

## Welwyn Hatfield

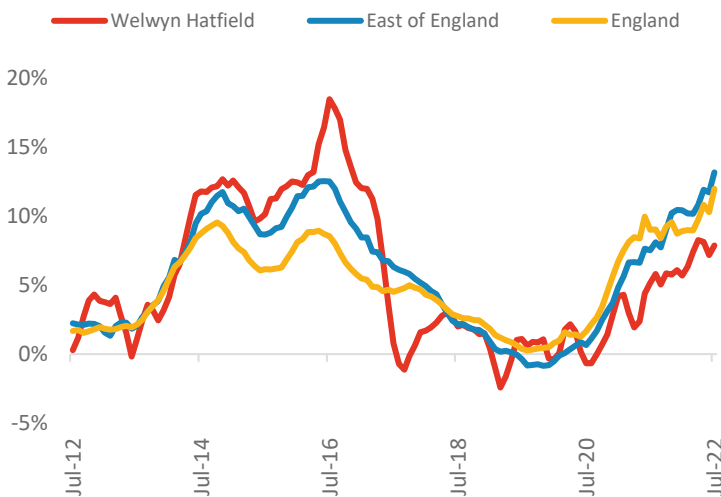


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	Current level	3 month	Annual	5 year	10 year
House prices	£445,692	1.2%	7.9%	16.2%	72.9%
Transactions	1,395	-15.1%	-12.9%	-8.4%	6.9%

### House Prices (July 2022 data)

#### Annual Change in House Prices



House prices in Welwyn Hatfield grew by 7.9% in the 12 months to July 2022 (based on 3-month smoothed data). By comparison national house prices grew by 12.0% and prices in the East of England grew by 13.2% over the same period.

Welwyn Hatfield house prices are now 73.6% above their previous peak in 2007, compared to +69.4% for the East of England and +57.1% across England.

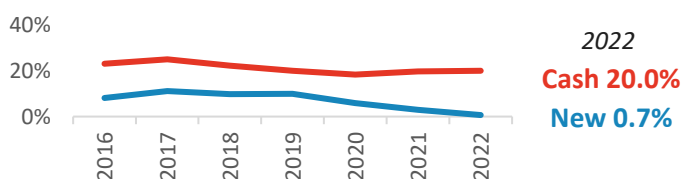
Local prices have grown by 2.9% in 2022 so far, compared to growth of 1.2% over the same period last year.

### Transactions (May 2022 data)

There were 1,395 transactions in Welwyn Hatfield during the 12 months to May 2022. This is 64% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Welwyn Hatfield have fallen by 29.9% since 2014, compared to changes of -20.3% for the East of England and -14.9% 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.

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



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

