

June 2022 Housing Market Report

St Albans

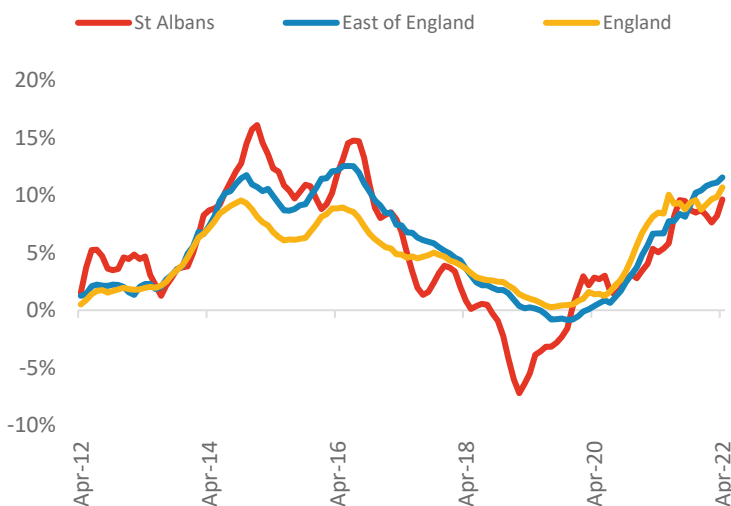
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	Current level	3 month	Annual	5 year	10 year
House prices	£597,527	3.6%	9.6%	12.9%	72.5%
Transactions	2,428	-13.4%	14.4%	1.7%	3.5%

House Prices (April 2022 data)

Annual Change in House Prices

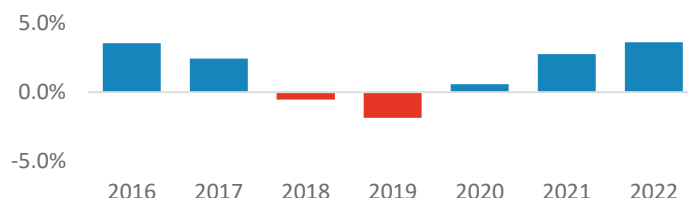


House prices in St Albans grew by 9.6% in the 12 months to April 2022 (based on 3-month smoothed data). By comparison national house prices grew by 10.7% and prices in the East of England grew by 11.6% over the same period.

St Albans house prices are now 73.7% 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 3.6% in 2022 so far, compared to growth of 2.8% over the same period last year.

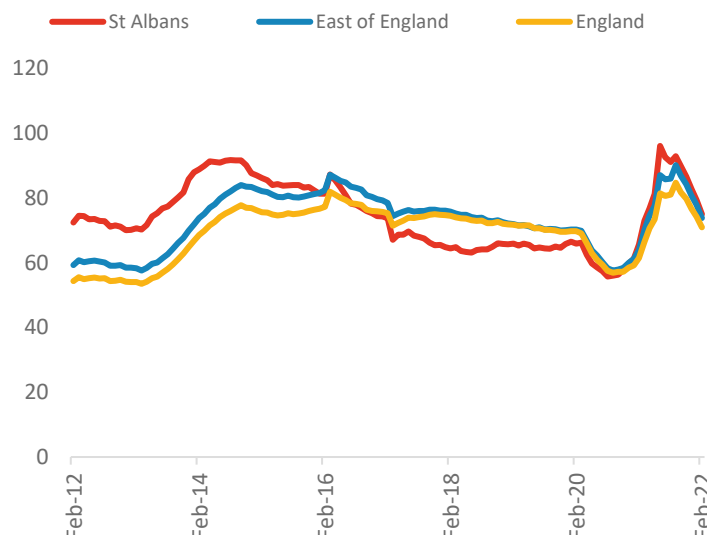
Year-To-Date Change in House Prices, December to April



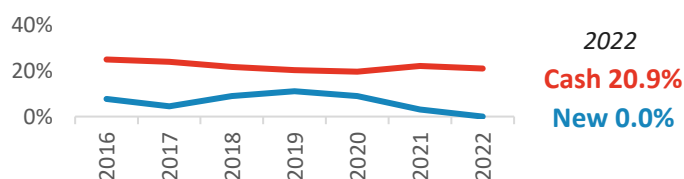
Transactions (February 2022 data)

There were 2,428 transactions in St Albans 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 St Albans have fallen by 14.4% since 2014, compared to changes of -11.5% for the East of England and -7.7% for England.

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



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



* 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.