

## North Hertfordshire

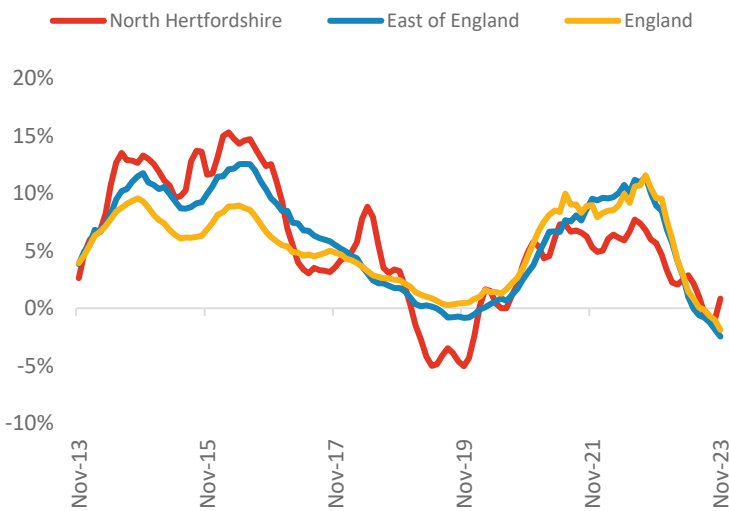


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	Current level	3 month	Annual	5 year	10 year
House prices	£407,796	1.9%	0.8%	11.7%	70.0%
Transactions	1,466	-10.3%	-20.6%	-23.2%	-29.1%

### House Prices (November 2023 data)

#### Annual Change in House Prices

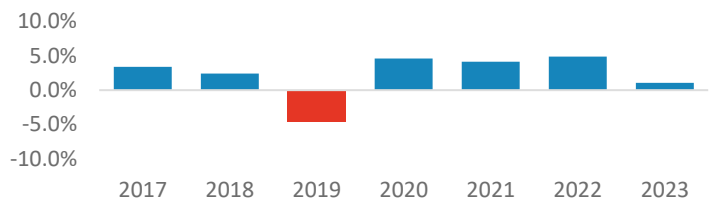


House prices in North Hertfordshire grew by 0.8% in the 12 months to November 2023 (based on 3-month smoothed data). By comparison national house prices fell by 1.9% and prices in the East of England fell by 2.5% over the same period.

North Hertfordshire house prices are now 72.2% above their previous peak in 2007, compared to +66.6% for the East of England and +56.6% across England.

Local prices have grown by 1.1% in 2023 so far, compared to growth of 4.9% over the same period in 2022.

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

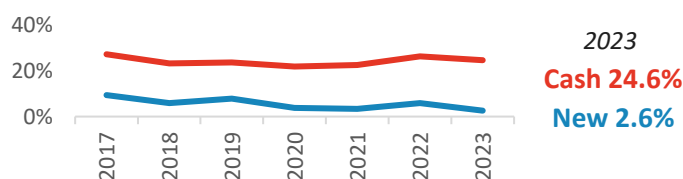


### Transactions (September 2023 data)

There were 1,466 transactions in North Hertfordshire during the 12 months to September 2023. This is 49% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in North Hertfordshire have fallen by 38.7% 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\*



\* 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)

