

## St Albans

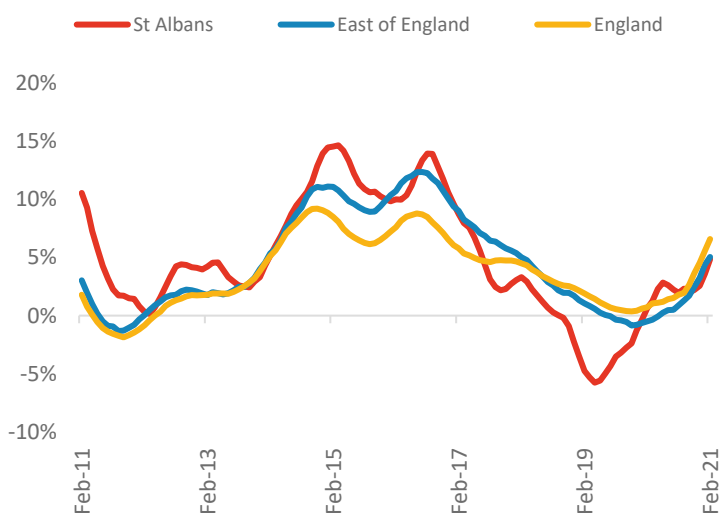
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	Current level	3 month	Annual	5 year	10 year
House prices	£554,595	3.2%	4.8%	12.9%	56.4%
Transactions	1,782	0.8%	-16.4%	-33.1%	-27.0%

### House Prices (February 2021 data)

#### Annual Change in House Prices

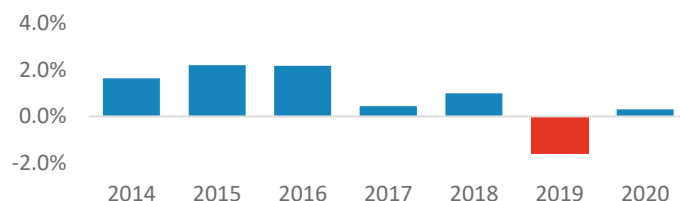


House prices in St Albans grew by 4.8% in the 12 months to February 2021 (based on 6-month smoothed data). By comparison national house prices grew by 6.6% and prices in the East of England grew by 5.1% over the same period.

St Albans house prices are now 58.2% above their previous peak in 2007, compared to +45.9% for the East of England and +36.1% across England.

Local prices have grown by 0.3% in 2021 so far, compared to a fall of 1.6% over the same period last year.

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

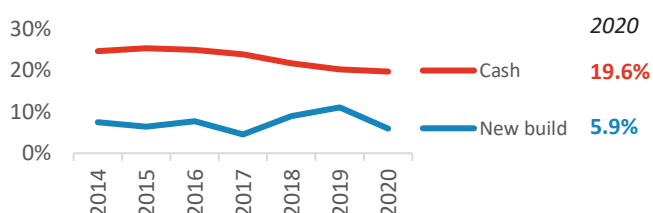


### Transactions (December 2020 data)

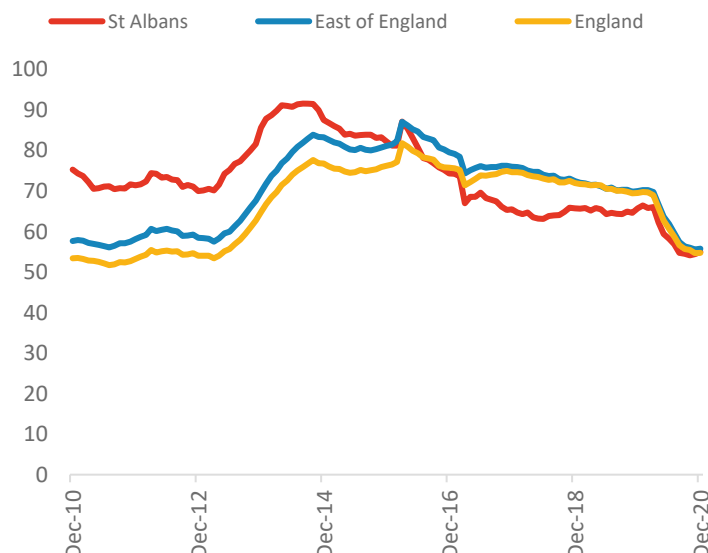
There were 1,782 transactions in St Albans during the 12 months to December 2020. This is 55% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in St Albans have fallen by 37.2% since 2014, compared to changes of -33.1% for the East of England and -28.7% for England.

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



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



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