

Welwyn Hatfield

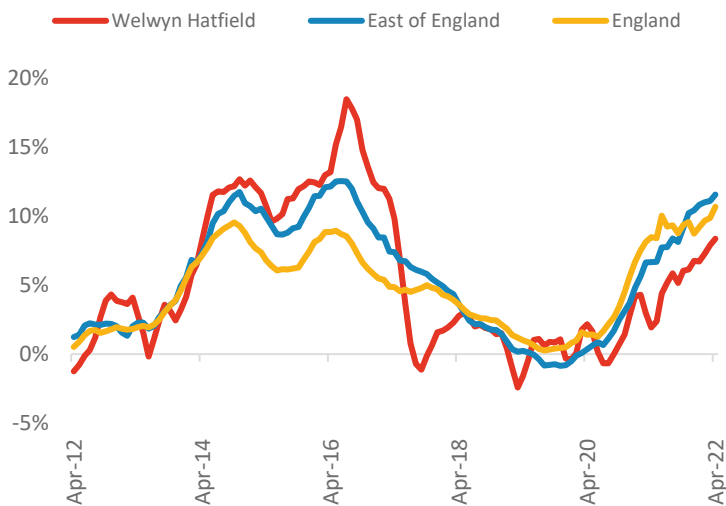


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	Current level	3 month	Annual	5 year	10 year
House prices	£438,808	0.3%	8.4%	14.2%	75.0%
Transactions	1,540	-11.0%	19.0%	-0.9%	20.5%

House Prices (April 2022 data)

Annual Change in House Prices

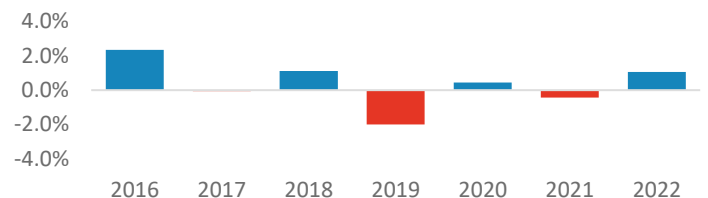


House prices in Welwyn Hatfield grew by 8.4% in the 12 months to April 2022 (based on 3-month smoothed data). By comparison national house prices grew by 10.7% and prices in the East of England grew by 11.6% over the same period.

Welwyn Hatfield house prices are now 71.7% 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 1.1% in 2022 so far, compared to a fall of 0.4% over the same period last year.

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

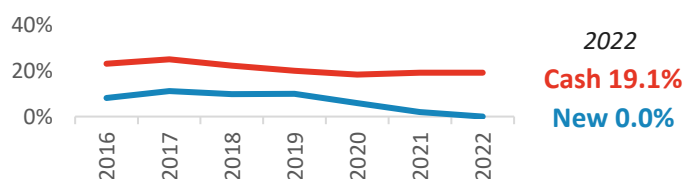


Transactions (February 2022 data)

There were 1,540 transactions in Welwyn Hatfield during the 12 months to February 2022. This is 70% of the average from 2001-05 and suggests activity is below pre-downturn levels.

Transactions in Welwyn Hatfield have fallen by 22.6% 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*



* 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.

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

