

## East Hertfordshire

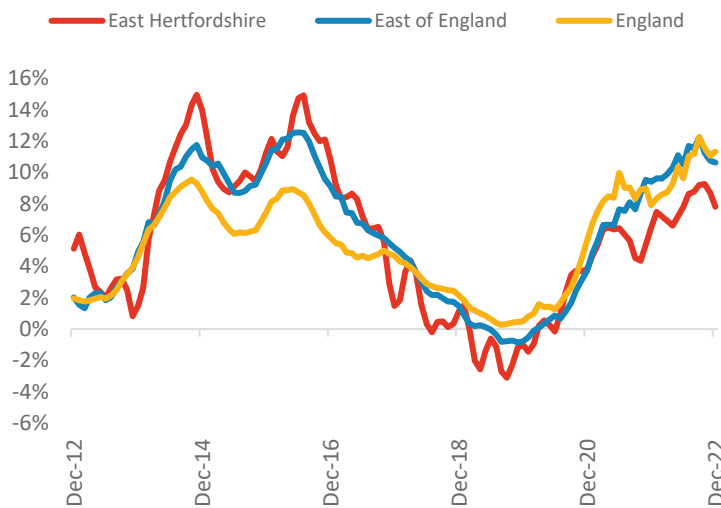
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	Current level	3 month	Annual	5 year	10 year
House prices	£459,308	1.0%	7.8%	19.3%	72.8%
Transactions	2,110	-3.9%	-33.9%	-17.4%	-0.9%

### House Prices (December 2022 data)

#### Annual Change in House Prices

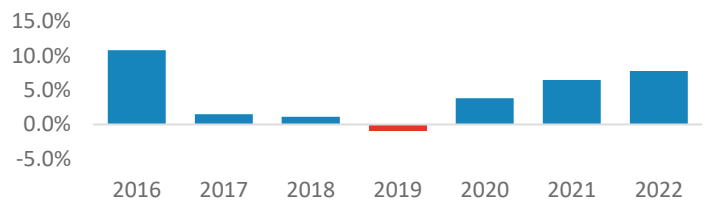


House prices in East Hertfordshire grew by 7.8% in the 12 months to December 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the East of England grew by 10.6% over the same period.

East Hertfordshire house prices are now 66.8% above their previous peak in 2007, compared to +74.0% for the East of England and +61.9% across England.

Local prices have grown by 7.8% in 2022 so far, compared to growth of 6.5% over the same period last year.

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

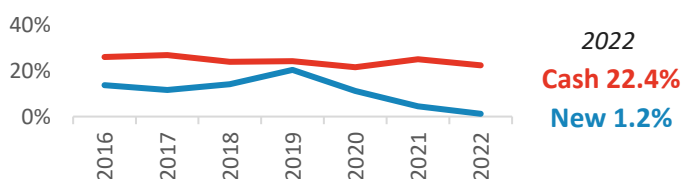


### Transactions (October 2022 data)

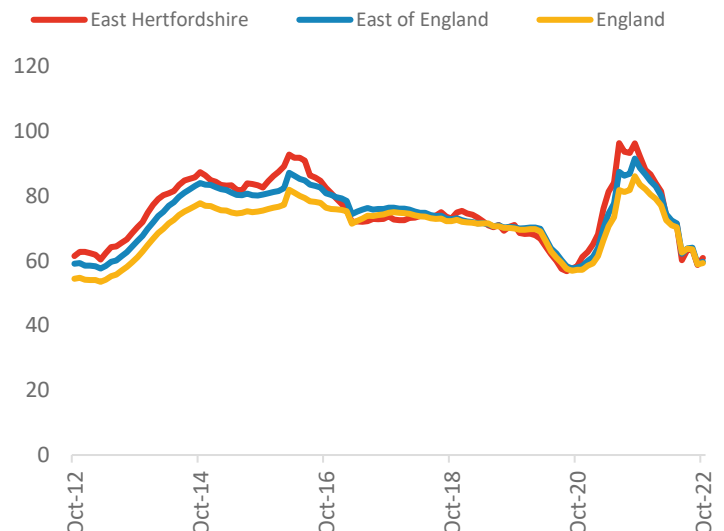
There were 2,110 transactions in East Hertfordshire during the 12 months to October 2022. This is 61% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in East Hertfordshire have fallen by 28.2% since 2014, compared to changes of -28.4% for the East of England and -22.8% 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.