

# October 2023 Housing Market Report

## North Hertfordshire

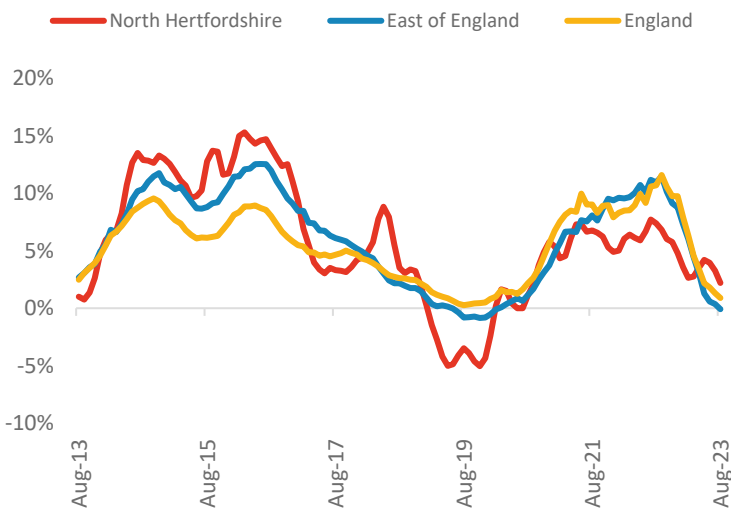


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	Current level	3 month	Annual	5 year	10 year
House prices	£395,960	0.8%	2.2%	14.4%	77.5%
Transactions	1,580	-11.4%	-11.6%	-21.7%	-15.0%

### House Prices (August 2023 data)

#### Annual Change in House Prices

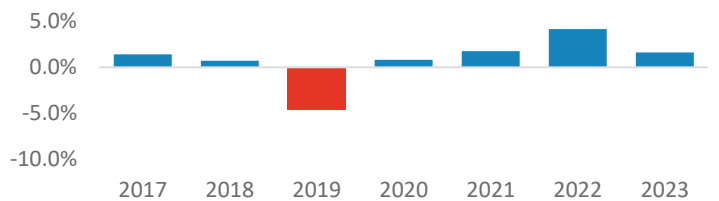


House prices in North Hertfordshire grew by 2.2% in the 12 months to August 2023 (based on 3-month smoothed data). By comparison national house prices grew by 0.9% and prices in the East of England fell by 0.1% over the same period.

North Hertfordshire house prices are now 73.3% above their previous peak in 2007, compared to +67.9% for the East of England and +58.4% across England.

Local prices have grown by 1.6% in 2023 so far, compared to growth of 4.2% over the same period last year.

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

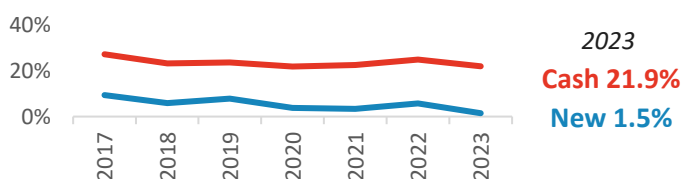


### Transactions (June 2023 data)

There were 1,580 transactions in North Hertfordshire during the 12 months to June 2023. This is 53% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in North Hertfordshire have fallen by 33.9% since 2014, compared to changes of -35.0% for the East of England and -29.7% 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)

