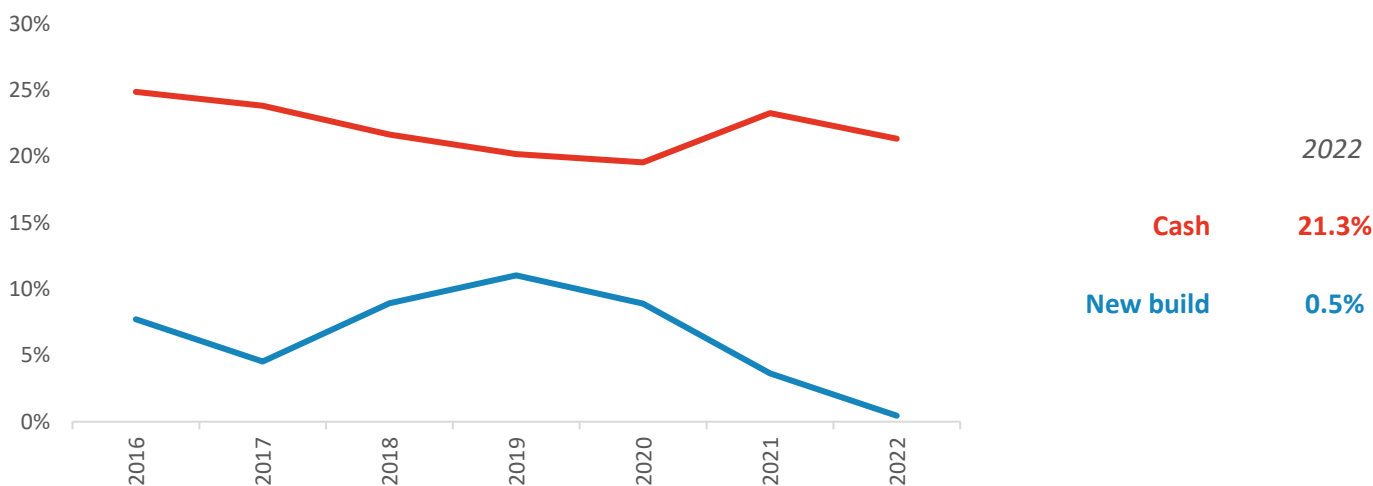
Annual Transactions, Indexed (2001-05 average = 100)



There were 2,145 transactions in St Albans during the 12 months to May 2022. This is 66% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in St Albans have fallen by 24.4% since 2014, compared to changes of -20.3% for East of England and -14.9% for England.

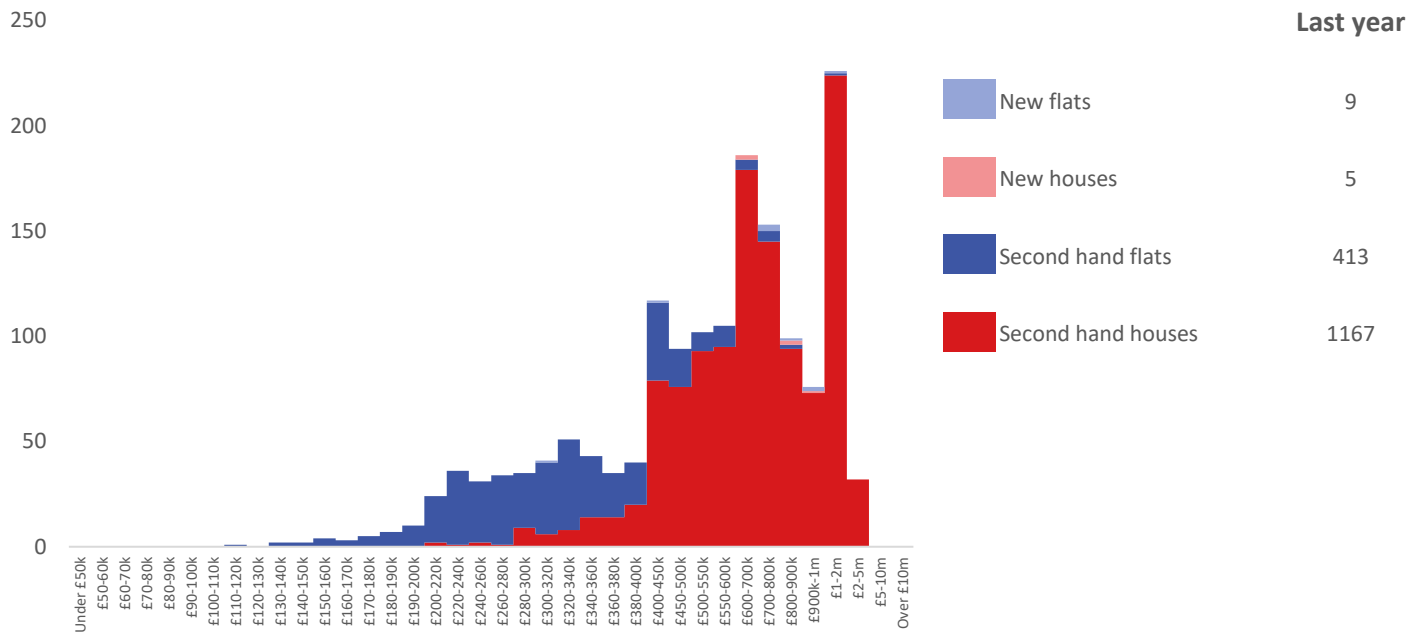
Cash and New Build Sales as % of Total, by Year



Note: The data on this page EXCLUDES transactions identified as transfers under a power of sale/repossessions, buy-to-lets (where they can be identified by a mortgage), and transfers to non-private individuals - i.e. it comprises only Land Registry 'A' data.

Depth of Market by Property Type

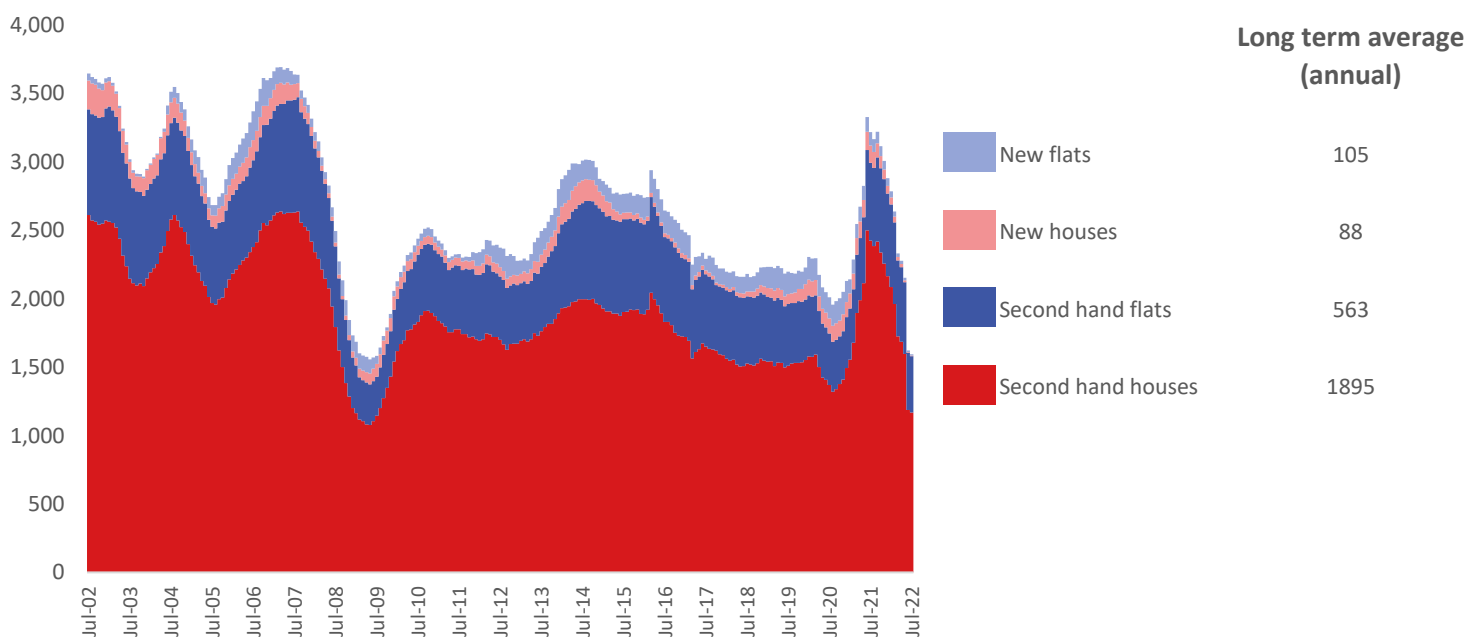
12 months to July 2022



The most common property type transacted over the past 12 months in St Albans was 'second hand houses' with 1,167 sales, 73% of all sales over the same period. The annual total of 1,594 transactions is equivalent to 60% of the long term average level of activity.

Timeline of Transactions by Type

Rolling 12 months, past 20 years



The most common property type transacted over the past 20 years was 'second hand houses' with the equivalent of 1,895 sales per year on average, making up 71% of the typical annual total over that period.