

## East Hertfordshire

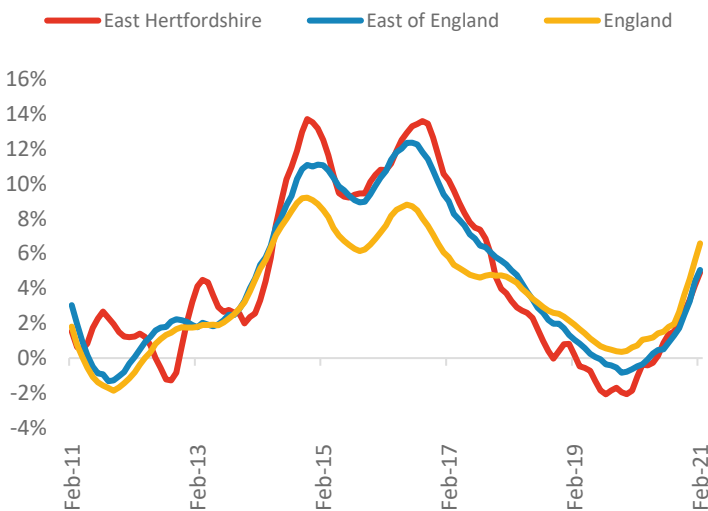


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	Current level	3 month	Annual	5 year	10 year
House prices	£417,220	2.2%	4.9%	18.3%	60.6%
Transactions	2,022	3.3%	-14.6%	-32.2%	-5.6%

### House Prices (February 2021 data)

#### Annual Change in House Prices

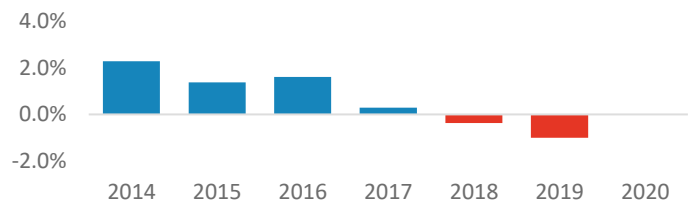


House prices in East Hertfordshire grew by 4.9% in the 12 months to February 2021 (based on 6-month smoothed data). By comparison national house prices grew by 6.6% and prices in the East of England grew by 5.1% over the same period.

East Hertfordshire house prices are now 48.9% above their previous peak in 2007, compared to +45.9% for the East of England and +36.1% across England.

Local prices have stayed flat in 2021 so far, compared to a fall of 1.0% over the same period last year.

#### Year-To-Date Change in House Prices, December to February

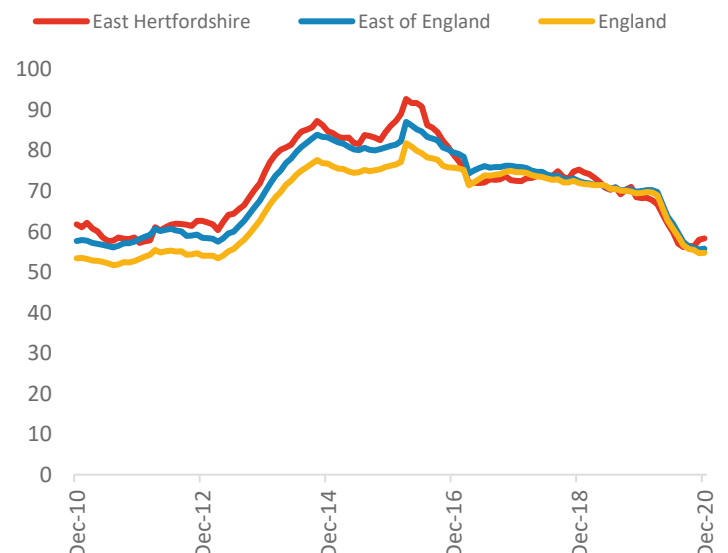


### Transactions (December 2020 data)

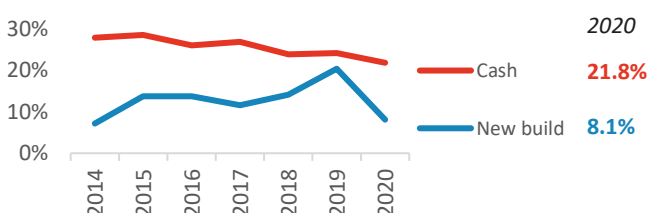
There were 2,022 transactions in East Hertfordshire during the 12 months to December 2020. This is 58% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in East Hertfordshire have fallen by 31.2% since 2014, compared to changes of -33.1% for the East of England and -28.7% for England.

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



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



Note: These transaction counts do not include those 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.

Source: UK House Price Index, Contains HM Land Registry data © Crown copyright