

East Hertfordshire

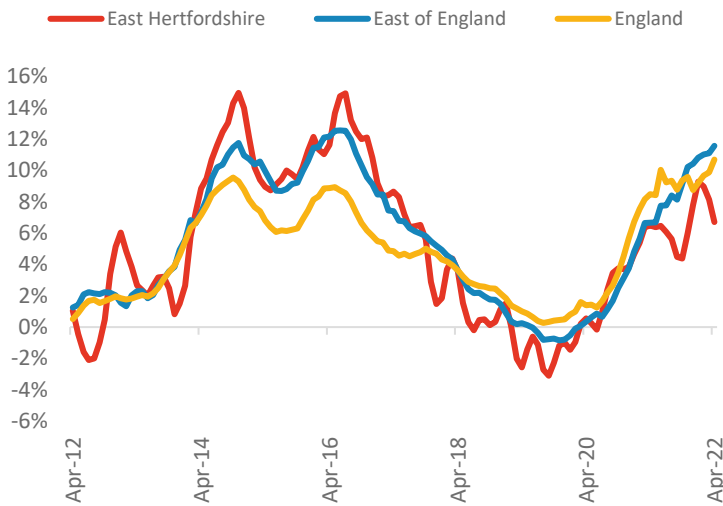


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| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £433,648 | -0.4% | 6.7% | 15.3% | 70.4% |
| Transactions | 2,600 | -11.9% | 10.1% | -0.9% | 29.5% |

House Prices (April 2022 data)

Annual Change in House Prices

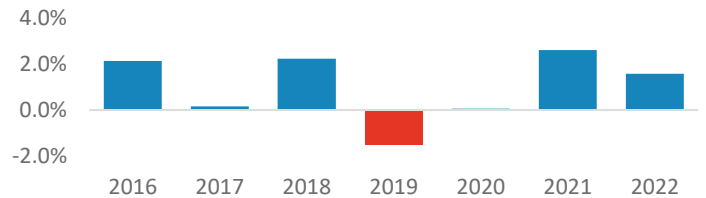


House prices in East Hertfordshire grew by 6.7% in the 12 months to April 2022 (based on 3-month smoothed data). By comparison national house prices grew by 10.7% and prices in the East of England grew by 11.6% over the same period.

East Hertfordshire house prices are now 59.1% above their previous peak in 2007, compared to +64.5% for the East of England and +52.7% across England.

Local prices have grown by 1.6% in 2022 so far, compared to growth of 2.6% over the same period last year.

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

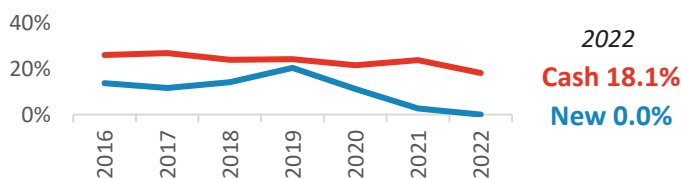


Transactions (February 2022 data)

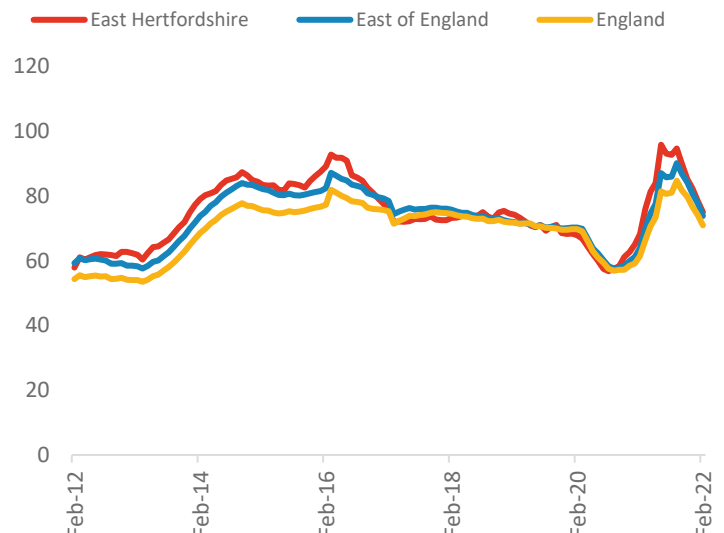
There were 2,600 transactions in East Hertfordshire during the 12 months to February 2022. This is 75% of the average from 2001-05 and suggests activity is below pre-downturn levels.

Transactions in East Hertfordshire have fallen by 11.6% since 2014, compared to changes of -11.5% for the East of England and -7.7% for England.

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



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



* The latest data here is subject to the 'Land Registry Lag'. For more details:

<https://builtplace.com/digging-deeper-land-reg-lag-coronavirus/>

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.