

January 2024 Housing Market Report

East Hertfordshire

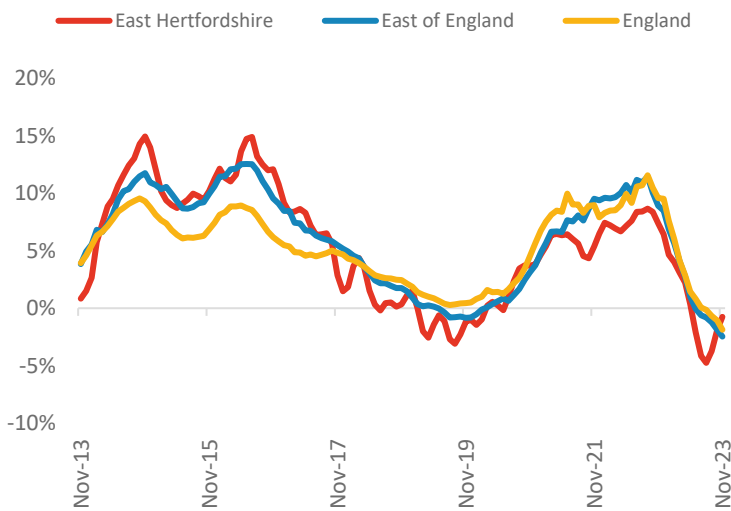


Powered by: **BuiltPlace**

	Current level	3 month	Annual	5 year	10 year
House prices	£453,824	4.6%	-0.8%	15.1%	68.8%
Transactions	1,760	-13.8%	-20.2%	-31.0%	-25.8%

House Prices (November 2023 data)

Annual Change in House Prices

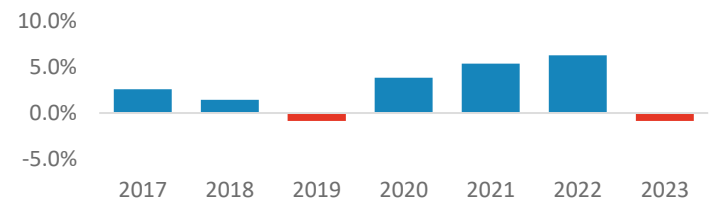


House prices in East Hertfordshire fell by 0.8% in the 12 months to November 2023 (based on 3-month smoothed data). By comparison national house prices fell by 1.9% and prices in the East of England fell by 2.5% over the same period.

East Hertfordshire house prices are now 63.3% above their previous peak in 2007, compared to +66.6% for the East of England and +56.6% across England.

Local prices have fallen by 0.9% in 2023 so far, compared to growth of 6.3% over the same period in 2022.

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

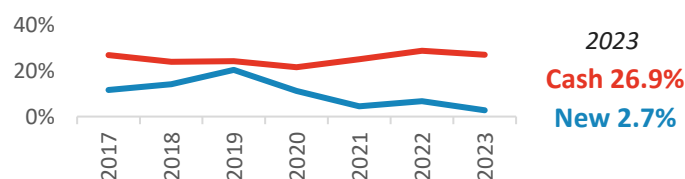


Transactions (September 2023 data)

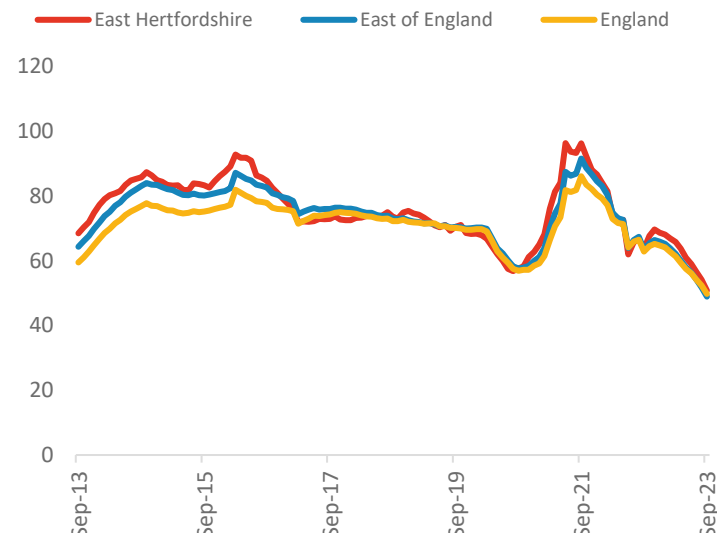
There were 1,760 transactions in East Hertfordshire during the 12 months to September 2023. This is 51% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in East Hertfordshire have fallen by 40.1% since 2014, compared to changes of -41.3% for the East of England and -35.3% 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.