

# February 2023 Housing Market Report

## Hertsmere

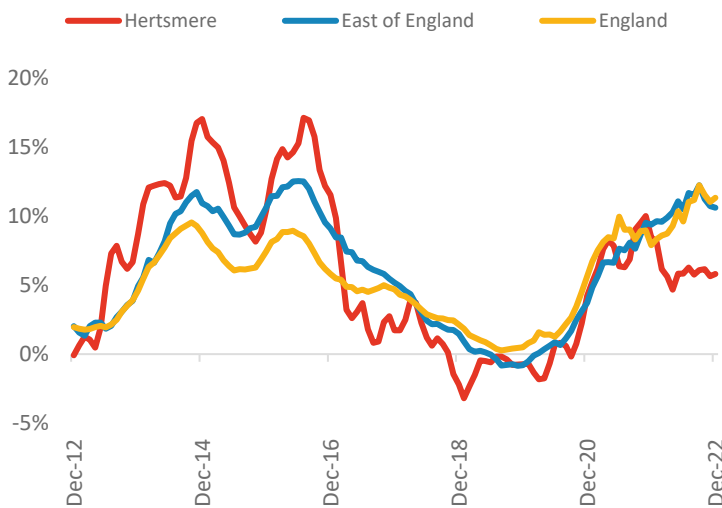
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	Current level	3 month	Annual	5 year	10 year
House prices	£545,307	1.4%	5.8%	16.2%	85.4%
Transactions	1,147	-2.9%	-35.7%	-27.4%	-12.3%

### House Prices (December 2022 data)

#### Annual Change in House Prices

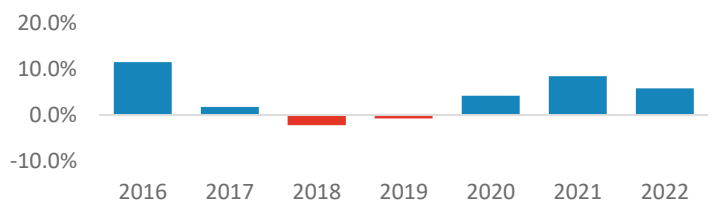


House prices in Hertsmere grew by 5.8% in the 12 months to December 2022 (based on 3-month smoothed data). By comparison national house prices grew by 11.3% and prices in the East of England grew by 10.6% over the same period.

Hertsmere house prices are now 82.4% 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 5.8% in 2022 so far, compared to growth of 8.5% over the same period last year.

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

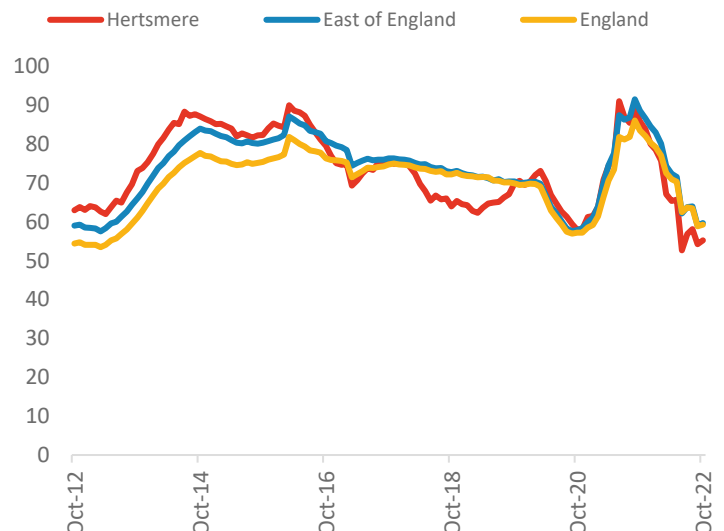


### Transactions (October 2022 data)

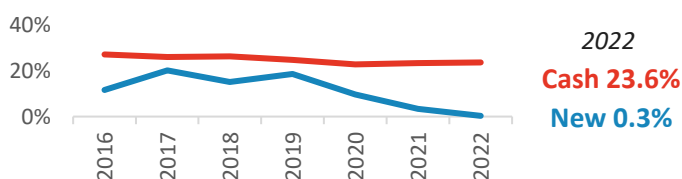
There were 1,147 transactions in Hertsmere during the 12 months to October 2022. This is 55% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Hertsmere have fallen by 35.7% since 2014, compared to changes of -28.4% for the East of England and -22.8% 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.