

Market review

Harpenden, Marshalswick & St Albans

NATIONAL MARKET



5.2%

UK house price growth,
year to December 2017

Source: ONS

99,100

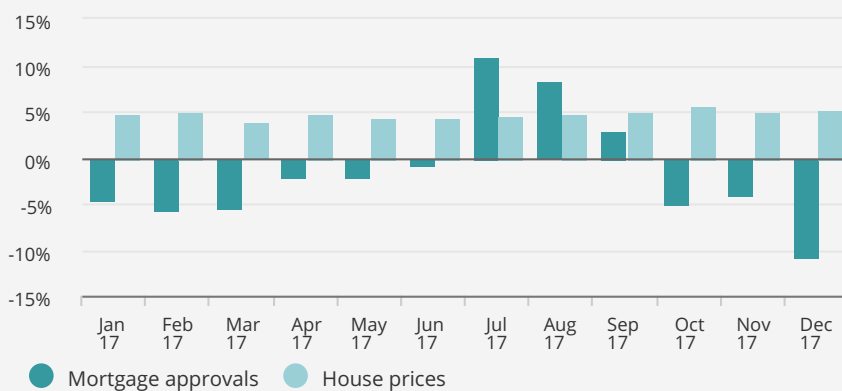
Transactions in
December, down -0.1%
on a year ago

Source: HMRC

16 FEBRUARY 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
HARPENDEN, MARSHALSWICK & ST ALBANS	£892,127	£607,944	£482,973	£313,818
EAST OF ENGLAND	£391,010	£282,723	£240,410	£185,838
ENGLAND & WALES	£338,903	£207,923	£175,313	£213,691

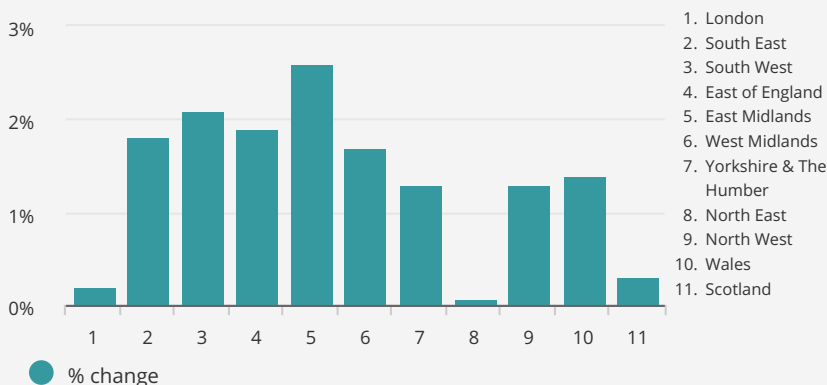
Transactions

The latest RICS housing market survey highlights the continued low supply of properties on the market at the beginning of 2018 which is affecting the rate of sales activity. Of those that do sell, more are achieving their asking price than were at the end of 2017.

Demand

The number of mortgage approvals fell to their lowest level in almost three years in December according to the Bank of England. Just 61,039 mortgages were approved for home ownership, more than 10% below levels a year earlier. The downturn may be overstated, however, as some buyers rushed to secure deals before interest rates were raised in November.

Annual change in private rents to January 2018 by region



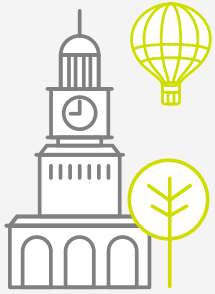
Source: Dataloft, Land Registry, Bank of England and ONS

Investment

Tenant demand across much of the country edged upwards in the three months to January, while landlord instructions fell back according to the latest survey from the Royal Institute of Chartered Surveyors. Agents are moderately positive about rental price growth over the next three months.

Harpenden, Marshalswick & St Albans

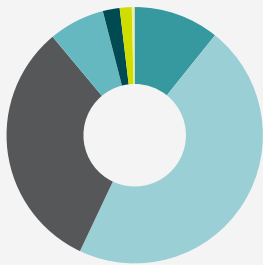
LOCAL MARKET ROUND UP



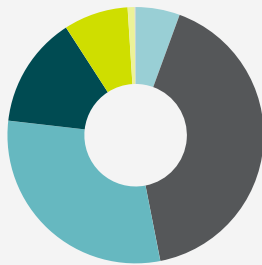
Over the last 12 full months there have been **2,138 sales** in Harpenden, Marshalswick & St Albans. This is a **-16%** change on the previous 12 month period. The average sales price was **£529,830**.

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



26%
Apartments



26%
Terraced

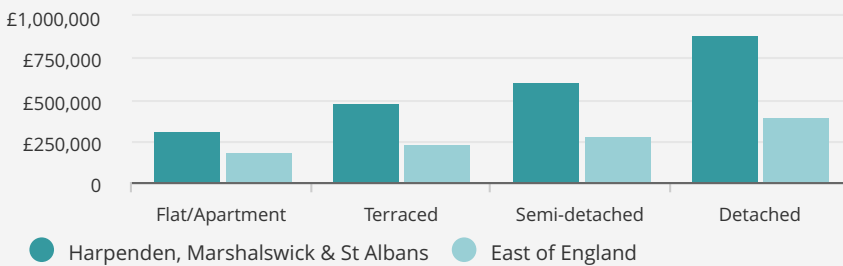


25%
Semi-detached



24%
Detached

Average prices over last 12 months



Source: DataLoft, Land Registry

THE LAST 3 MONTHS, TOP 3 TRANSACTIONS



£3.116m

EAST COMMON
AL5

£2.94m

AYRES END LANE
AL5

£2.05m

AVENUE ST NICHOLAS
AL5

HOUSE PRICE GROWTH OVER 1 YEAR AND 5 YEARS



+6%



+42%

STREET WITH MOST TRANSACTIONS IN LAST 3 MONTHS

LONDON ROAD, AL1

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