

Market review

Harpenden, Marshalswick & St Albans

NATIONAL MARKET



4.4%

UK house price growth,
year to February 2018

Source: ONS

92,270

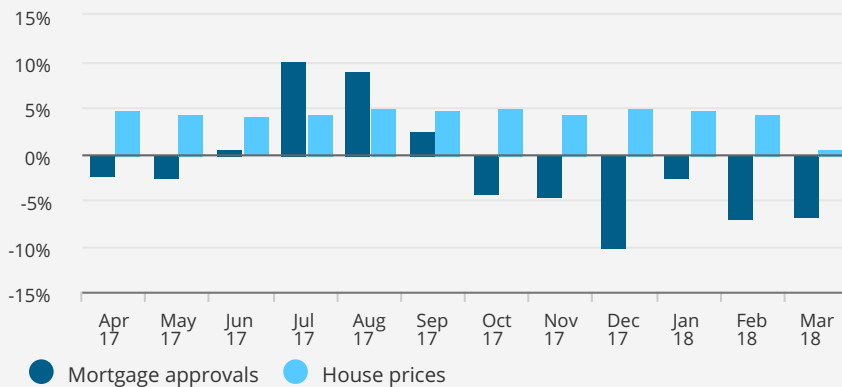
Transactions in March,
down -12% on a year
ago

Source: HMRC

MAY 2018

We bring you the latest trends
in the UK's housing market,
with a detailed focus on
Harpenden, Marshalswick & St
Albans.

National housing market trends



House prices

Official figures indicate UK house prices rose by 4.4% in the 12 months to February 2018, down from 4.7% in the year to January. The West and East Midlands are currently experiencing strongest growth rates.

Economy

The rate of inflation fell in March to 2.5%, its lowest level in a year. Prices for clothing and footwear as well as alcohol and tobacco rose at a slower rate than expected, helping ease inflation pressures. The larger than expected fall may well call into question the anticipated Bank of England interest rate rise in May.

Average property values over last 12 months

| | DETACHED | SEMI-DETACHED | TERRACED | FLAT/APARTMENT |
|-------------------------------------|----------|---------------|----------|----------------|
| HARPENDEN, MARSHALSWICK & ST ALBANS | £614,870 | £493,039 | £319,808 | |
| EAST OF ENGLAND | £395,065 | £287,123 | £244,626 | £188,796 |
| ENGLAND & WALES | £341,091 | £209,847 | £176,955 | £215,957 |

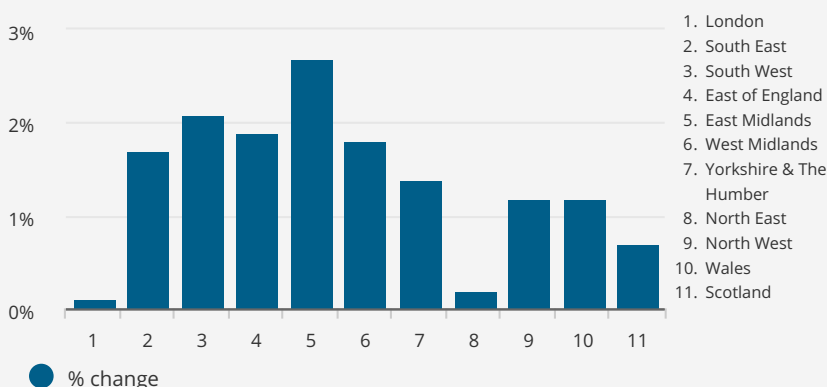
Transactions

The number of homes sold in March across the UK was 12% lower than in March 2017 according to the HMRC. The figures for the first few months of 2018 have also been revised downwards and transaction levels are now thought to have been below 100,000 for the past four months.

Demand

Mortgage approvals slipped back further in March, according to the Bank of England. 62,914 loans were approved which is 7% below the same month a year earlier, and with the exception of December 2017, the lowest level since August 2016. The value of lending rose by 3.1%, thanks to an increase in remortgage activity.

Annual change in private rents to March 2018 by region



Investment

Average private rents across Great Britain rose by 1.1% in the 12 months to March 2018 according to the ONS private rental index, unchanged from February. Levels of tenant demand are largely unchanged but landlord instructions continue to fall according to RICS. As a result average rents are expected to rise over the short to medium term at a national level.

Harpenden, Marshalswick & St Albans

LOCAL MARKET ROUND UP

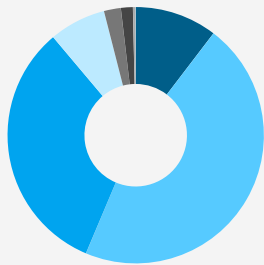


Over the last 12 full months there have been **2,125 sales** in Harpenden, Marshalswick & St Albans.

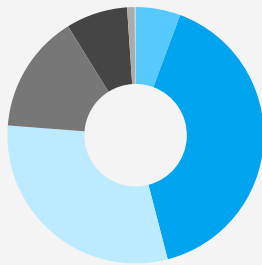
The average sales price was **£532,452**.

Transactions by price band over the last 12 months

NATIONAL



HARPENDEN, MARSHALSWICK & ST ALBANS



- less than £100k
- £100k-£250k
- £250k-£500k
- £500k-£750k
- £750k-£1m
- £1m-£2m
- £2m-£5m
- £5m+

Percentage of sales by property type over last 12 months



27%
Apartments



24%
Terraced

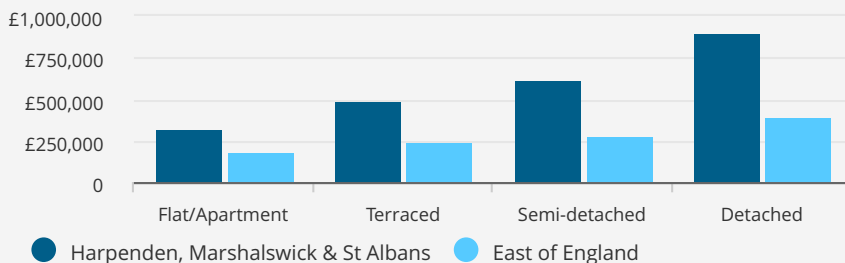


26%
Semi-detached



23%
Detached

Average prices over last 12 months



Source: DataLoft, Land Registry

THE LAST 3 MONTHS, TOP 3 TRANSACTIONS



£3.7m

PARK AVENUE NORTH
AL5

£2.09m

SALISBURY AVENUE
AL5

£1.975m

BARNES DENE
AL5

HOUSE PRICE GROWTH OVER 1 YEAR AND 5 YEARS



+4%



+40%

STREET WITH MOST TRANSACTIONS IN LAST 3 MONTHS

LONDON ROAD, AL1

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