

# Market review

Harpenden, Marshalswick & St Albans

BRADFORD  
& HOWLEY

## NATIONAL MARKET



4.9%

UK house price growth,  
year to January 2018

Source: ONS

101,010

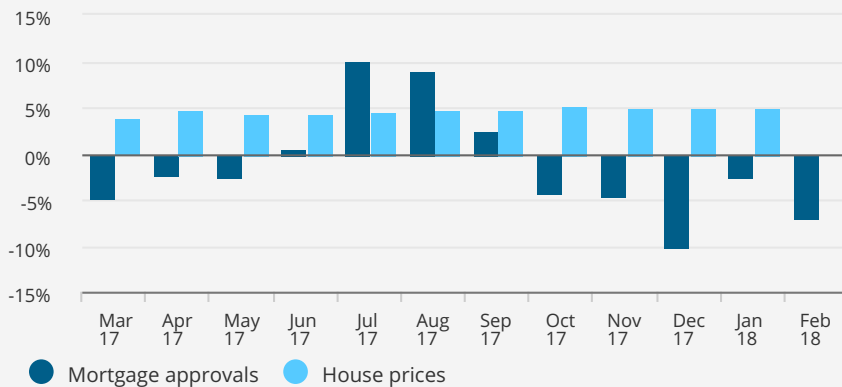
Transactions in  
February, down -0.7%  
on a year ago

Source: HMRC

APRIL 2018

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

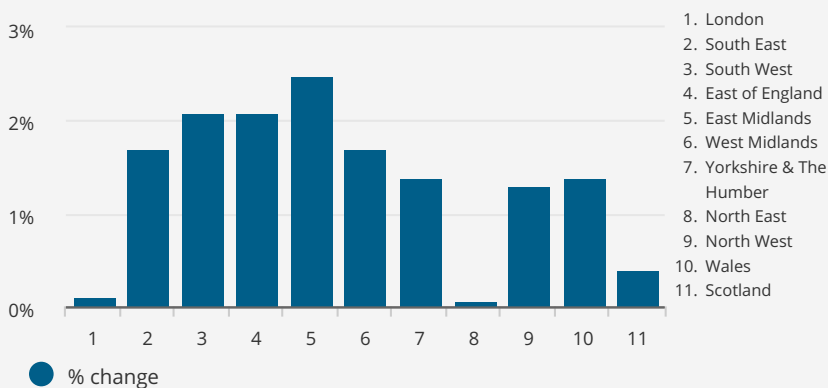
## National housing market trends



## Average property values over last 12 months

	DETACHED	SEMI-DETACHED	TERRACED	FLAT/APARTMENT
HARPENDEN, MARSHALSWICK & ST ALBANS	£611,530	£485,532	£319,823	
EAST OF ENGLAND	£393,285	£285,314	£243,318	£188,102
ENGLAND & WALES	£339,788	£208,897	£176,141	£215,783

## Annual change in private rents to February 2018 by region



Source: Dataloft, Land Registry, Bank of England and ONS

## House prices

UK house prices rose by 4.9% in the 12 months to January 2018 according to the UK house price index, taking the average price of a home to £225,621. Strongest growth is currently being recorded in the East Midlands and Scotland where average prices are rising at an annual rate of 7.3%.

## Economy

The rate of inflation fell back to 2.7% in February, down from 3% in January. This is the lowest rate for seven months, helped by food and fuel prices rising by a slower rate than a year ago. This larger than expected easing in inflation will provide some boost to households whose incomes have been squeezed in the last year and also ease pressure on the Bank of England to further raise interest rates.

## Transactions

There were 101,010 residential transactions recorded in February across the UK (on a seasonally adjusted basis). This level is just a few hundred fewer than recorded in February 2017.

## Demand

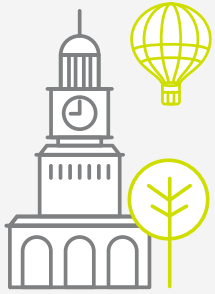
The National Association of Estate Agents report a large pick up in demand in January compared to the end of last year, although levels remain 14% lower than January 2017. Meanwhile UK Finance report that there were 7% more first time buyer mortgages completed in January than a year earlier. In his Spring Budget, Philip Hammond claimed that 60,000 first time buyers had benefited from stamp duty relief announced in November.

## Investment

Average private rents across Great Britain rose by 1.1% in the 12 months to February 2018 according to the ONS private rental index, the same rate of growth as reported a month earlier. Rental growth is currently strongest in the East Midlands and South West.

## Harpenden, Marshalswick & St Albans

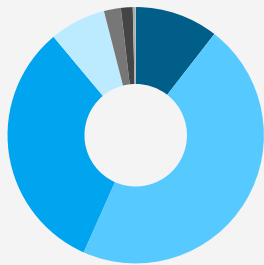
### LOCAL MARKET ROUND UP



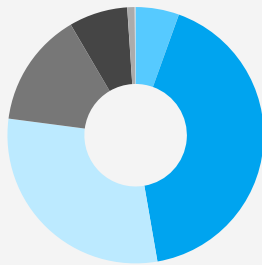
Over the last 12 full months there have been **2,128 sales** in Harpenden, Marshalswick & St Albans. This is a **-14%** change on the previous 12 month period. The average sales price was **£527,490**.

### 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



**25%**  
Terraced

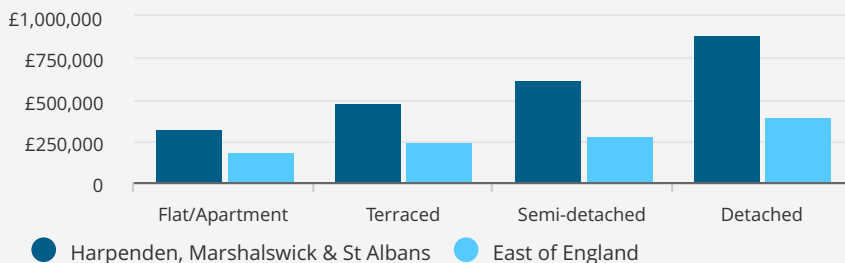


**26%**  
Semi-detached



**23%**  
Detached

### Average prices over last 12 months



Source: DataLoft, Land Registry

### THE LAST 3 MONTHS, TOP 3 TRANSACTIONS



**£1.975m**

BARNES DENE  
AL5

**£1.75m**

THE PARK  
AL1

**£1.73m**

CARLISLE AVENUE  
AL3

### HOUSE PRICE GROWTH OVER 1 YEAR AND 5 YEARS



**+5%**



**+40%**

### STREET WITH MOST TRANSACTIONS IN LAST 3 MONTHS

**LONDON ROAD, AL1**

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