

Market review

Harpenden, Marshalswick & St Albans

NATIONAL MARKET



5.2%

UK house price growth,
year to December 2017

Source: ONS

102,610

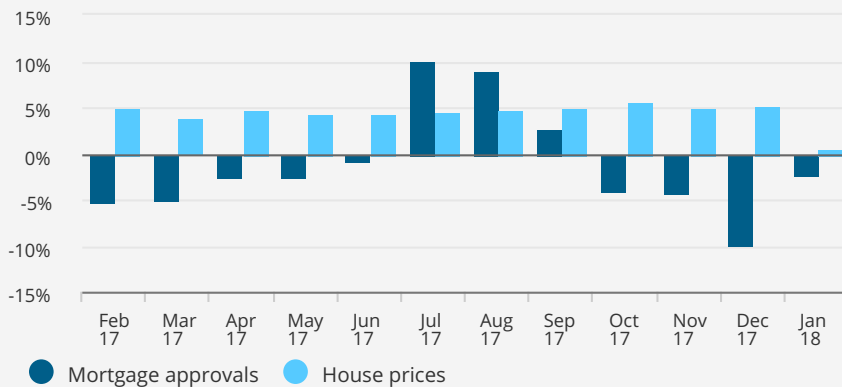
Transactions in January,
down -0.1% on a year
ago

Source: HMRC

MARCH 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

UK house prices rose by 5.2% over 2017 according to the UK house price index, taking the average price of a home to £226,756. Within England, strongest growth was recorded in the South West (7.5%) and both the East and West Midlands (6.3%).

Economy

Inflation remained unchanged at 3% in January. The rate was expected to drop slightly from the December figure and a number of measures including food and fuel prices have begun to fall back. These were offset, however, by a rise in price for cultural goods and services.

Average property values over last 12 months

	DETACHED	SEMI-DETACHED	TERRACED	FLAT/APARTMENT
HARPENDEN, MARSHALSWICK & ST ALBANS			£485,917	£319,886
EAST OF ENGLAND	£392,013	£284,619	£242,320	£188,857
ENGLAND & WALES	£339,084	£208,326	£175,761	£214,888

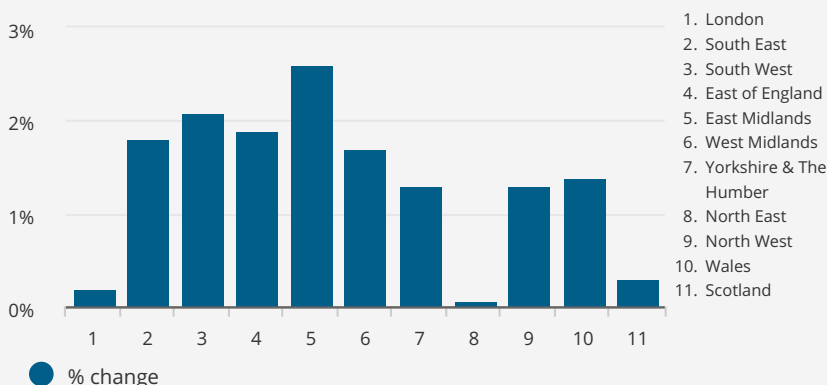
Transactions

There were 102,610 residential transactions recorded in January across the UK (on a seasonally adjusted basis). While up slightly on the end of 2017, this is on a par with the level recorded in January 2016.

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. Over a quarter (27%) of all sales in the month were to first time buyers.

Annual change in private rents to January 2018 by region



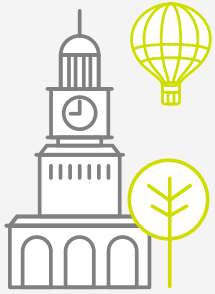
Source: Dataloft, Land Registry, Bank of England and ONS

Investment

Demand for rental properties increased slightly in the three months to February with growth strongest in the South West and East Midlands. However, new instructions from landlords continued to fall. Agents in the latest RICS report therefore remain fairly positive about rental growth in most regions over the next three months. Agents are moderately positive about rental price growth over the next three months.

Harpenden, Marshalswick & St Albans

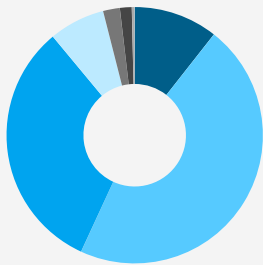
LOCAL MARKET ROUND UP



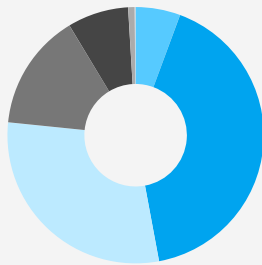
Over the last 12 full months there have been **2,150 sales** in Harpenden, Marshalswick & St Albans. This is a **-14%** change on the previous 12 month period. The average sales price was **£528,296**.

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

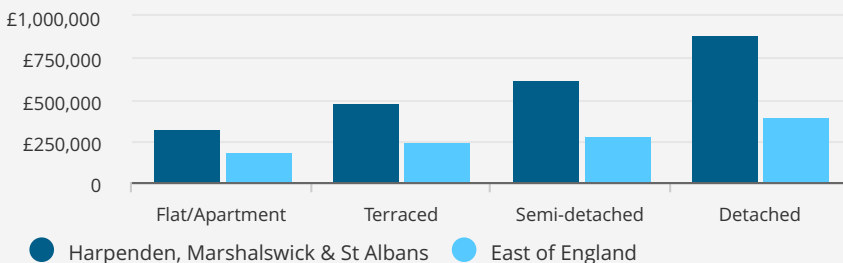


26%
Semi-detached



23%
Detached

Average prices over last 12 months



Source: DataLoft, Land Registry

THE LAST 3 MONTHS, TOP 3 TRANSACTIONS



£3.116m

EAST COMMON
AL5

£2m

ANNABLES LANE
AL5

£1.95m

MARSHALSWICK LANE
AL1

HOUSE PRICE GROWTH OVER 1 YEAR AND 5 YEARS



+5%



+41%

STREET WITH MOST TRANSACTIONS IN LAST 3 MONTHS

LONDON ROAD, AL1

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