

May 2023 Housing Market Report

Hertsmere

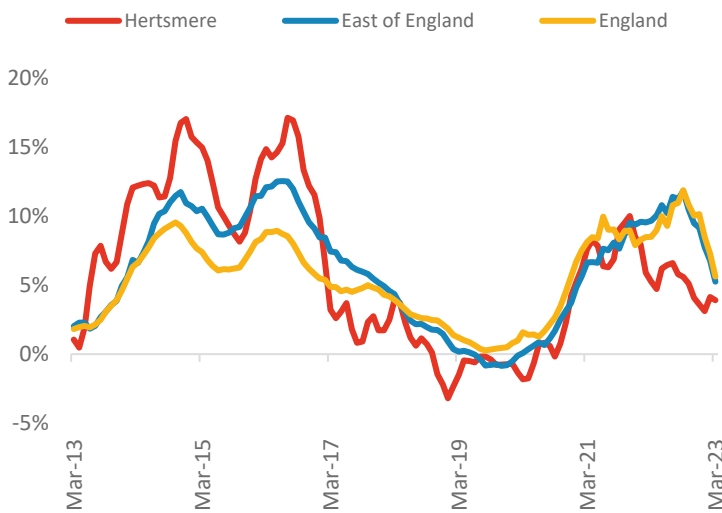
Powered by: **BuiltPlace**



	Current level	3 month	Annual	5 year	10 year
House prices	£537,489	-0.2%	3.9%	13.9%	81.1%
Transactions	1,157	-4.4%	-29.2%	-26.3%	-13.1%

House Prices (March 2023 data)

Annual Change in House Prices



House prices in Hertsmere grew by 3.9% in the 12 months to March 2023 (based on 3-month smoothed data). By comparison national house prices grew by 5.6% and prices in the East of England grew by 5.3% over the same period.

Hertsmere house prices are now 78.3% above their previous peak in 2007, compared to +69.8% for the East of England and +57.9% across England.

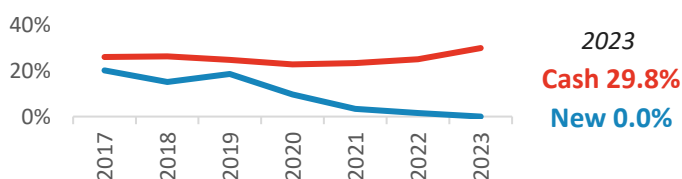
Local prices have fallen by 0.2% in 2023 so far, compared to a fall of 0.5% over the same period last year.

Transactions (January 2023 data)

There were 1,157 transactions in Hertsmere during the 12 months to January 2023. This is 56% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Hertsmere have fallen by 35.1% since 2014, compared to changes of -27.7% for the East of England and -22.4% for England.

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

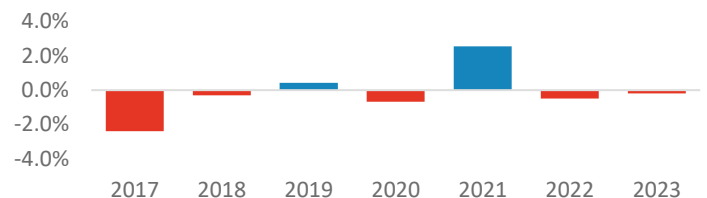


* The latest data here is subject to the 'Land Registry Lag'. For more details:

<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 March



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

