

Property purchase

Interest and relevance

- Owner occupation is the dominant tenure in the Cambridge housing sub-region, as it is across the whole country.
- Information about house prices is used in the cross-tenure affordability comparison in Chapter 10 *Incomes and affordability* which is in turn used in calculations in Chapter 13 *Identifying affordable housing need*.

Headline messages

- In May 2012 the average house price across the housing sub-region was £231,153 (see Table 5).
- The median house price was between 5 and 9 times median income, depending on district. This suggests affordability is a particular issue for households trying to access the market (see Table 7).
- The number of sales (amount of market activity) was comparatively low, both in the sub-region and the country as a whole at the end of 2011. This is in part due to more restrictive mortgage lending since the “credit crunch” (see Fig 3).
- At 90% loan to value, a buyer would need a deposit from £10,500 to £21,500 (depending on location) to buy a lower quartile priced property (see Table 8). The current average loan to value ratio for first time buyers is 80%.
- While difficulties in accessing sufficient amounts for a deposit affect first time buyers, it also affects existing homeowners who need to find a buyer for their current home.

Changes over time

- The average house price increased by 8% between 2009 and 2012.
- The number of sales across all districts, especially of smaller homes, decreased in 2007/8 and had not recovered significantly between 2007/8 and 2011/12.

Geographical variation

- Looking at December to May 2012, Cambridge was the most expensive area with an average price of £327,902 followed by South Cambridgeshire at £291,022. Fenland was the cheapest area with an average price of £148,640 followed by Forest Heath at £175,897.
- The house price to income ratio was highest in Cambridge (median property price to median income = 9.07); considerably higher than South Cambridgeshire at a ratio of 6.91. The median price to median income ratio in Fenland was 5.26.

Future monitoring points

- By the end of 2011/12 the average loan to value ratio was starting to increase, indicating a possible change in lender attitudes and loosening restrictions. However the number of sales remains low compared to before the “credit crunch”.
- The SHMA will continue to monitor changes in the number of sales as well as changes in the sales price in future.

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Please visit <http://www.cambridgeshireinsight.org.uk/housing/shma/shma-current-version> to read other SHMA 2013 chapters

Section 5.1 Introduction

5 Property purchase

5.1 Introduction

- Analysis of current and past housing market trends including balance between supply and demand in different housing sectors and price/affordability is one of the core outputs identified in the 2007 CLG SHMA guidance. Understanding house prices trends as market signals and in determining hotspots within a market area are important components of the October 2013 draft market assessment guidance.
- In 2011 some 70% of homes in the sub-region were owner occupied, as set out in Chapter 4 Dwelling profile. Understanding information about prices and sales is therefore important in understanding the dominant tenure in the area, and the overall way in which our local housing market functions. This information is used in the affordability calculation set out in Chapter 11, Incomes and affordability; and through this in the affordable need calculation in Chapter 13, Affordable need. Tables highlighted in yellow feed into the affordability calculation.
- This chapter provides information on average and lower quartile prices, and the number and type of properties sold over time. It updates information for 2010/11 and 2011/12 and supporting background information which is useful when reading Chapter 12 *Forecasts for homes of all tenures* and Chapter 13 *Identifying affordable housing need*.
- During the course of each year, a quarterly housing market bulletin is produced based on Hometrack data for our housing sub-region. This enables trend tracking and comparison of our area with the region and the rest of England. Links to the relevant Bulletins are provided at o as further detail supporting this chapter.

Section 5.2 Facts and figures

5.2 Facts and figures

5.2.1 Current price by size, type and age

Table 1 provides data on the average house price by property size for each district.

Table 1 **Average price by size, Dec 2011 to May 2012**

	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house
Cambridge	£168,867	£229,865	£267,780	£310,083	£476,553
East Cambridgeshire	£90,667	£109,909	£147,268	£196,392	£290,118
Fenland	£65,125	£70,999	£108,724	£142,210	£220,441
Huntingdonshire	£94,331	£128,806	£143,196	£179,293	£269,732
South Cambridgeshire	£125,884	£158,189	£191,600	£240,352	£360,514
Forest Heath	£109,400	£126,737	£127,180	£176,166	£255,567
St Edmundsbury	£102,913	£115,536	£153,788	£190,253	£288,188
Cambridge sub-region	£130,468	£165,378	£157,014	£201,438	£306,355

Source: Hometrack (Sales and Valuations) downloaded Feb 2013

Table 1 shows the average house price for 1 and 2 bed flats and 2 to 4 bed houses by district, giving a general overview of property prices. The data reflects both sales prices achieved, and prices identified through valuations which may not lead to a sale e.g. for re-mortgaging purposes.

Cambridge is the most expensive area and Fenland is the cheapest for all sizes of homes.

Table 2 shows the lower quartile property price by size and district.

Table 2 **Lower quartile price by size, Dec 2011 to May 2012**

	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house
Cambridge	£140,000	£174,995	£215,000	£231,750	£315,000
East Cambridgeshire	£83,750	£95,000	£125,000	£155,000	£230,000
Fenland	£62,500	£62,000	£95,000	£120,000	£179,995
Huntingdonshire	£85,000	£111,438	£122,000	£142,500	£210,250
South Cambridgeshire	£115,000	£134,000	£165,000	£195,250	£270,000
Forest Heath	£85,000	£92,500	£115,000	£139,463	£203,500
St Edmundsbury	£82,000	£108,000	£130,500	£149,995	£218,750

Source: Hometrack (Sales and Valuations) downloaded Feb 2013

Table 2 shows the lower quartile house price for 1 and 2 bed flats and 2 to 4 bed houses by district, and is used in the cross tenure affordability comparison in Chapter 10 *Incomes and affordability*.

The lower quartile level shows the lowest-priced 25% of the market, giving an indication of entry-level purchase prices.

Section 5.2 Facts and figures

Table 3 looks at average price data by property type.

Table 3 Average price by property type, Dec 2011 to May 2012

	Flat/ Maisonette	Terraced	Semi Detached	Detached
Cambridge	£221,809	£327,902	£350,881	£561,718
East Cambridgeshire	£110,096	£223,145	£180,056	£294,368
Fenland	£69,021	£148,640	£121,758	£184,068
Huntingdonshire	£115,092	£209,260	£169,901	£284,289
South Cambridgeshire	£149,460	£291,022	£246,470	£396,195
Forest Heath	£116,849	£175,897	£149,611	£226,221
St Edmundsbury	£124,523	£214,207	£183,292	£297,426
Sub-Region	£160,223	£236,430	£199,795	£299,690

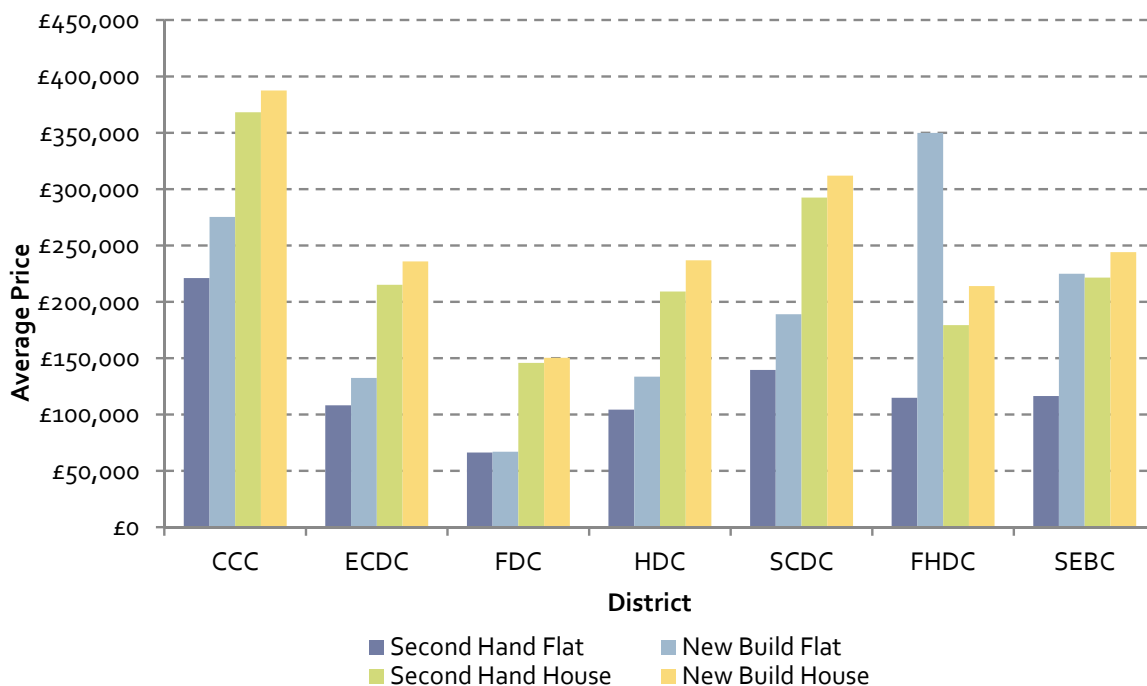
Source: Hometrack Sales and Valuations, downloaded Feb 2013

Table 3 shows that for each property type Cambridge is the most expensive area, with detached homes much more expensive than elsewhere in the sub-region and much more expensive than other types of property in Cambridge.

Fenland is the cheapest area, particularly for flats and maisonettes, where the average price was £69,021 to May 2012. Forest Heath is the second cheapest area terraced, semi-detached and detached homes, but is more expensive than Fenland, Huntingdonshire and East Cambridgeshire for flats. As with Table 1 and Table 2 average prices are affected by the number of sales and valuations, and by some very expensive outliers.

Fig 1 and Table 4 compare the price of new build and second hand properties by district and type.

Fig 1 New build and second hand prices by district, 2012 (calendar year)



Source: Hometrack, Sales and Valuations, downloaded Feb 2013

Section 5.2 Facts and figures

Table 4 **New build premium by district (houses and flats), 2008 to 2012**

	2008	2009	2010	2011	2012	Average
Flats						
Cambridge	1%	35%	15%	33%	25%	22%
East Cambridgeshire	16%	6%	30%	11%	22%	17%
Fenland	6%	13%	29%	Not Available	1%	12%
Huntingdonshire	26%	34%	21%	20%	28%	26%
South Cambridgeshire	5%	12%	27%	26%	35%	21%
Forest Heath	-14%	15%	20%	41%	205%	53%
St Edmundsbury	-6%	17%	1%	41%	93%	29%
Houses						
Cambridge	45%	44%	44%	6%	5%	29%
East Cambridgeshire	14%	23%	1%	0%	10%	10%
Fenland	5%	1%	3%	8%	3%	4%
Huntingdonshire	1%	4%	7%	4%	13%	6%
South Cambridgeshire	2%	-5%	-4%	-2%	7%	0%
Forest Heath	10%	20%	9%	5%	19%	13%
St Edmundsbury	1%	2%	-11%	-5%	10%	-1%

Source: *Hometrack, Sales and Valuations*, downloaded Feb 2013

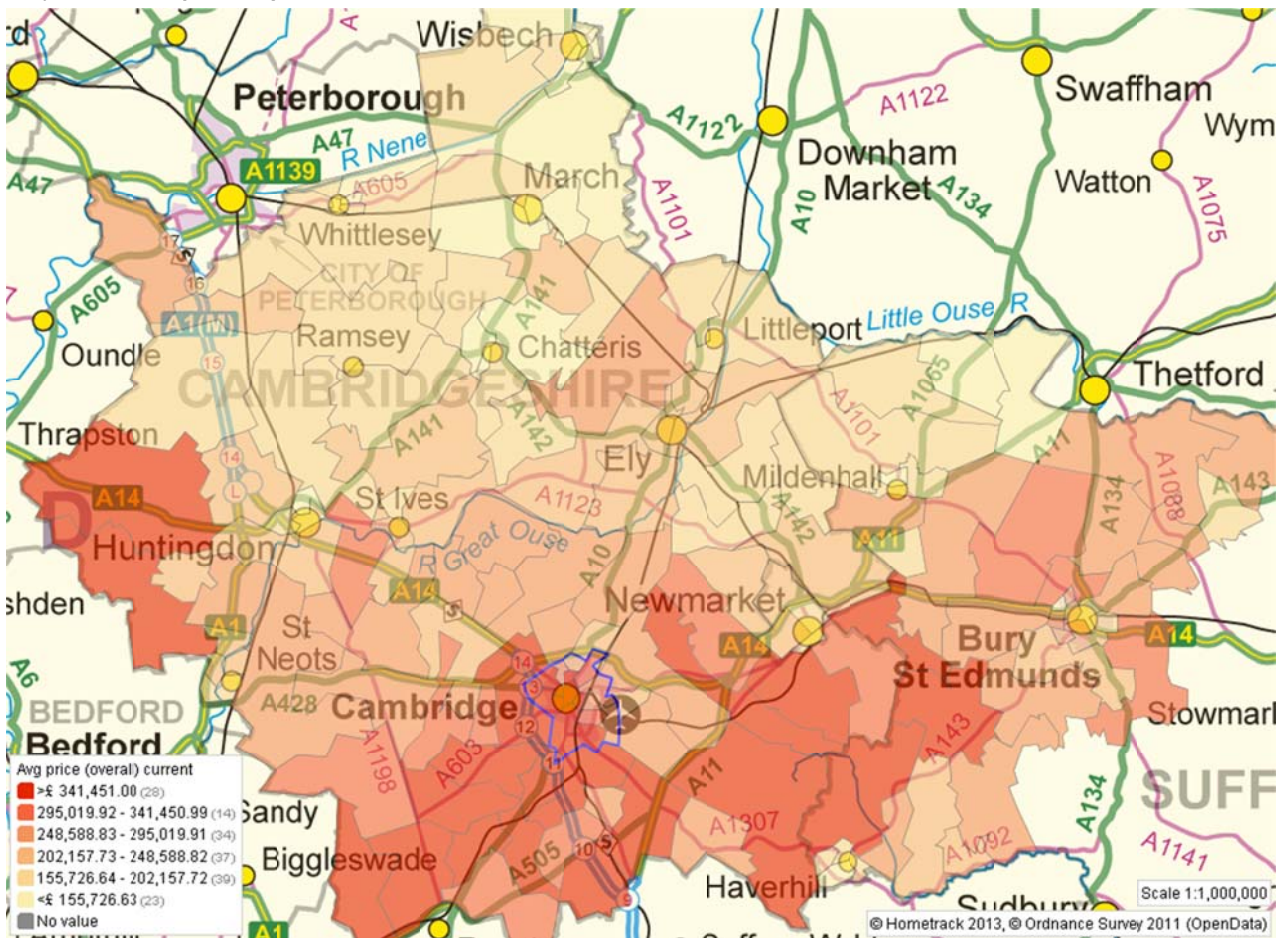
Fig 1 and Table 4 show that new build properties are generally more expensive than second hand properties. The difference between new build and second hand house price tends to be smaller than for flats, although in Cambridge the new build premium for flats has been greater than for houses in some years.

The average price for new build flat sales in Forest Heath in 2012 is based on one sale, which was sold for more than double the average price of a second hand flat in the district and may not be a typical price for this type of property, which is why it is shaded in the graph and written in grey in the table.

Section 5.2 Facts and figures

Map 1 shows average house prices by ward.

Map 1 House prices by ward, Jun to Nov 2012



Source: Hometrack, downloaded Feb 2013

Map 1 shows that Newnham ward in Cambridge has the highest average price at £702,741 approximately double the Cambridge district-wide average.

Cambridge has the highest average overall house price and six of the ten most expensive wards are found in Cambridge

The remaining four most expensive wards are found in South Cambridgeshire, which has a higher proportion of larger homes (with 8 or more rooms) than elsewhere in the sub-region.

Waterlees ward in Fenland has the lowest average overall house price. This is the only ward in the sub-region where the average price is less than £100,000.

Eight of the ten cheapest wards are found in Fenland. For more detail, please see o.

Section 5.2 Facts and figures

5.2.2 House price change over time

Table 5 Average prices, December to May 2009 to 2012

	Dec-May 2009	Dec-May 2010	Dec-May 2011	Dec-May 2012
Cambridge	£288,609	£304,259	£312,978	£327,902
East Cambridgeshire	£205,557	£222,469	£223,772	£223,145
Fenland	£148,424	£154,149	£151,858	£148,640
Huntingdonshire	£201,105	£214,329	£215,669	£209,260
South Cambridgeshire	£255,701	£285,107	£297,206	£291,022
Forest Heath	£168,323	£175,677	£177,767	£175,897
St Edmundsbury	£207,318	£219,738	£224,566	£214,207
Sub-Region	£214,634	£232,788	£236,150	£231,153

Source: Hometrack, Sales and Valuations, downloaded Feb 2013

The average sub-regional house price in 2012 was £231,153. Prices are consistently highest in Cambridge and lowest in Fenland.

Error! Reference source not found. uses the average price in Table 5, converting it to a percentage change and comparing the total change over the four year period.

Table 6 Annual percentage change

	2009 to 2010	2010 to 2011	2011 to 2012	2009 to 2012
Cambridge	5.4%	2.9%	4.8%	13.6%
East Cambridgeshire	8.2%	0.6%	-0.3%	8.6%
Fenland	3.9%	-1.5%	-2.1%	0.1%
Huntingdonshire	6.6%	0.6%	-3.0%	4.1%
South Cambridgeshire	11.5%	4.2%	-2.1%	13.8%
Forest Heath	4.4%	1.2%	-1.1%	4.5%
St Edmundsbury	6.0%	2.2%	-4.6%	3.3%
Sub-Region	8.5%	1.4%	-2.1%	7.7%

Source: Hometrack (Sales and Valuations) downloaded Feb 2013

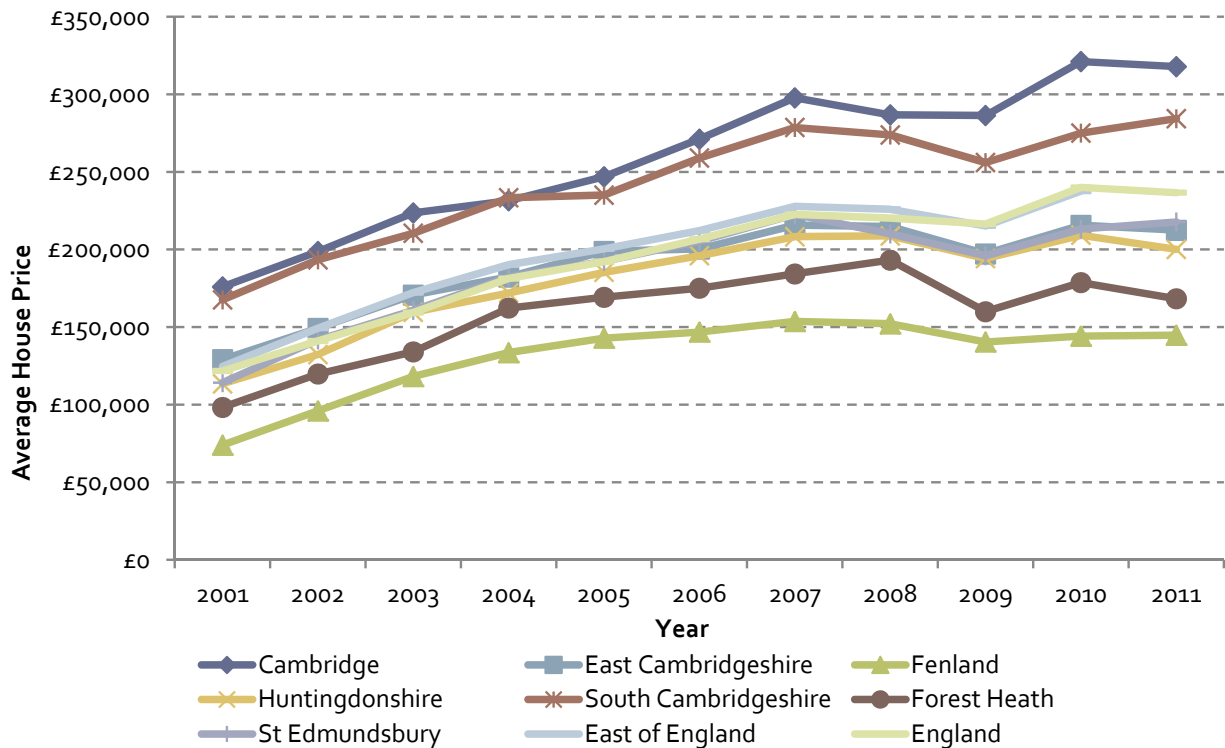
Table 6 shows that across the sub-region as a whole, prices increased by 7.7% over the four year period (2009 to 2012).

- Between 2011 and 2012, house prices decreased slightly in all districts except Cambridge.
- Cambridge experienced the largest increase (13% or £35,146) over the whole four year period.
- There was a slight decrease in Fenland between 2010 and 2012 (£5,509).
- House prices increased quite sharply in South Cambridgeshire and East Cambridgeshire in the four year period covered.

Section 5.2 Facts and figures

Fig 2 shows longer term trends in property prices based on CLG data.

Fig 2 Average price 2001 to 2011



Source: [CLG Table 585](#), downloaded Feb 2013

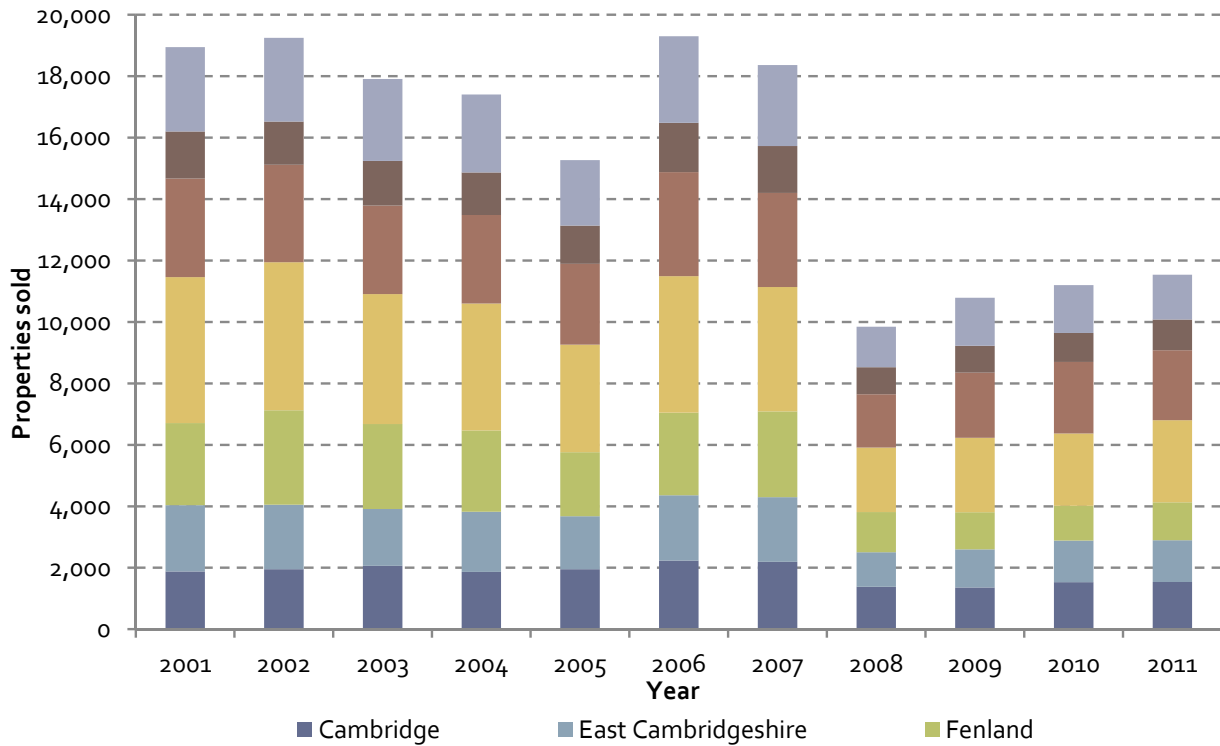
Fig 2 shows that in most areas prices have more than doubled when comparing 2001 to 2011.

- Relatively, South Cambridgeshire has experienced the smallest increase (86%) and Fenland the largest increase (121%).
- Overall, prices in each district increased fairly steadily from 2000 to 2007 and then decreased between 2007 and 2009.
- There has been an increase, even if small, in all districts since 2009. The increase has been slowest in Fenland, Forest Heath and St Edmundsbury.
- Prices in East Cambridgeshire, Huntingdonshire and St Edmundsbury are generally quite close to sub-regional, regional and national averages.
- Cambridge and South Cambridgeshire are considerably more expensive.
- The average price for Fenland and Forest Heath is considerably lower.

Section 5.2 Facts and figures

In the same time period, the number of sales per year has changed considerably, as shown in Fig 3 :

Fig 3 Number of sales per year, 2000 to 2011



Source: [CLG Table 588](#), downloaded Feb 2013

Fig 3 shows changes in the number of sales each year between 2001 and 2011.

- The overall number of sales decreased significantly between 2007 and 2008.
- From 2000 to 2007 there were between 15,000 and 19,000 sales per year across the housing sub-region.
- Since 2007 the number of sales per year has decreased to around 10,800 each year.
- Sales fell to their lowest level in 2008 and there have been small increases since, but they are still considerably lower than before 2007 levels and the 2011 Census recorded a decline in the proportion of owner-occupiers (see Chapter 4 *Dwelling Profile*).

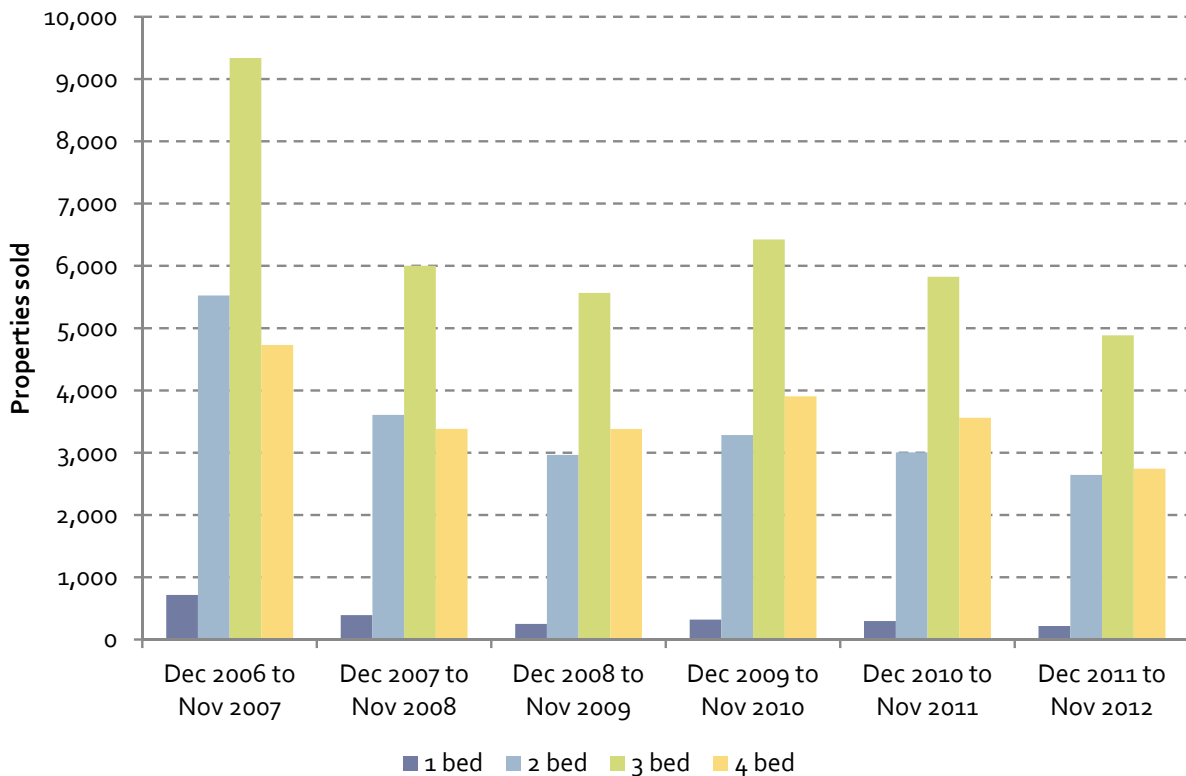
In Chapter 12 *Forecasts for homes of all tenures* a graph is provided which summaries Fig 2 and Fig 3 above, for the sub-region as a whole (Chapter 12, Fig 2).

Section 5.2 Facts and figures

5.2.3 Number of sales over time

Fig 4 shows the number of sales by size and type for 2006 to 2012.

Fig 4 Sales by size and type, 2006 to 2012, Cambridge housing sub-region



Source: Hometrack Sales and Valuations, downloaded Feb 2013

Fig 4 shows that since 2008 the number of smaller properties sold decreased and the proportion of larger properties sold increased.

The typical market for smaller properties (first time buyers and buy-to-let) has been particularly affected by the “credit crunch”. For example, prior to 2008 there were more high loan-to-value mortgage available for these types of buyers. Purchasers of larger properties (typically existing homeowners) generally have some capital and may be able to access to a larger deposit. They may also be perceived as lower risk customers, so a larger proportion of homes sold are larger, and are re-sales rather than first time purchases. However, fewer sales at the smaller and lower end of the market means difficulties in starting chains which in turn affects the overall number of larger homes sold.

o and Table 15 in the Background Information section provide more detail on the number of homes sold by price band. Table 15 shows that the proportion of properties sold for more than £500,000 has increased in the last 6 years from 1% to 4% across the Cambridge sub-region. o shows that the proportion of properties sold for less than £100,000 decreased from 20% to 5% between 2003 and 2008, increasing slightly to 8% in 2009.

Section 5.2 Facts and figures

5.2.4 House prices and income ratios

Table 7 shows ratios of house prices to incomes; for lower quartile, median and mean prices and incomes. For a definition of terms used, please see Section 5.4.2.

Table 7 **House price to income ratios**

	Lower quartile house price: lower quartile income	Median house price: median income	Mean house price: mean income
Cambridge	13.96	9.07	8.95
East Cambridgeshire	8.96	6.00	5.65
Fenland	8.21	5.26	4.68
Huntingdonshire	8.09	5.38	5.15
South Cambridgeshire	10.48	6.91	6.88
Forest Heath	8.82	5.76	5.34
St. Edmundsbury	9.62	6.30	6.13
East of England	9.73	6.59	6.59

Source: *Hometrack Sales and Valuations and CACI data downloaded Feb 2013*

Mortgage lenders typically lend between 3 and 4 times income.

Demographia produced a report in 2012 comparing affordability for purchase internationally. The report recommends using the median multiple to test affordability. It defines:

- A median house price to income ratio of 3.0 or less is "affordable"
- 3.1 to 4.0 is "moderately unaffordable"
- 4.1 to 5.0 is "seriously unaffordable"
- 5.1+ is "severely unaffordable".

The report looks at urban markets, while most of our housing sub-region is rural. As stated above mortgage lenders will lend up to 4 times income so maybe the "moderately unaffordable" band should be considered as low cause for concern. However when looking at whole districts, our housing sub-regional ratios are "severely unaffordable".

The mean house price is between 5 and 7 times the mean income in most of the sub-region, but it is around 9 times for Cambridge. Similarly, lower quartile and median ratios in Cambridge are considerably higher than elsewhere.

A longer term trend for mean house price to income ratios is provided in Chapter 12, Table 5.

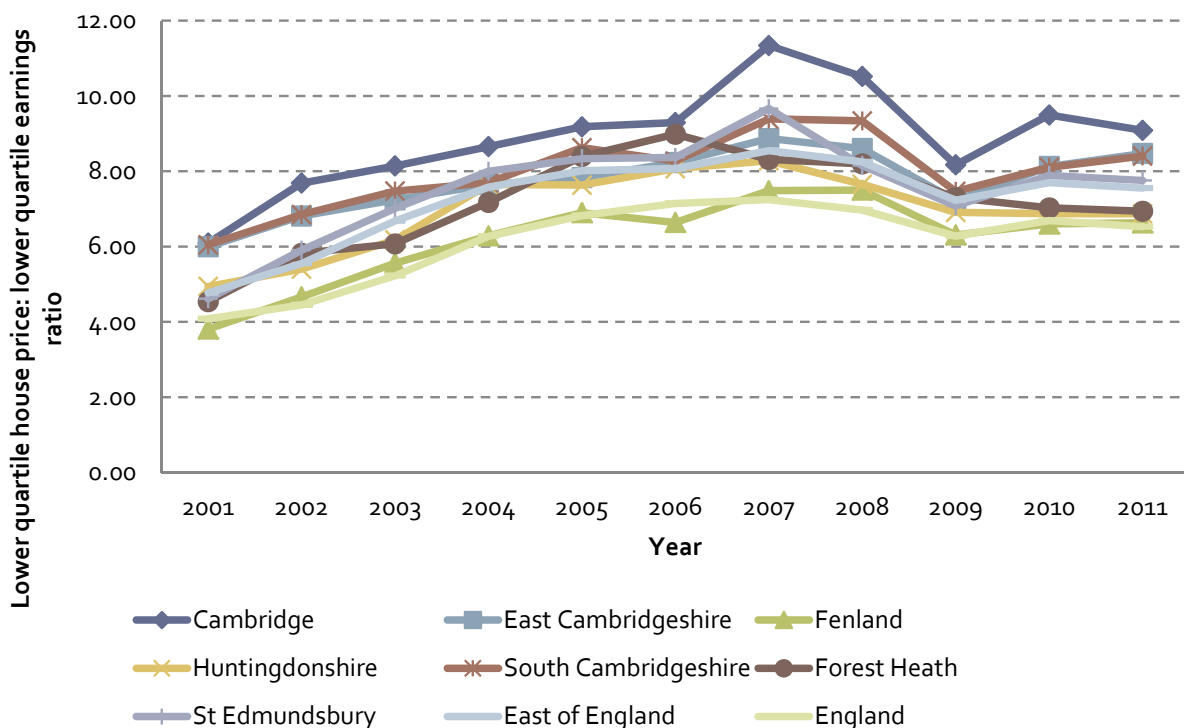
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5.2.5 Focussing on the lower quartile

This section of Chapter 5 focuses on the lower quartile in more detail. It shows that in all districts, the ratio between lower quartile incomes and lower quartile house prices is greater than the ratio between mean house prices and mean incomes. So it is harder for people on lower incomes to purchase cheaper properties than it is for people on moderate incomes to purchase average-priced homes.

The longer term trend in lower quartile affordability is shown in Fig 5 for the sub-region's districts, the East of England and for England.

Fig 5 Lower quartile house price to lower quartile earnings ratio 2001 to 2011



Source: [CLG Table 576](#), downloaded Feb 2013

Fig 5 shows an increase in the affordability ratio all areas between 2001 and 2011, meaning house prices have become less affordable over time (as housing costs take up a greater proportion of the household's income).

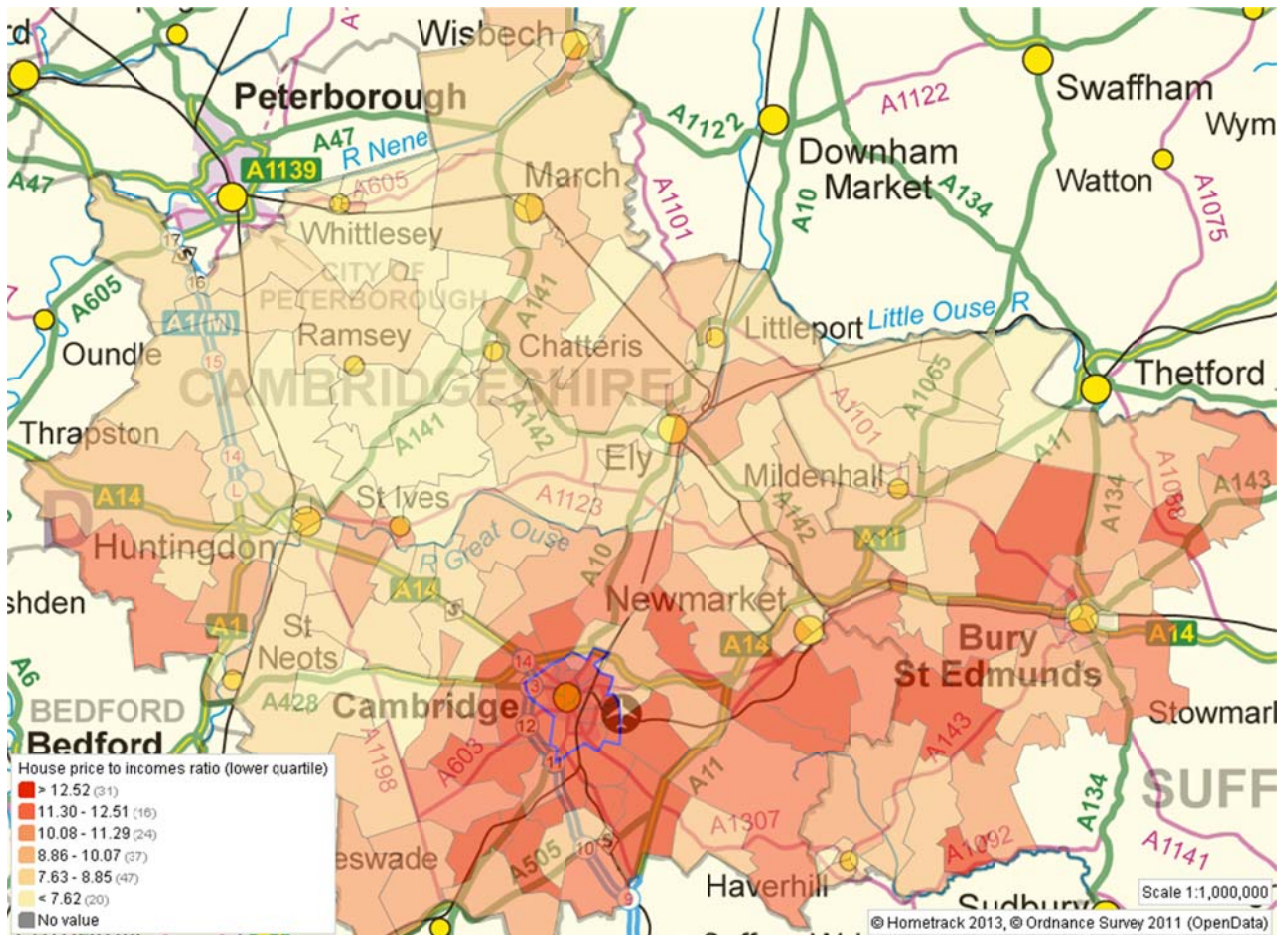
Between 2007 and 2009, the lower quartile house price to earnings ratio decreased as house prices decreased slightly in the recession, meaning homes were more affordable, in relation to incomes. However, prices were still more than 6 times earnings in all areas. Ratios then increased again in most areas between 2009 and 2011 as house prices increased slightly but earnings did not (see Fig 10).

The ratio for Fenland is similar to the ratio for England as a whole. For the rest of our sub-regional districts and across the East of England, the ratio is higher. Cambridge is considerably and consistently less affordable than other areas (the ratio of house prices to earnings is much higher).

Section 5.2 Facts and figures

Map 2 shows the lower quartile to house price income ratio by ward as at November 2012.

Map 2 Lower quartile house price to lower quartile income ratio by ward, year ending Nov 2012



Source: Hometrack, downloaded February 2013

Map 2 shows a pattern of lower quartile price to income ratios, by ward for the sub-region. Clearly affordability for the lower quartile of the market is much lower to the South of our sub-region, and follows a similar pattern to average prices as shown in Map 1 (see section 5.4.4 Additional information, o in for further details).

Section 5.2 Facts and figures

5.2.6 Deposit requirements

As well as a high overall cost for purchase, there is a high initial cost required in funding a deposit. The level of deposit required for average and lower quartile purchase is shown in Table 8 and Table 9.

Table 8 **Deposit required for average property purchase**

	Deposit of 10% required		Deposit of 25% required	
	Deposit for average purchase	Deposit as % of median income	Deposit for average purchase	Deposit as % of median income
Cambridge	£35,100	114%	£87,751	286%
East Cambridgeshire	£22,509	69%	£56,273	173%
Fenland	£15,200	60%	£38,001	151%
Huntingdonshire	£21,575	63%	£53,937	158%
South Cambridgeshire	£30,992	86%	£77,480	215%
Forest Heath	£18,760	69%	£46,901	172%
St Edmundsbury	£23,121	79%	£57,801	197%
Sub-Region	£24,581	81%	£61,452	203%

Source: Hometrack, Sales & Valuations

Table 9 **Deposit required for lower quartile property purchase**

	Deposit of 10% required		Deposit of 25% required	
	Deposit for lower quartile purchase	Deposit as % of lower quartile income	Deposit for lower quartile purchase	Deposit as % of lower quartile income
Cambridge	£21,500	137%	£53,750	342%
East Cambridgeshire	£15,000	90%	£37,500	225%
Fenland	£10,500	80%	£26,250	200%
Huntingdonshire	£14,000	80%	£35,000	199%
South Cambridgeshire	£19,000	101%	£47,500	253%
Forest Heath	£12,100	86%	£30,250	215%
St Edmundsbury	£14,500	97%	£36,250	242%

Source: Hometrack, Sales & Valuations and CACI, downloaded Feb 2013

Table 9 shows the deposit level required to purchase a lower quartile property and compares this to lower quartile household income. The current median Loan to Value ratio for first time buyers is 80% (see Fig 6). The deposit required to buy a home at 75% Loan to Value ratio is more than double the lower quartile annual gross income in most districts of the sub-region. In Cambridge it is equivalent to more than three times the lower quartile income.

Nationally, 80% of first time buyers are reliant on parental assistance to buy a home (Housing Finance Group 2010). In 2010, 84% of first time buyers under the age of 30 bought their home with assistance e.g. from a family member compared to 41% in 2006 (CML, 2011). The size of deposit compared to income in the Cambridge sub-region suggests a high level of such support is needed locally.

For comparison, Table 12 in background information sets out the same data as in Table 8 at ward rather than district level, based on average price homes and average income data. This highlights that the deposit needed for an average purchase represents a smaller percentage of income than the deposit required for a lower quartile purchase.

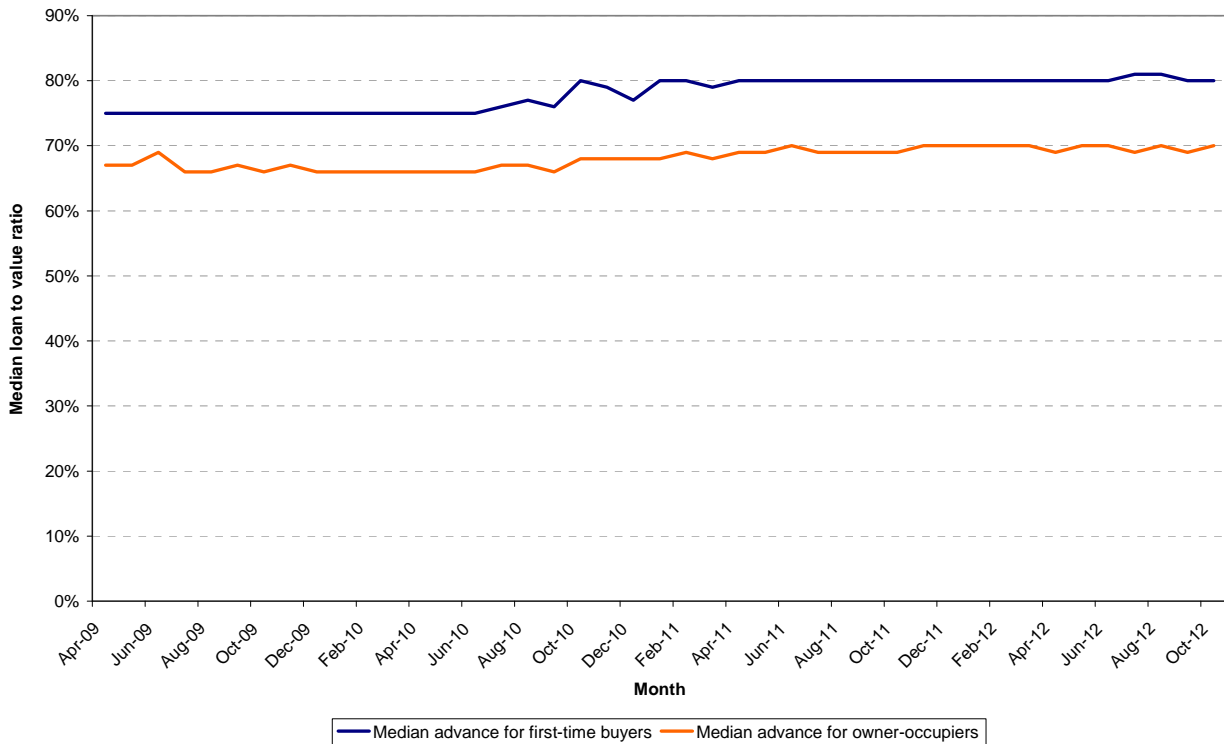
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5.2.7 Loan to value ratios

Fig 6 show national figures for loan to value ratios, meaning the percentage the loan (mortgage) represents of the property value.

The data comes via Hometrack from the Bank of England, and shows the median advance for first-time buyers and the median advance for (existing) owner-occupiers.

Fig 6 National loan to value ratio for first time buyers and owner-occupiers, Apr 2009 to Oct 2012



Source: Bank of England via Hometrack, downloaded Feb 2013

Fig 6 shows that loan to value ratios increased slightly between 2010 and 2011 for both existing home owners and first time buyers.

First time buyer loan to value ratios are around 10% higher than those for existing owner occupiers.

Section 5.3 Analysis

5.3 Analysis

Current situation

- Cambridge is the most expensive area to purchase a home in our housing sub-region, while Fenland is the cheapest. Forest Heath is the second cheapest area on average, though some sales there are expensive, particularly flats.
- The average house price is between 5 and 7 times average income for most of the sub-region. For Cambridge, the average price is 9 times income. Mortgage lenders typically lend at 3 to 4 times income. For homes to be “affordable” (based on 3.5 times median income) house prices would need to reduce by 42% to 69%, or incomes would need to double (or treble in the City).
- In addition, many lenders require a deposit of at least 10% of the total purchase price, and the average loan to value (LTV) ratio for first time buyers is around 80%. This represents a large amount when compared to incomes, compounding difficulties for first time buyers in accessing the market, particularly without help from the family.

Changes over time

- In most districts in our sub-region prices have more than doubled in the last decade. Following the “credit crunch” in 2007/8 average prices decreased slightly, but have increased since. At the end of 2009/10 prices in Fenland, Forest Heath and St Edmundsbury were recovering at a slower rate than the rest of the sub-region.
- Because of rising prices, affordability (in terms of house price to earnings ratios) has worsened in the last decade across all areas.
- While interest rates are low and lenders more risk-adverse, lending is restricted compared to before the credit crunch and this has led to a dramatic decrease in the number of sales at a national and local level. This particularly affects the lower end of the market but also affects “chains” making it harder for existing home owners to move as well.

Changes over area

- Cambridge and South Cambridgeshire are more expensive areas to buy a home compared to the rest of the sub-region, the East of England and the country as a whole, while Fenland and Forest Heath are considerably cheaper.
- Lower quartile house price to income ratios in the sub-region are generally similar to levels elsewhere in the East of England.
- The East of England has relatively high house price to incomes ratios compared to the country as a whole.

What does all this data, combined, tell us?

- On average, average prices seem to be recovering from the comparatively small decreases caused by the “credit crunch”.
- However the number of sales continues to be significantly lower.

Section 5.3 Analysis

- Those sales which complete tend to be larger and higher value homes, so the drop in number of sales alongside higher values for sales which do complete, may account for some “masking” when looking at average prices.
- The number of sales of smaller and lower priced homes has dropped radically and may take a long time to recover.
- Nationally, mortgage lending continued to remain restricted at the end of 2011/12. Although interest rates for borrowers were low, other macroeconomic factors make it difficult for households to access mortgage finance.

More recent changes

- In April 2013, the government launched the Help to Buy equity loan scheme. This provides an equity loan of up to 20% of the value for a new home. There is no income cap restraint and this can be used to purchase homes with a value of up to £600,000.
- In October 2013, the Help to Buy mortgage guarantee scheme was launched. This offers lenders the opportunity to purchase a mortgage guarantee from the government on mortgages for both new and existing properties where the buyer has a low deposit (between 5% and 20%).
- There is insufficient local data on take-up for these schemes at the time of publishing this chapter. We will monitor their impact as data becomes available.
- Restricted access to owner occupation leads to an increase in demand for homes in other tenures such as private rented, social rented and intermediate tenures. The 2011 Census showed a decrease in owner occupation with a mortgage and an increase in renting privately and owning outright.
- This may also mean households living in family homes for longer which can lead to overcrowding and possibly homelessness.

5.4 Background information

5.4.1 Links and references

Correct as of October 2013

CLG (2007) **Strategic Housing Market Assessments: Practice Guidance, version 2** accessed at <http://www.communities.gov.uk/publications/planningandbuilding/strategichousingmarket>

CLG (2011) **English Housing Survey 2009/10: Headline Report** accessed at <http://www.communities.gov.uk/publications/corporate/statistics/ehs200910headlinereport>

CLG (2013) **Assessment of housing and economic development needs** accessed at [http://planningguidance.planningportal.gov.uk/blog/guidance/#Assessment of housing and economic development needs](http://planningguidance.planningportal.gov.uk/blog/guidance/#Assessment%20of%20housing%20and%20economic%20development%20needs)

CML (2011) **News & views: Problems for first time buyers** accessed at <http://www.cml.org.uk/cml/publications/newsandviews/83/303>

CRHB (quarterly) **Housing market bulletin** <http://www.cambridgeshireinsight.org.uk/Housingmarketbulletin>

Demographia (2013) **9th Annual Demographia International Housing Affordability Survey: 2013 Rating for Metropolitan Markets** accessed at www.demographia.com/dhi.pdf

Housing Finance Group (2010) **Meeting the challenge: market analysis – Findings from the Housing Finance Group** accessed at www.homesandcommunities.co.uk/public/documents/HFG.pdf

Section 5.4 Background information

5.4.2 Definition of terms

Term used	Abbreviation	Meaning, source or link to relevant website
Lower quartile	LQ	The bottom 25% value, i.e. of all the properties sold, 25% were cheaper than this value and 75% were more expensive. The lower quartile price is used as an entry level price and is the recommended level used to evaluate affordability; for example for first time buyers.
Median		The middle value, i.e. of all the properties sold, half were cheaper and half were more expensive. This is sometimes used instead of the mean average as it is not subject to skew by very large or very small statistical outliers.
Mean (average)		The sum of all values divided by the number of values. The more commonly used "average" measure as it includes all values, unlike the median.
Loan to value ratio	LTV	The size of the mortgage loan as a percentage of the purchase price, e.g. if someone buys a home for £200,000 and they have a £20,000 (10%) deposit, and take out a mortgage for the remaining £180,000, the LTV ratio is 90%.
Affordability ratio		Relationship between house price and incomes or earnings, e.g. income = £25,000, house price = £200,000. House price: income ratio = £200,000/£25,000=8, (the house price is 8 times income).

Section 5.4 Background information

5.4.3 Data issues

Main sources of data

- Data about house prices is mostly taken from Hometrack. It is updated monthly.
- House price to income ratio data is also taken from Hometrack.
- Longer term data on sales, prices and house price to earnings ratios is taken from the CLG website (links included under each table).

Recent changes to data

- There have been no recent data changes

Planned changes to data

- The Land Registry announced in Summer 2013 that it was making some data previously only available via paid subscription, free. We will evaluate this data for future use.

Section 5.4 Background information

5.4.4 Additional information

Price by property type

Table 10 **Average house price by type, Dec 2010 to May 2011**

	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house
Cambridge	£153,482	£212,361	£250,708	£286,639	£476,553
East Cambridgeshire	£102,300	£99,346	£157,133	£196,133	£290,118
Fenland	£53,571	£69,917	£108,137	£141,804	£220,441
Huntingdonshire	£88,259	£128,113	£143,125	£182,402	£269,732
South Cambridgeshire	£121,225	£153,853	£195,887	£246,555	£360,514
Forest Heath	£80,100	£123,579	£128,981	£171,109	£255,567
St Edmundsbury	£95,917	£112,518	£152,119	£189,328	£288,188
Sub-region	£119,550	£162,387	£161,944	£204,350	£306,355

Source: Hometrack (Sales and Valuations) downloaded Feb 2013

Table 11 **Lower quartile house price by type, Dec 2010 to May 2011**

	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house
Cambridge	£136,000	£171,250	£220,000	£233,000	£355,000
East Cambridgeshire	£73,000	£107,463	£122,500	£150,000	£228,950
Fenland	£57,500	£66,000	£90,000	£120,000	£170,000
Huntingdonshire	£80,500	£110,000	£120,000	£142,375	£210,000
South Cambridgeshire	£95,000	£134,000	£157,500	£195,000	£282,950
Forest Heath	£86,000	£90,000	£118,000	£138,375	£199,750
St Edmundsbury	£80,000	£97,813	£132,000	£144,500	£227,500

Source: Hometrack (Sales and Valuations) downloaded Feb 2013

Table 12 **Average price by property type, Dec 2010 to May 2011**

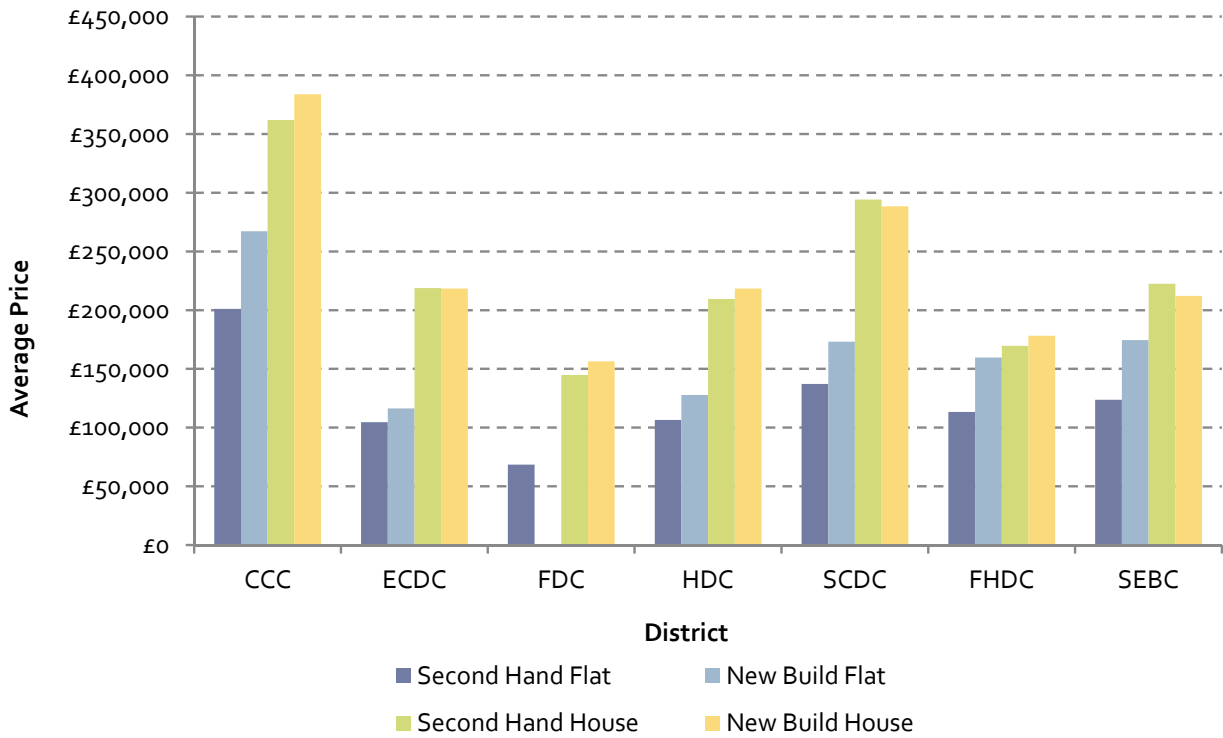
	Flat/ Maisonette	Terraced	Semi Detached	Detached
Cambridge	£205,453	312,978	308,366	608,764
East Cambridgeshire	£115,578	223,772	180,083	290,334
Fenland	£64,688	151,858	117,815	183,613
Huntingdonshire	£118,789	215,669	173,130	290,967
South Cambridgeshire	£151,076	297,206	229,375	406,344
Forest Heath	£123,625	177,767	160,443	241,820
St Edmundsbury	£122,220	224,566	187,478	323,034
Sub-Region	£155,841	£238,476	£197,677	£317,185

Source: Hometrack Sales and Valuations, downloaded Feb 2013

Section 5.4 Background information

New build and second hand prices

Fig 7 New build and second hand prices by district, 2012 (calendar year)



Source: Hometrack, Sales and Valuations, downloaded Feb 2013

Section 5.4 Background information

Affordability by ward

Table 13 Average house price, number of sales and affordability by ward

	Average Price, Jun-Nov 2011	Number of Sales 2011	Average Price, Jun-Nov 2012	Number of Sales 2012	Sub-region rank (1=Most expensive ward)	Dec 2011 to Nov 2012			Sub-region rank (1= most affordable)
						Mean House Price to income	Median House Price to income	LQ House Price to income	
Cambridge	£341,549	1,508	£351,002	1,072		8.95	9.07	13.96	
Abbey	£232,638	124	£265,702	84	60	7.83	9.36	15.32	164
Arbury	£282,648	93	£289,654	84	44	8.16	9.75	14.05	157
Castle	£372,905	89	£416,400	41	10	8.92	9.01	13.02	148
Cherry Hinton	£248,484	112	£265,197	92	61	7.41	8.83	14.84	161
Coleridge	£277,620	128	£301,512	100	37	7.8	9.51	15.15	163
East Chesterton	£281,717	97	£298,288	56	39	8	9.18	15.75	165
King's Hedges	£204,116	137	£202,623	88	108	6.21	7.62	11.95	132
Market	£461,078	44	£491,774	37	2	12.07	14.8	19.15	168
Newnham	£633,850	42	£702,741	33	1	14.47	15.28	18.24	167
Petersfield	£390,432	116	£396,672	94	16	10.62	10.29	14.99	162
Queen Edith's	£551,502	110	£490,273	71	3	11.53	13.81	17.91	166
Romsey	£267,506	177	£283,236	102	48	6.87	8.05	13.87	156
Trumpington	£447,758	158	£483,753	98	4	10.01	9.72	13.48	153
West Chesterton	£386,007	81	£427,985	92	8	9.63	11.1	13.47	151
East Cambridge-shire	£220,201	1,321	£225,090	1,013		5.65	6	8.96	
Bottisham	£277,333	62	£354,381	33	27	7.91	7.43	12.59	139
Burwell	£230,683	120	£245,683	80	75	5.61	6.17	8.66	58
Cheveley	£282,241	48	£306,630	46	34	7.25	7.45	11.88	129
Downham Villages	£219,733	62	£250,183	64	73	6.12	6.23	9.23	75
Dullingham Villages	£339,826	16	£378,664	20	18	9.24	10.58	14.23	159
Ely East	£229,625	96	£234,335	73	83	6.26	6.9	10.25	104
Ely North	£207,727	141	£220,002	122	95	5.05	5.96	9.21	74
Ely South	£209,540	66	£214,484	58	99	4.29	4.75	6.93	7
Ely West	£215,653	59	£224,714	44	88	5.87	6.59	10.8	111
Fordham Villages	£296,648	47	£239,689	38	79	6.27	7.75	10.89	113
Haddenham	£215,900	66	£209,234	74	105	5.7	5.64	8.4	50
Isleham	£244,410	42	£198,705	28	112	5.56	6.8	9.54	86
Littleport East	£157,310	73	£169,829	56	132	4.83	5.15	8.55	55
Littleport West	£147,941	93	£180,827	38	124	5.36	6.27	9.86	96
Soham North	£159,163	93	£169,142	80	134	4.37	4.94	7.86	28
Soham South	£186,417	114	£186,389	61	119	5.55	5.5	8.9	66
Stretham	£231,714	51	£236,460	34	81	5.55	5.32	8.31	47
Sutton	£192,862	52	£179,674	44	125	4.51	4.95	8.32	48
The Swaffhams	£486,850	17	£302,153	17	35	6.71	6.73	10.12	101

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	Average Price, Jun-Nov 2011	Number of Sales 2011	Average Price, Jun-Nov 2012	Number of Sales 2012	Sub-region rank (1=Most expensive ward)	Dec 2011 to Nov 2012			Sub-region rank (1= most affordable)
						Mean House Price to income	Median House Price to income	LQ House Price to income	
Fenland	£152,018	1,202	£152,003	1,040		4.68	5.26	8.21	
Bassenhally	£128,190	22	£140,250	19	154	3.66	4.55	6.56	3
Benwick, Coates and Eastrea	£161,235	40	£182,010	46	123	4.52	4.57	7.04	9
Birch	£190,409	37	£150,862	43	150	4.61	5.3	8.89	65
Clarkson	£117,906	21	£135,143	16	160	4.28	4.65	7.57	19
Delph	£162,659	25	£163,050	13	142	3.93	4.33	6.93	7
Doddington	£177,257	30	£169,608	38	133	4.32	4.72	6.7	5
Elm and Christchurch	£162,157	48	£149,757	53	151	4.8	5.16	8.22	43
Hill	£128,239	60	£121,418	56	166	4.28	5.34	8.71	61
Kingsmoor	£130,103	19	£119,500	15	167	3.84	4.83	8.53	54
Kirkgate	£123,671	45	£133,385	26	162	3.87	4.74	7.76	23
Lattersey	£150,343	20	£158,455	12	145	5.59	6.89	9.76	93
Manea	£187,339	23	£156,173	29	146	3.86	4.05	6.36	2
March East	£137,259	92	£139,947	77	155	4.87	5.63	9.05	70
March North	£142,470	85	£165,743	66	140	4.63	5.28	8.34	49
March West	£159,181	82	£136,356	87	158	4.75	5.6	8.24	45
Medworth	£134,602	53	£134,643	39	161	5.03	6.71	10.57	107
Parson Drove and Wisbech St. Mary	£167,523	70	£175,748	49	129	5.16	5.46	8.8	64
Peckover	£151,915	33	£160,875	26	143	5.15	6.62	7.91	32
Roman Bank	£160,258	80	£153,224	75	148	5.53	5.92	9.25	76
St. Andrews	£142,110	38	£176,392	28	126	4.85	5.13	8.09	39
St. Marys	£147,475	25	£151,471	24	149	4.32	5.27	7.79	24
Slade Lode	£148,837	55	£135,898	45	159	4.02	4.47	7.09	10
Staithe	£123,105	23	£123,644	21	165	4.6	6.46	8.5	52
The Mills	£143,250	54	£137,581	56	156	4.15	4.67	7.9	31
Waterlees	£98,472	27	£88,416	21	168	3.33	4.13	6.79	6
Wenneye	£174,750	39	£197,148	28	114	4.61	5.31	7.86	28
Wimblington	£198,568	53	£206,435	30	107	5.54	6.03	9.03	69
Huntingdonshire	£214,519	2,603	£215,749	1,982		5.15	5.38	8.09	
Alconbury and The Stukeleys	£230,878	31	£244,863	25	77	5.86	6.54	8.01	35
Brampton	£233,270	78	£222,615	89	91	5.13	5.33	8.3	46
Buckden	£225,761	40	£264,790	26	62	6.05	6.44	10.18	103
Earith	£227,819	90	£227,874	66	87	4.83	5.11	7.16	13
Ellington	£387,297	23	£408,328	30	14	7.49	7.29	9.42	80
Elton and Folksworth	£299,716	29	£289,674	18	43	7.17	6.71	8.67	60
Fenstanton	£210,711	61	£242,851	33	78	5.01	4.79	7.91	32
Godmanches ter	£217,225	102	£220,591	72	94	4.83	5.36	8.08	38
Gransden and The Offords	£290,758	224	£269,613	117	59	5.49	6.12	8.66	58
Huntingdon East	£195,931	172	£198,225	99	113	4.83	5.48	9.05	70
Huntingdon	£118,265	54	£124,963	51	164	4.65	5.07	8.63	57

Section 5.4 Background information

	Average Price, Jun-Nov 2011	Number of Sales 2011	Average Price, Jun-Nov 2012	Number of Sales 2012	Sub-region rank (1=Most expensive ward)	Dec 2011 to Nov 2012			Sub-region rank (1= most affordable)
						Mean House Price to income	Median House Price to income	LQ House Price to income	
North									
Huntingdon West	£173,730	152	£188,334	119	116	4.22	4.87	7.25	15
Kimbolton and Staughton	£312,662	37	£365,603	38	22	7.54	8.26	11.43	124
Little Paxton	£206,781	81	£218,610	39	96	5.12	5.35	7.79	24
Ramsey	£164,241	109	£164,914	67	141	4.67	5.03	7.66	22
St. Ives East	£160,092	100	£176,108	84	127	4.09	4.56	7.3	16
St. Ives South	£204,101	107	£221,759	71	92	5.73	6.51	11.26	119
St. Ives West	£204,101	63	£209,608	53	104	5.51	5.98	9.46	84
St. Neots Eaton Ford	£205,428	135	£223,699	89	89	5.09	5.54	7.42	18
St. Neots Eaton Socon	£186,476	87	£199,529	48	111	5.54	6.22	9.64	88
St. Neots Eynesbury	£163,902	156	£168,774	146	135	4.45	5.15	8.14	41
St. Neots Priory Park	£193,734	81	£210,133	90	103	5.26	5.94	9.45	82
Sawtry	£202,758	70	£202,084	74	109	4.75	4.55	7.63	21
Somersham	£244,485	77	£211,886	66	102	4.8	4.75	7.57	19
Stilton	£199,888	44	£228,146	41	86	4.9	5.2	7.96	34
The Hemingfords	£335,545	106	£314,741	82	31	7.33	6.97	10.53	106
Upwood and The Raveleys	£210,240	53	£186,831	34	117	4.29	3.82	6.2	1
Warboys and Bury	£205,200	80	£186,695	76	118	4.84	5.04	7.31	17
Yaxley and Farcet	£171,471	162	£176,055	136	128	4.52	4.77	7.8	26
South Cambridgeshire	£302,597	2,222	£309,919	1,634		6.88	6.91	10.48	
Balsham	£354,944	46	£371,785	38	20	8.5	9.42	11.91	130
Bar Hill	£221,933	82	£223,353	58	90	4.98	4.92	7.8	26
Barton	£389,839	22	£362,697	23	23	10.13	10.2	14.44	160
Bassingbourn	£342,745	62	£358,577	40	25	7.69	8.02	11.13	118
Caldecote	£388,999	41	£336,645	26	28	6.95	7.46	11.1	116
Comberton	£333,744	27	£295,151	23	40	8.28	8.09	12.31	135
Cottenham	£287,796	112	£259,411	85	65	5.84	6.52	10.16	102
Duxford	£341,498	42	£369,104	28	21	8.57	9.58	11.93	131
Fowlmere and Foxton	£367,038	32	£451,600	21	6	8.68	7.84	12.81	143
Fulbourn	£295,586	83	£289,321	46	45	7.07	7.63	12.88	145
Gamlingay	£314,726	47	£302,131	51	36	7.24	6.82	9.8	94
Girton	£336,667	47	£359,954	50	24	8.21	9.56	13.47	151
Hardwick	£234,412	35	£272,640	23	57	5.82	5.83	9.45	82
Harston and Hauxton	£385,218	37	£374,257	21	19	9.8	9.3	11.98	133
Haslingfield and The Eversdens	£410,779	28	£412,975	30	12	8.89	9.62	14.1	158
Histon and Impington	£272,766	237	£290,260	126	42	7.08	7.63	12.76	142
Linton	£291,756	57	£256,438	50	68	6.02	6.36	9.88	98

Section 5.4 Background information

	Average Price, Jun-Nov 2011	Number of Sales 2011	Average Price, Jun-Nov 2012	Number of Sales 2012	Sub-region rank (1=Most expensive ward)	Dec 2011 to Nov 2012			Sub-region rank (1= most affordable)
						Mean House Price to income	Median House Price to income	LQ House Price to income	
Longstanton	£255,589	97	£273,915	51	56	5.6	5.92	9.18	73
Melbourn	£304,465	49	£301,491	58	38	6.54	6.83	11.28	121
Meldreth	£389,957	26	£429,619	28	7	9.51	9.03	13.22	150
Milton	£249,773	53	£245,643	51	76	5.44	6.15	9.39	78
Orwell and Barrington	£405,443	32	£414,278	27	11	8.3	9.66	12.37	136
Sawston	£220,394	85	£251,900	76	72	6.53	7.57	12.95	147
Swavesey	£272,881	43	£256,900	26	67	5.06	5.48	8.06	36
Teversham	£228,320	40	£238,497	32	80	5.86	6.27	9.71	90
The Abingtons	£322,917	23	£427,130	23	9	10.5	10.53	12.91	146
The Mordens	£418,018	26	£397,895	21	15	8	8.15	11.26	119
The Shelfords and Stapleford	£475,457	117	£452,213	85	5	10.13	10.16	13.63	154
The Wilbrahams	£418,585	38	£290,948	21	41	7.34	7.62	10.62	108
Waterbeach	£266,734	95	£275,846	50	55	6.75	7.28	11.6	125
Whittlesford	£309,073	31	£307,757	37	32	8.06	8.51	9.3	77
Willingham and Over	£271,704	98	£277,803	76	53	5.89	6.34	9.82	95
Bourn	£237,758	201	£254,647	119	70	4.56	4.61	6.56	3
Papworth and Elsworth	£266,113	132	£277,806	116	52	5.74	6.26	8.62	56
Forest Heath	£178,814	974	£187,604	672		5.34	5.76	8.82	
All Saints Ward	£217,937	82	£184,200	63	121	5.01	5.28	8.78	63
Brandon East	£127,847	133	£127,703	68	163	4.17	5.09	7.15	12
Brandon West	£116,434	50	£145,083	34	153	4.24	5.18	7.89	30
Eriswell and The Rows	£169,870	64	£166,915	31	138	4.77	5.15	8.09	39
Exning	£163,871	30	£230,531	31	85	7.12	6.09	9.91	99
Great Heath	£152,883	50	£145,176	42	152	4.66	5.59	8.06	36
Iceni	£269,705	23	£278,808	17	51	6.53	5.98	9.71	90
Lakenheath	£135,543	65	£166,070	52	139	4.68	5.74	8.51	53
Manor	£314,535	31	£259,600	18	64	7.02	6.34	9.69	89
Market	£167,582	79	£166,994	61	137	5.22	6.36	9.07	72
Red Lodge	£175,126	139	£185,418	86	120	4.96	5.65	8.23	44
St. Mary's	£181,616	78	£212,957	59	101	6.09	7.1	11.12	117
Severals	£182,600	105	£167,717	77	136	4.88	5.33	8.74	62
South Ward	£267,497	46	£385,856	36	17	7.81	7.41	11.98	133
St Edmunds-bury	£233,397	1,421	£231,205	1,242		6.13	6.3	9.62	
Abbeygate	£238,359	90	£269,918	67	58	7.18	6.65	10.78	110
Bardwell	£259,065	27	£284,319	21	47	7.14	7.18	9.87	97
Barningham	£309,042	24	£260,623	18	63	7.15	8.74	11.79	127
Barrow	£325,260	22	£256,905	22	66	8.05	8.14	12.4	138
Cavendish	£338,565	25	£279,833	20	50	7.8	7.87	10.76	109
Chedburgh	£359,821	40	£288,475	21	46	6.86	7.42	9.75	92
Clare	£253,517	30	£235,898	16	82	6.65	8.58	13.04	149

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	Average Price, Jun-Nov 2011	Number of Sales 2011	Average Price, Jun-Nov 2012	Number of Sales 2012	Sub-region rank (1=Most expensive ward)	Dec 2011 to Nov 2012			Sub-region rank (1= most affordable)
						Mean House Price to income	Median House Price to income	LQ House Price to income	
Eastgate	£181,163	50	£193,750	46	115	5.5	6.33	9.61	87
Fornham	£310,588	16	£306,926	33	33	7.89	7.98	12.37	136
Great Barton	£265,818	115	£276,683	79	54	6	6.5	9.42	80
Haverhill East	£152,485	90	£159,493	79	144	4.49	4.82	8.17	42
Haverhill North	£184,232	82	£173,387	95	131	5.04	6.21	9.4	79
Haverhill South	£136,760	57	£155,645	48	147	4.59	5.16	8.9	66
Haverhill West	£171,343	108	£175,096	84	130	4.12	4.46	7.22	14
Horringer and Wheltenham	£336,000	37	£215,074	28	98	6.45	7.71	10.95	114
Hundon	£345,629	22	£233,064	26	84	5.77	5.94	8.9	66
Ixworth	£235,036	16	£252,289	23	71	6.09	7.74	12.86	144
Kedington	£257,672	26	£248,791	30	74	6.43	6.42	9.49	85
Minden	£212,569	58	£256,382	37	69	7.06	8.66	11.81	128
Moreton Hall	£209,723	85	£200,828	73	110	4.66	4.98	7.1	11
Northgate	£184,668	22	£208,751	19	106	7.12	7.17	12.59	139
Pakenham	£289,405	10	£282,222	8	49	7.03	6.89	10.34	105
Risby	£267,472	25	£329,371	29	29	8.38	9.16	12.69	141
Risbygate	£204,657	86	£216,225	83	97	5.64	6.16	8.44	51
Rougham	£311,189	33	£315,188	27	30	8.36	8.07	11.4	123
St. Olaves	£129,098	38	£137,557	36	157	5.02	6.72	11.63	126
Southgate	£218,437	67	£213,010	57	100	6.21	6.83	10.84	112
Stanton	£206,584	18	£183,625	23	122	6.3	7.63	11.29	122
Westgate	£225,856	65	£221,674	58	93	5.88	5.98	10.08	100
Wickhambrook	£356,352	19	£411,698	16	13	9.91	10.72	13.86	155
Withersfield	£324,747	17	£356,146	20	26	8.29	8.17	11.07	115
East of England	£252,333	77,541	£254,223	63,486		6.59	6.59	9.73	

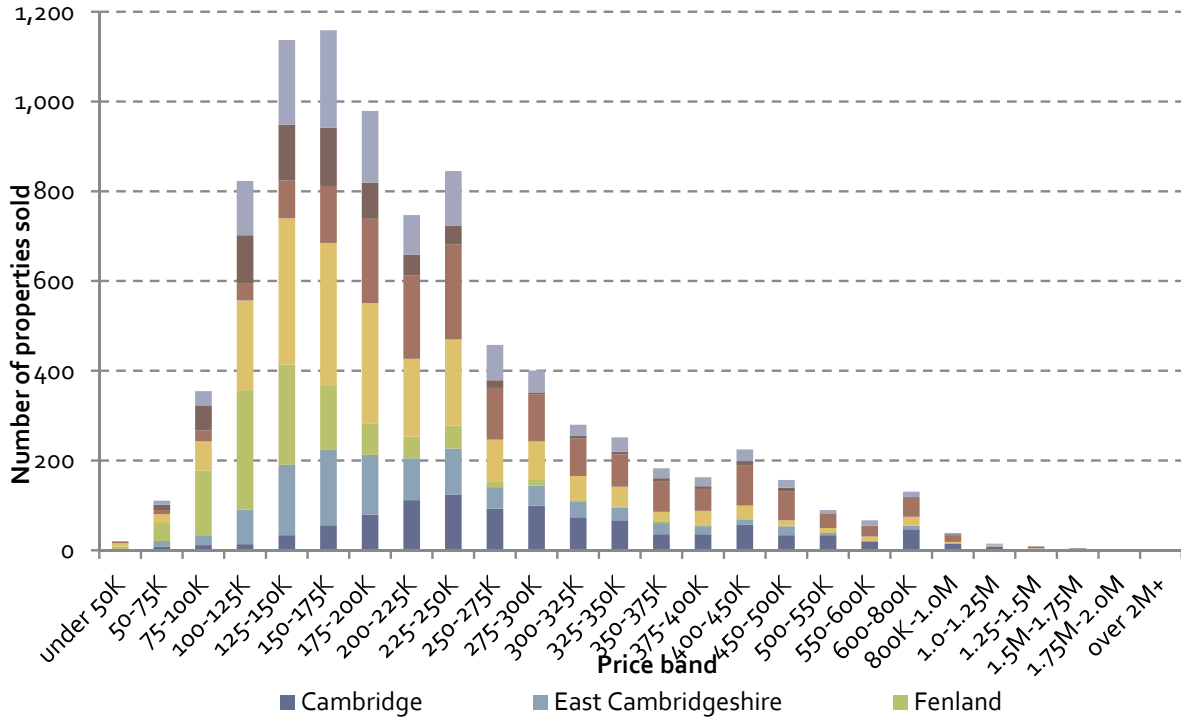
Source: Hometrack Sales and Valuations Feb 2013

The green highlighted numbers show the 10 most expensive wards and the red highlighted numbers show the 10 least expensive wards

Section 5.4 Background information

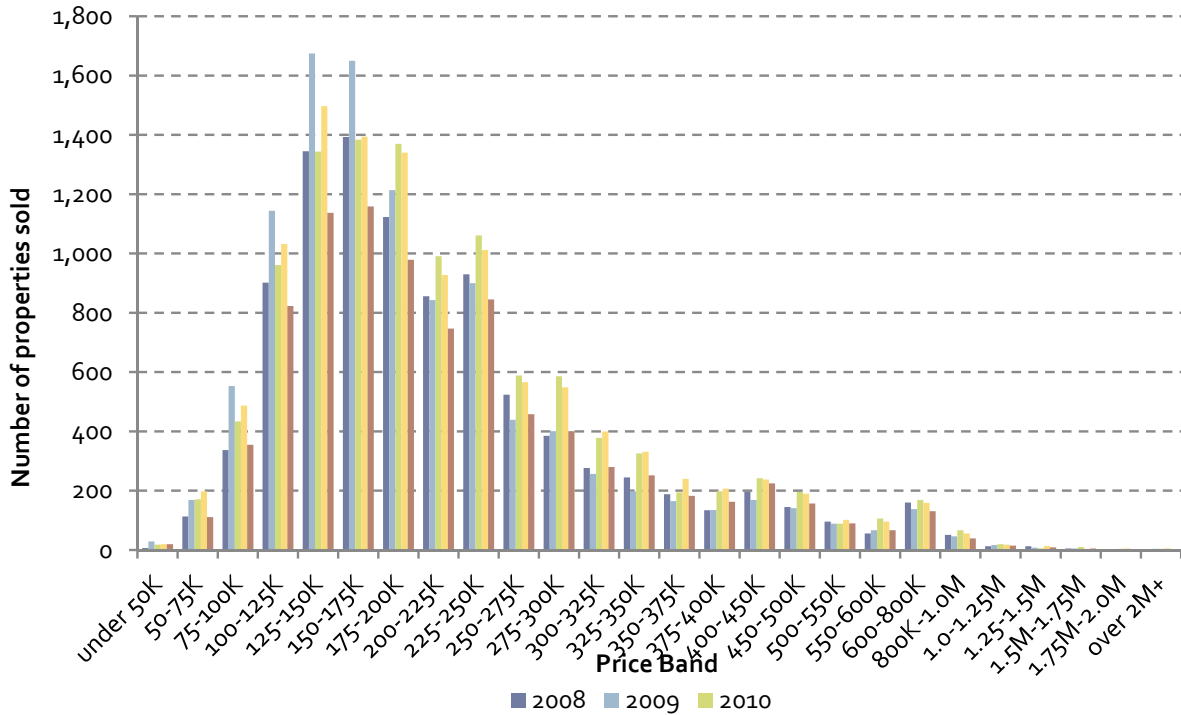
Number of sales

Fig 8 Sales by price band and district, 2012



Source: Land Registry (through Hometrack) downloaded Feb 2013

Fig 9 Sales by price band, Cambridge sub-region 2008-2012



Source: Land Registry (through Hometrack) downloaded 2013

Section 5.4 Background information

Range of prices

Table 14 Percentage of properties sold for less than £100,000 between 2003 and 2012

	Cambridge	East Cambs	Fenland	Huntingdonshire	South Cambs	Forest Heath	St Edmundsbury	Sub-Region
2003	4%	13%	43%	22%	5%	32%	19%	20%
2004	4%	8%	28%	10%	3%	15%	8%	11%
2005	3%	4%	20%	6%	1%	12%	5%	7%
2006	3%	4%	15%	5%	1%	10%	3%	6%
2007	2%	4%	11%	3%	2%	7%	3%	4%
2008	2%	5%	15%	4%	3%	7%	5%	5%
2009	3%	7%	25%	8%	3%	14%	7%	8%
2010	2%	4%	19%	4%	2%	10%	5%	6%
2011	2%	4%	19%	7%	2%	13%	3%	6%
2012	2%	4%	18%	5%	2%	10%	3%	6%

Source: Land Registry (through Hometrack)

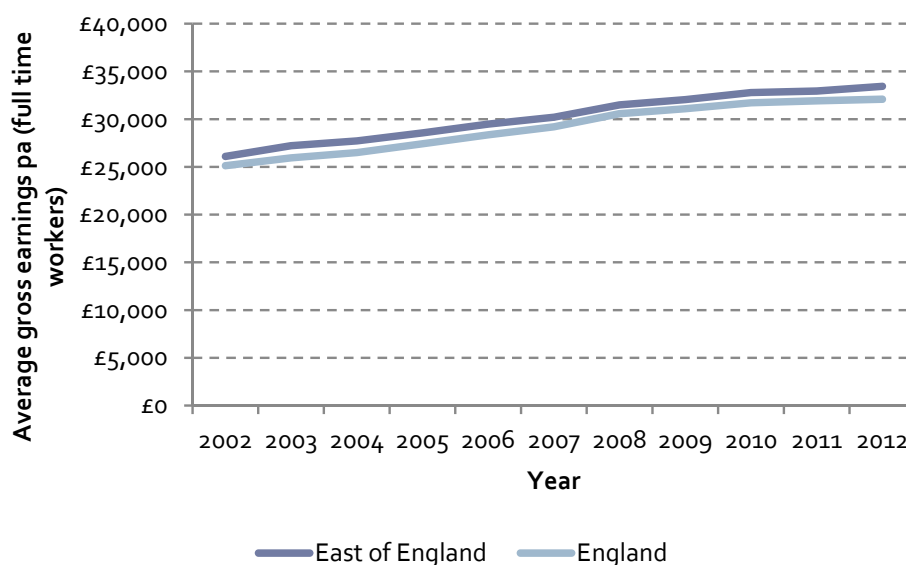
Table 15 Percentage of properties sold for more than £500,000 between 2003 and 2012

	Cambridge	East Cambs	Fenland	Huntingdonshire	South Cambs	Forest Heath	St Edmundsbury	Sub-Region
2003	4%	1%	0%	1%	3%	0.5%	0.7%	1%
2004	3%	0.5%	0%	1%	3%	0.7%	1%	1%
2005	5%	1%	0.1%	1%	3%	0.9%	2%	2%
2006	7%	1%	0.2%	2%	5%	1%	1%	3%
2007	9%	2%	0.3%	2%	6%	1%	3%	3%
2008	11%	4%	0.4%	3%	6%	2%	3%	4%
2009	14%	3%	0.4%	3%	6%	0.6%	2%	4%
2010	12%	3%	0%	3%	6%	1%	3%	4%
2011	11%	3%	0%	2%	7%	0.4%	3%	4%
2012	13%	2%	0.1%	2%	7%	1%	3%	4%

Source: Land Registry (through Hometrack)

Earnings

Fig 10 Average gross earnings (full time workers), England and East of England 2002-2012



Source: [Annual Survey of Hours and Earnings](#), 2002-2012