

## North Hertfordshire

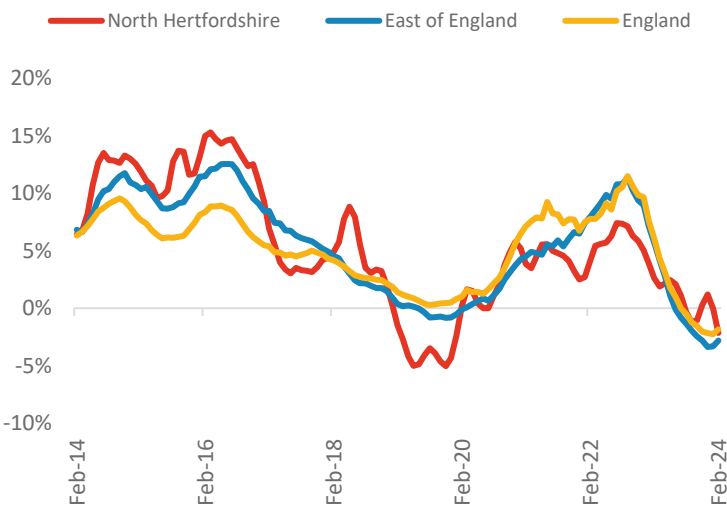


Powered by: **BuiltPlace**

|              | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £364,325      | -4.1%   | -2.2%  | 8.8%   | 54.6%   |
| Transactions | 1,368         | -12.4%  | -34.2% | -25.4% | -37.9%  |

### House Prices (February 2024 data)

#### Annual Change in House Prices

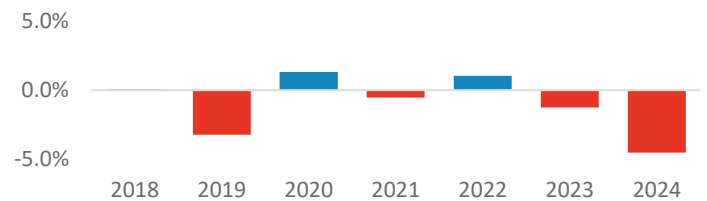


House prices in North Hertfordshire fell by 2.2% in the 12 months to February 2024 (based on 3-month smoothed data). By comparison national house prices fell by 1.9% and prices in the East of England fell by 2.8% over the same period.

North Hertfordshire house prices are now 61.4% above their previous peak in 2007, compared to +60.3% for the East of England and +52.9% across England.

Local prices have fallen by 4.6% in 2024 so far, compared to a fall of 1.3% over the same period in 2023.

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

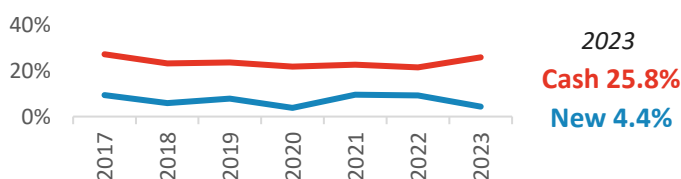


### Transactions (December 2023 data)

There were 1,368 transactions in North Hertfordshire during the 12 months to December 2023. This is 46% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in North Hertfordshire have fallen by 42.8% since 2014, compared to changes of -47.2% for the East of England and -41.2% 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)

