Edition 34

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Housing market bulletin

CAMBRIDGE SUB-REGION

Our housing market

Welcome to our latest housing market bulletin, helping you keep track of local, regional and national housing market signals at June 2017.

We continue to compare housing market indicators, from the number of sales completing to comparative affordability of different tenures for the eight districts covered.

Your feedback is always welcome, as always.

Please do let us know if you tweet or share the Bulletin as we love to see it being quoted…

@CambsHsgSubReg

You can visit www.cambridgeshireinsight.org.uk/Housingmarketbulletin to see previous editions.

Our next edition is due out in December 2017, based on September 2017 data.

Sue Beecroft, September 2017

June 2017 highlights

You can see a summary of the latest highlights and follow the page links to get to the full story…

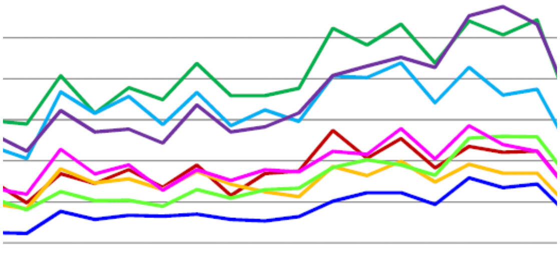
Hometrack cities index

page 2

"The UK City house price inflation is now running at 5.3%. The rate of growth has picked up in recent months thanks to above average growth in large regional cities and an increase in the annual rate of growth in the London City index."

Number of sales

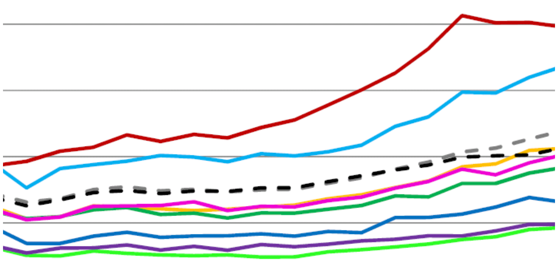
The number of sales & valuations on page 3 and the number of "actual" sales on page 5 both fell in June 2017.



Number of sales & valuations graphic

Price

Prices based on sales reported by Land Registry (actual sales) on page 6 can be compared to average prices including valuations data, on page 4. Lower quartile prices are set out on page 7 and price per square metre on page 8. Average prices based on sales and valuations rose in many parts of our area, levelling in Cambridge.



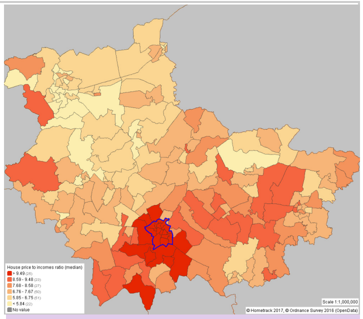
Average price based on sales & valuations graphic

Market heat

Time taken to sell on page 9 and the % of the asking price achieved on page 10 give a view of the "heat" of our local market.

Affordability ratios

Median and lower quartile ratios of income to house price are set out on page 11.

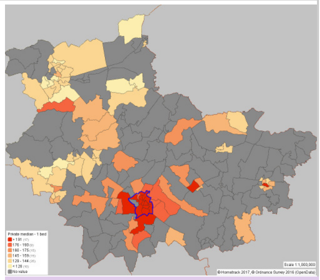


Median affordability ratios

Private rent

Many private rents still increase as seen on page 12.

Some local housing allowances have changed slightly in April 2017, page 13 sets out our new local rates.

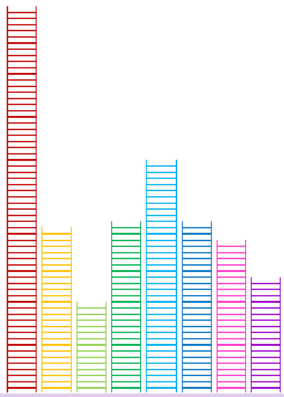


1 bed median rent

Comparing weekly cost

A table on page 14 sets out weekly cost of 1, 2 and 3 beds of different tenures, for each district, the East of England region and England.

Our ladders tool on page 15 helps visualise these weekly costs and compare costs between district, tenure and size of home.



Ladders graphic

Back page

Want to know more about Hometrack? Got suggestions? Questions? Feedback? All contact info on and some background on Hometrack is covered on page 16.

Top Tip To follow links in this bulletin, you can click on links which appear as blue underlined text. This will take you to the information or the page you seek. If this doesn't work, hold down the "Ctrl" button too.

UK cities house price index

from Hometrack, July 2017

On 25 August, 2017

- UK city house price inflation at 5.3%, down from 7.4% in July 2016.
- Birmingham is the fastest growing city at 8% followed by Manchester at 7.1% and Nottingham at 6.9%. Aberdeen price growth negative for exactly 2 years.
- The steep slowdown in London house price inflation has bottomed out with an increase in the annual rate of growth to 2.8%. Small price gains are being recorded against the backdrop of lower turnover.
- City house price inflation is running at 5.3%. The sharp slowdown in London house price growth over the last year has reversed with an increase in the annual rate in July rising from 2.3% to 2.8%.

City house price growth 5.3% yoy

The UK City house price inflation is now running at 5.3%. The rate of growth has picked up in recent months thanks to above average growth in large regional cities and an increase in the annual rate of growth in the London City index.

Birmingham is the fastest growing city (8.0%, up from 6.8% in July 2016). The rate of growth has been consistent over the last year and trending upwards on sustained demand, a lack of homes for sale and attractive affordability.

Aberdeen continues to register year on year price falls (-3.0%). House prices in Aberdeen have been registering negative annual growth for exactly 2 years. Average house prices are 16% lower since Dec 2014 as the fall in oil prices impacted the economy.

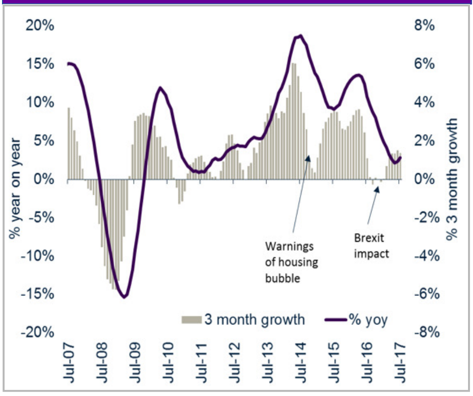
London house price growth 'bottoms out'

The annual rate of growth in London has increased to 2.8% marking an end to the steep slowdown over the last 18 months. Graph 2 shows the annual and 3 month growth rate for London. It shows how prices were unchanged over 2016 in the wake of the Brexit vote, while over the last 5 months the index has recorded positive growth, albeit at a relatively low level.

Table 1: 20 city index headline results, July 2017

	3 month change	% yoy	Average price
Feb-17	1.5%	4.4%	£242,100
Mar-17	1.7%	4.1%	£243,400
Apr-17	1.6%	3.7%	£244,700
May-17	2.3%	3.7%	£247,600
Jun-17	2.9%	4.3%	£250,600
Jul-17	3.3%	5.3%	£252,700

Graph 1: City house price inflation – % yoy



This stabilisation in the rate of London City house price growth is down to two main factors;

1) lower transaction volumes and
2) an absence of forced sellers.

Housing turnover across London has fallen by 17% since 2015 as affordability pressures and recent policy changes impact demand. In the absence of a jump in borrowing costs, or other adverse economic factors, sellers are slow to accept downward adjustments in prices in the face of weaker, price sensitive demand.

Pricing re-alignment still has room to run

This analysis of the gap between asking and achieved prices only captures those homes where the seller and buyer strike a mutually agreeable price. The reality is that there are homes for sale in London where levels of demand are low and/or pricing is out of line with what buyers are prepared to pay.

Graph 3 shows the ratio between the supply of homes for sale and sales agreed each month for London City. A ratio of 1 shows new supply matching sales and price rises, a ratio below 1 shows sales

Graph 2: London City index - % yoy and 3m growth

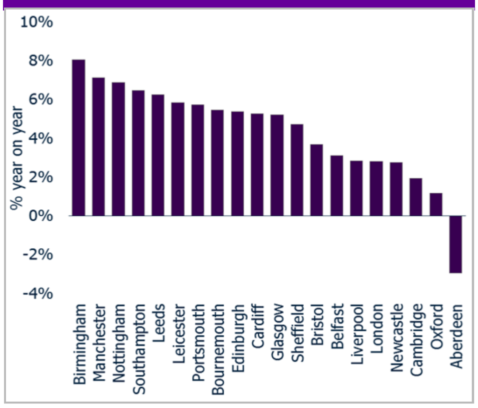


Table 2: City level summary

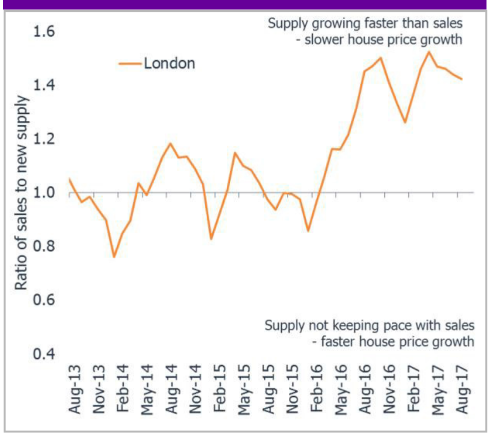
	Current price	% yoy Jul 2017	% last quarter
Aberdeen	£179,700	- 3.0%	- 0.3%
Belfast	£129,500	3.1%	1.0%
Birmingham	£155,400	8.0%	1.9%
Bournemouth	£280,900	5.4%	1.0%
Bristol	£268,400	3.7%	1.0%
Cambridge	£432,400	1.9%	1.2%
Cardiff	£198,900	5.3%	1.2%
Edinburgh	£209,400	5.4%	1.7%
Glasgow	£119,300	5.2%	1.2%
Leeds	£162,600	6.2%	1.7%
Leicester	£165,100	5.8%	0.8%
Liverpool	£116,900	2.8%	1.0%
London	£494,300	2.8%	0.9%
Manchester	£157,500	7.1%	1.9%
Newcastle	£127,200	2.8%	1.3%
Nottingham	£148,300	6.9%	1.9%
Oxford	£418,400	1.2%	- 0.1%
Portsmouth	£231,300	5.7%	1.3%
Sheffield	£133,900	4.7%	1.4%
Southampton	£229,000	6.5%	1.4%
20 city index	£252,700	5.3%	1.6%
UK	£212,100	4.8%	1.4%

running faster than supply which creates stronger upward price pressure. Since mid-2016 this ratio in London has increased to around 1.4 as sales rates have dropped back and available supply has grown. This is consistent with weaker house price growth. More supply relative to sales suggests there is further to run on the re-adjustment of prices.

Prospects for the remainder of 2017

There remains a clear divide between the prospects for house price growth in regional cities, where affordability levels are attractive, and the prospects for house price growth in London and other high value cities in southern England. We expect house price growth in regional cities to be sustained at current levels for the rest of 2017. London is set for a sustained period of low nominal house price growth and lower sales volumes.

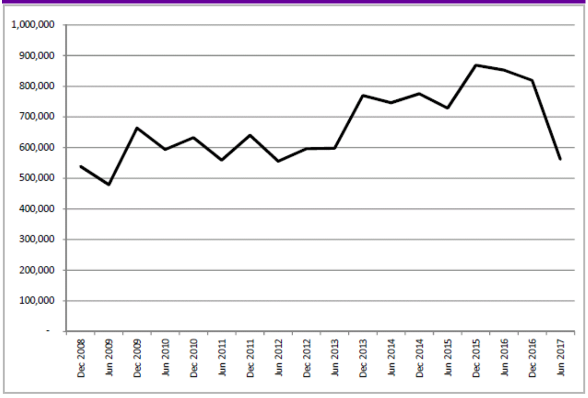
Graph 3: Ratio of available supply to sales (London City)



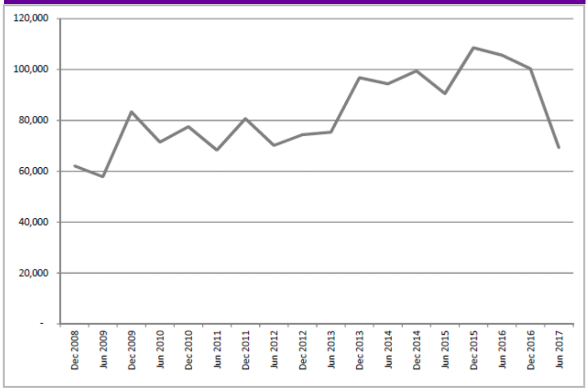
Edited from: https://www.hometrack.com/uk/insight/uk-cities-house-price-index/july-2017-cities-index/

Market activity
...number of sales & valuations

Graph 4 Number of sales & valuations, England



Graph 5 Number of sales & valuations, East of England



What does this page show?

This page shows the number of sales and valuations, useful context for the rest of the Bulletin.

Sales data comes from the Land Registry and valuations data comes from the top 20 mortgage providers across the country.

The data is presented in six month "chunks".

- Graphs 4 and 5 show the number of sales and valuations for England and the East of England.
- Graph 6 shows number of sales and valuations for each of our eight districts.
- Table 3 shows the number of sales and valuations for each district, the East of England and for the whole of England.

The scale is different for each graph as the total numbers vary so much. So graph 5 extends to 1,000,000, while graph 6 goes to 120,000 and graph 7 reaches 4,000.

Notes & observations

Graphs 4 and 5 show a similar trend line for the country and the region. Both creep up from a low point around June 2009, rising towards the end of 2014. There is a peak around June 2016, followed by a big drop to June 2017.

Table 3 shows Huntingdonshire and Peterborough with the highest number of sales and valuations (2,092 and 2,199) and Forest Heath the lowest (810) at June 2017. *Don't forget, the number of sales will reflect the number of homes in a district.*

The eight district total fell from 16,334 in June 2016 to 11,095 in June 2017. As in March 2017, the total in June for our 8 districts represents around 16% of the number of sales and valuations across the East of England. The percentage change over the past 12 months ranges from a 29% drop in Huntingdonshire and South Cambridgeshire, to a 37% drop in St Edmundsbury and Peterborough.

In December we'll look at how the number of sales changes over time, as the "current" number of sales reported in a Bulletin may rise, after some time.

Please see page 5 for the number of "actual" sales.

Graph 6 Number of sales and valuations, districts

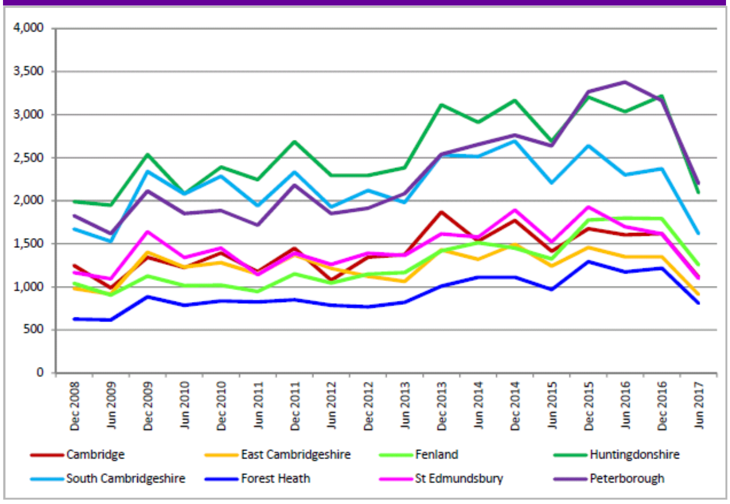


Table 3 Number of sales and valuations

	Dec 2013	Jun 2014	Dec 2014	Jun 2015	Dec 2015	Jun 2016	Dec 2016	Jun 2017	% change past 12 mths
Cambridge	1,869	1,531	1,772	1,413	1,675	1,604	1,617	1,113	- 30%
East Cambridgeshire	1,429	1,319	1,494	1,243	1,457	1,349	1,349	911	- 32%
Fenland	1,419	1,512	1,451	1,324	1,776	1,798	1,793	1,256	- 30%
Huntingdonshire	3,115	2,911	3,165	2,691	3,205	3,034	3,217	2,092	- 29%
South Cambridgeshire	2,532	2,515	2,693	2,206	2,640	2,300	2,371	1,617	- 29%
Forest Heath	1,009	1,111	1,111	968	1,293	1,173	1,217	810	- 30%
St Edmundsbury	1,616	1,579	1,893	1,521	1,927	1,699	1,616	1,097	- 37%
Peterborough	2,540	2,655	2,762	2,638	3,265	3,377	3,163	2,199	- 37%
East of England	96,769	94,322	99,394	90,485	108,531	105,628	100,285	69,193	- 36%
England	769,965	746,058	775,396	728,697	868,338	852,358	818,817	561,299	- 36%

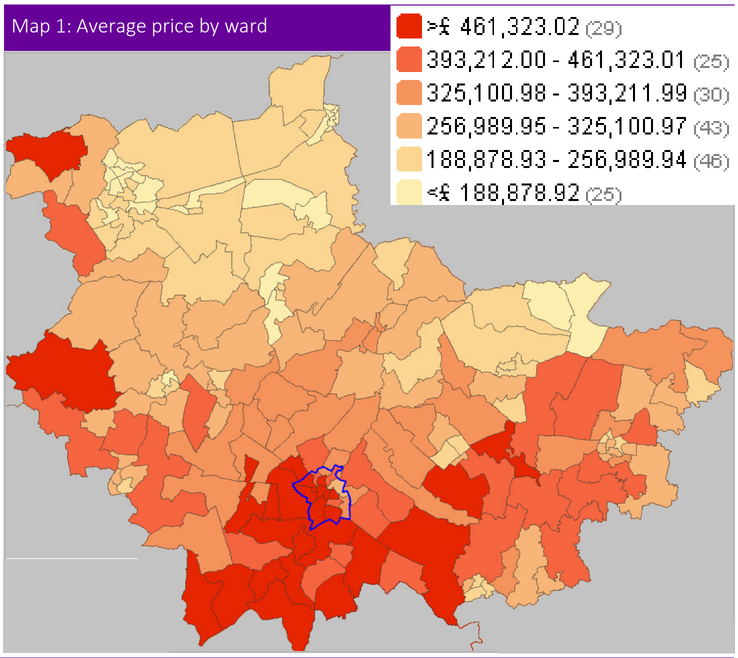
Count of sales and valuations

Source	Timespan	Last updated	Data level	Time interval
Hometrack	July 2008 to June 2017	Aug 2017	Country, region & district	Data points repeat semi-annually

Average price

...using sales & valuations data

Map 1: Average price by ward



What does this page show?

Average price on this page is based on sales and valuation data and averages price data from the previous six month period (see page 3 for the number of sales and valuations, which are used to calculate the average).

- Map 1 shows average price achieved for homes across our whole area, at ward level.
- Graph 8 shows the average price trend for each district (solid lines) the region (grey dotted line) and England (black dotted line) from December 2013 to June 2017.
- Table 4 shows average property prices between December 2013 and June 2017 and the change in average price over the past 12 months.

Notes & observations

Map 1 shows a familiar pattern of prices higher in the south and the west of our area, and generally lower to the north and east, with local hotspots around some of the larger towns.

Graph 7 shows average price change with values in Cambridge and South Cambridgeshire noticeably higher than other districts. In the past 6 months averages have continued to rise in many areas, with Cambridge, Forest Heath Fenland and Peterborough levelling off.

Table 4 shows that average prices are higher in all districts than 12 months ago, except in Cambridge where the average is £6,241 lower in June 2017 than it was in June 2016.

South Cambridgeshire average price rise by more than £39K, followed by St Edmundsbury where the average price rose by more than £30,000. Averages across England and the region both rose too.

Graph 7: Average price

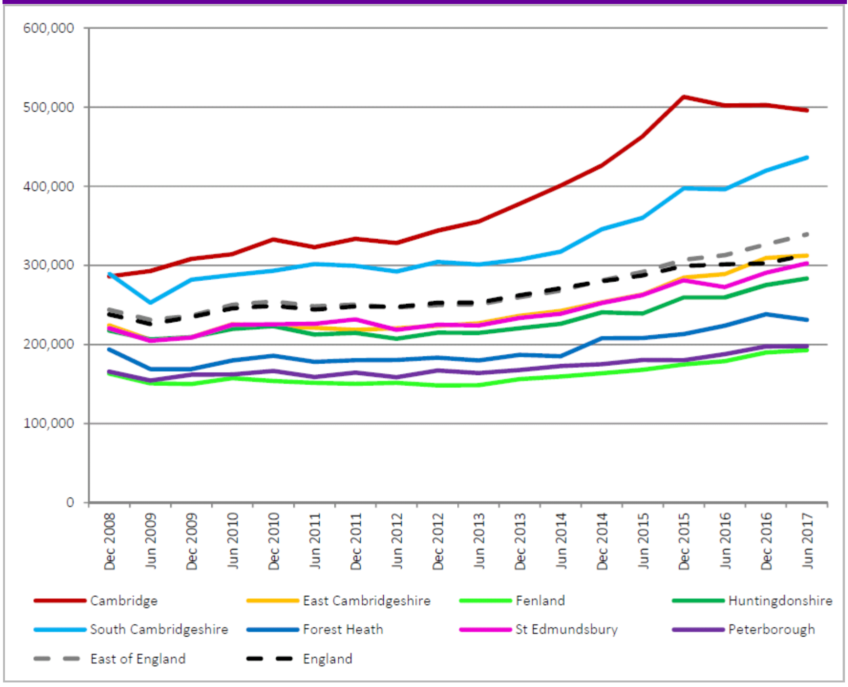


Table 4: Average price based on sales and valuations (£)

	Dec 2013	Jun 2014	Dec 2014	Jun 2015	Dec 2015	Jun 2016	Dec 2016	Jun 2017	Change past 12 months
Cambridge	377,966	401,002	426,381	463,286	513,178	502,126	502,776	495,885	- 6,241
East Cambridgeshire	236,129	242,418	253,364	263,226	284,593	288,885	309,428	312,300	+ 23,415
Fenland	156,284	159,461	163,600	167,980	174,798	178,966	189,835	192,678	+ 13,712
Huntingdonshire	220,469	226,220	240,471	239,132	259,448	259,407	275,054	283,429	+ 24,022
South Cambs	307,243	317,268	345,580	360,088	397,258	396,216	419,687	436,160	+ 39,944
Forest Heath	186,810	185,137	207,909	208,279	213,237	223,676	238,188	231,028	+ 7,352
St Edmundsbury	233,646	238,792	252,379	262,322	280,959	272,430	290,476	302,651	+ 30,221
Peterborough	167,628	172,794	175,054	180,466	180,159	187,874	197,435	197,862	+ 9,988
East of England	259,736	267,953	280,934	291,813	307,079	312,943	326,567	339,088	+ 26,145
England	262,250	270,932	279,834	287,109	299,308	301,445	302,566	313,330	+ 11,885

Average price based on sales & valuations				
Source	Timespan	Last updated	Data level	Time interval
Hometrack	July 2008 to June 2017	Aug 2017	Country, Region & District	Data points repeat semi-annually

Market activity
...number of "real" sales only

When comparing actual sales on this page to sales & valuations on the previous page, that valuation data includes re-mortgages and mortgage valuations for homes that never make it to sale, so it's not a true like-for-like comparison.

What does this page show?

This page shows the number of sales completing, the data coming from Land Registry. This excludes valuation data (which you can find on page 3).

The number of "actual" sales is useful to understand real turnover in our housing market (excluding for example, valuations for re-mortgage purposes), although sales and valuation data is used by Hometrack to ensure a robust enough sample when creating more detailed statistics on later pages in this Bulletin.

- Graphs 8, 9 and 10 show the total number of actual sales across England, the East of England and our eight individual districts. Please note the different scales on the left hand (vertical) axis.
- Table 5 shows the number of sales completing in six-monthly "chunks" and compares the count of sales to the count of sales & valuations from page 3.

Notes & observations

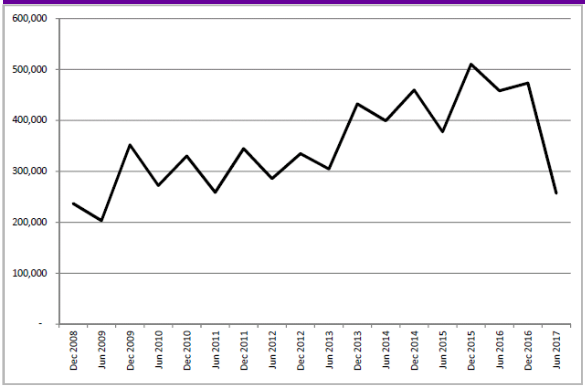
The graphs show similar trends as page 4 for England, the region and districts with a drop in actuals sales turnover from December 2016 to June 2017.

In table 5, Peterborough saw the largest number of sales to June 2017 (1,011). Forest Heath saw the smallest number at 363.

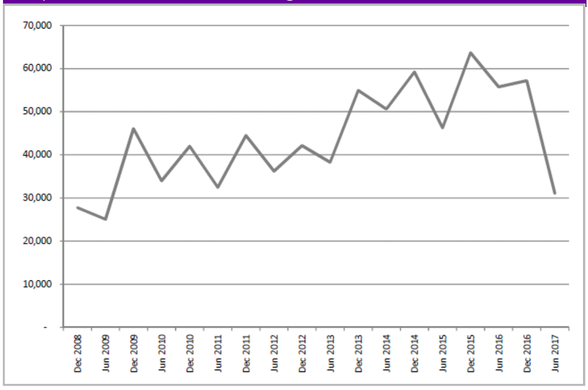
The total for all our districts has dropped significantly.

The final column in Table 5 compares the number of "actual" sales to the number of sales and valuations, to see what proportion of market activity relates to the sale of a home rather than something like a mortgage re-valuation. The "real" sales tend to represent just less than half the sample which includes valuation data, so it's clear that both data sets are helpful and understanding the difference is also very useful.

Graph 8: Actual sales, England



Graph 9: Actual sales, East of England



Graph 10: Actual sales, districts

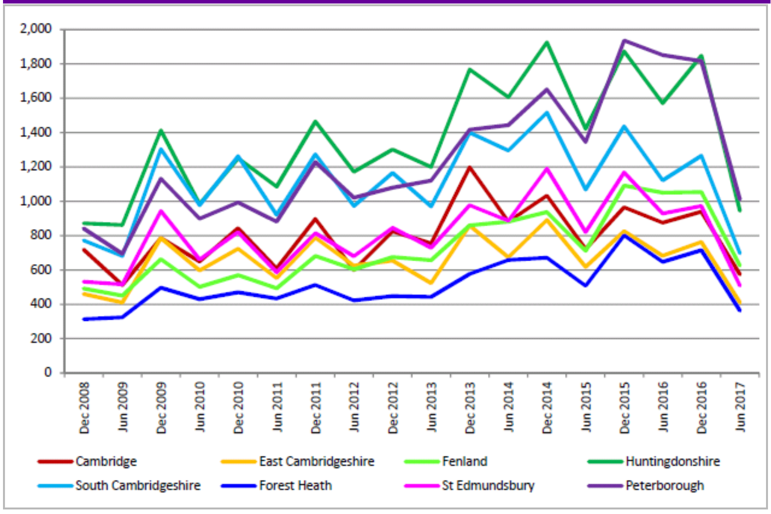


Table 5: Number of actual sales

	Dec 2013	Jun 2014	Dec 2014	Jun 2015	Dec 2015	Jun 2016	Dec 2016	Jun 2017	% sales of S+V
Cambridge	1,198	881	1,033	723	965	875	940	574	52%
East Cambridgeshire	858	674	891	618	826	682	763	410	45%
Fenland	860	882	937	712	1,092	1,050	1,054	625	50%
Huntingdonshire	1,768	1,606	1,925	1,422	1,873	1,571	1,848	944	45%
South Cambs	1,400	1,296	1,517	1,068	1,436	1,122	1,265	697	43%
Forest Heath	577	658	671	508	801	647	715	363	45%
St Edmundsbury	977	886	1,190	821	1,168	929	973	509	46%
Peterborough	1,417	1,444	1,651	1,345	1,936	1,851	1,816	1,011	46%
East of England	54,912	50,597	59,241	46,253	63,678	55,770	57,202	31,049	45%
England	432,579	399,411	459,687	377,511	510,217	458,219	473,483	256,937	46%

Count of actual sales

Source	Timespan	Last updated	Data level	Time interval
HM Land Registry, England & Wales	July 2008 to June 2017	Aug 2017	Country, Region, District	Data points repeat semi-annually

Average price
...using "real" sales only

What does this page show?

This page shows the average prices reached for "real sales" only i.e. excluding valuation data. The data comes from Land Registry. Prices are averaged over the previous six month period. [Page](#) 5 sets out the number of sales involved.

- Graph 11 shows the trend in average price for each district (solid lines) the region (grey dotted) and England (black dotted) from December 2008 to June 2017.
- Graph 12 looks at average prices over time, comparing averages based on sales and valuations data (solid lines) with averages based on sales only data (dotted lines).
- Table 6 shows average property price between December 2013 and June 2017 and the change over the past 12 months.

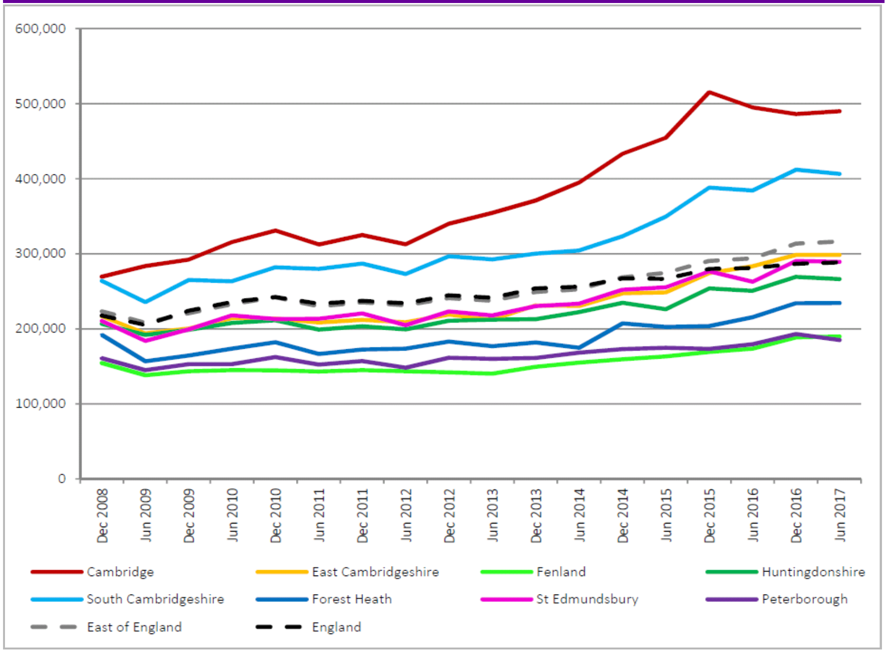
Notes & observations

Graph 11 shows average prices based on Land Registry data levelling off or dropping slightly to June 2017.

Graph 12, comparing the average price using 2 different data sets, shows that the 2 lines usually run close and parallel, with the "real sales" average just slightly lower than the average based on sales and valuations.

As in previous editions, in Cambridge and South Cambs there is more difference between the 2 lines, highlighting more difference between the 2 datasets. It will be interesting to see if the lines diverge more in future.

Graph 11: Ave price based on sales only



Graph 12: Comparing average price based on sales & valuations (S+V) vs. actual sales (sales)

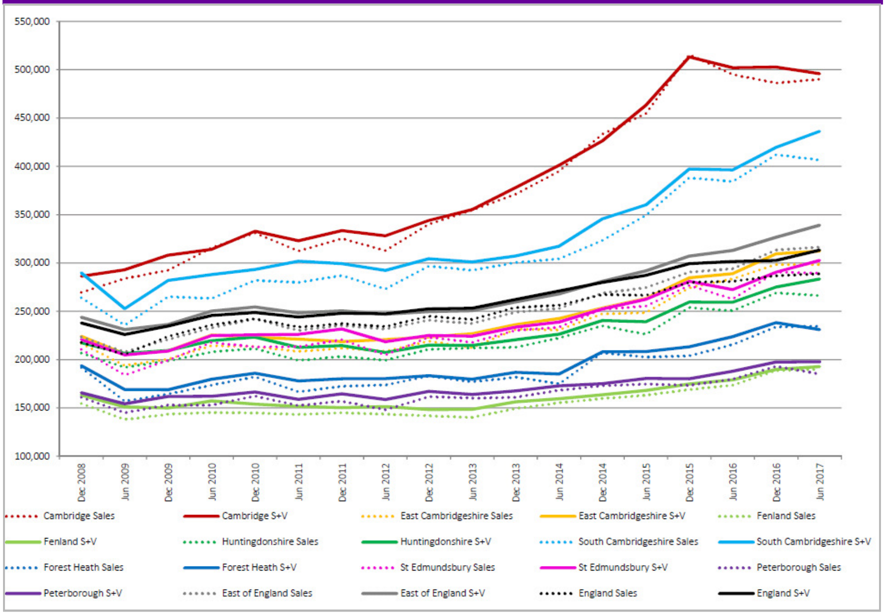


Table 6 Average price based on sales only (£)

	Dec 2013	Jun 2014	Dec 2014	Jun 2015	Dec 2015	Jun 2016	Dec 2016	Jun 2017	Change past 12 months
Cambridge	371,139	394,852	433,377	454,680	515,523	495,022	486,214	490,143	- 4,879
East Cambridgeshire	231,279	230,647	247,346	248,523	274,304	283,529	298,515	298,474	+ 14,945
Fenland	149,279	155,102	159,555	163,150	169,046	173,507	188,755	189,889	+ 16,382
Huntingdonshire	212,739	222,295	234,837	226,119	253,801	250,597	269,116	266,246	+ 15,649
South Cambs	300,315	304,238	323,319	349,449	388,242	384,250	411,997	406,428	+ 22,178
Forest Heath	181,755	174,673	207,245	202,588	203,833	215,486	233,967	234,343	+ 18,857
St Edmundsbury	230,197	233,612	252,262	255,407	276,652	262,713	290,347	289,443	+ 26,730
Peterborough	161,098	168,260	173,055	174,643	173,250	179,642	192,954	185,030	+ 5,388
East of England	249,101	252,813	268,672	274,516	290,597	294,055	313,460	316,319	+ 22,264
England	253,943	256,138	267,265	266,578	279,834	280,959	286,729	288,739	+ 7,780

Average price, sales only				
Source	Time span	Last updated	Data level	Time interval
Hometrack	July 2008 to June 2017	Aug 2017	Country, region, district	Data points repeat semi-annually

Lower quartile price

...using sales & valuations data

What does this page show?

This page helps compare average prices on page 4 with lower quartile prices. The lower quartile price reflects the cheapest 25% of the market. It is sometimes used as a guide to "entry level" prices.

What is a lower quartile?

Let's say 200 homes were sold in a month and we make a list of all 200 homes, putting them in order from cheapest to most expensive. The first 50 homes (quarter) on the list are called the lower quartile. The price of the 50th home on the list is the "lower quartile" price. This is used to show that the cheapest quarter of homes sold for less than that price.

- Map 2 shows lower quartile prices for homes across our area at ward level. Lower quartile prices are based on a combination of sales prices and valuation data averaged over the past 6 months.
- Graph 13 shows lower quartile prices for each district, the region and England from Dec 2008 to June 2017.
- Table 7 shows lower quartile prices between December 2013 and June 2017 and compares change in lower quartile price over the past 12 months.

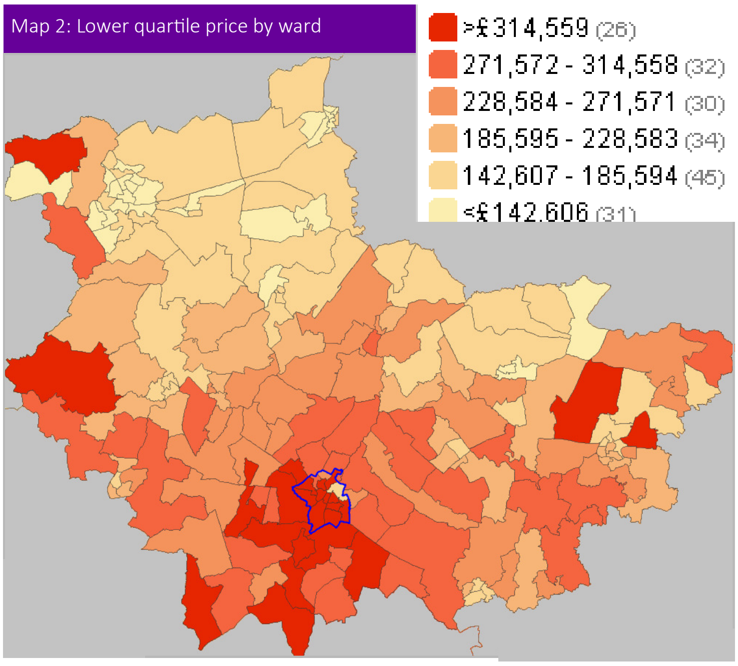
Notes & observations

Lower quartile prices are rising everywhere compared to a year ago.

Cambridge and South Cambs continue to see significantly higher lower quartile prices than the other six districts covered, as shown by Graph 13.

Table 7 shows lower quartile prices ranging from £130K in Peterborough to £325K in Cambridge.

Map 2: Lower quartile price by ward



Graph 13: Lower quartile price

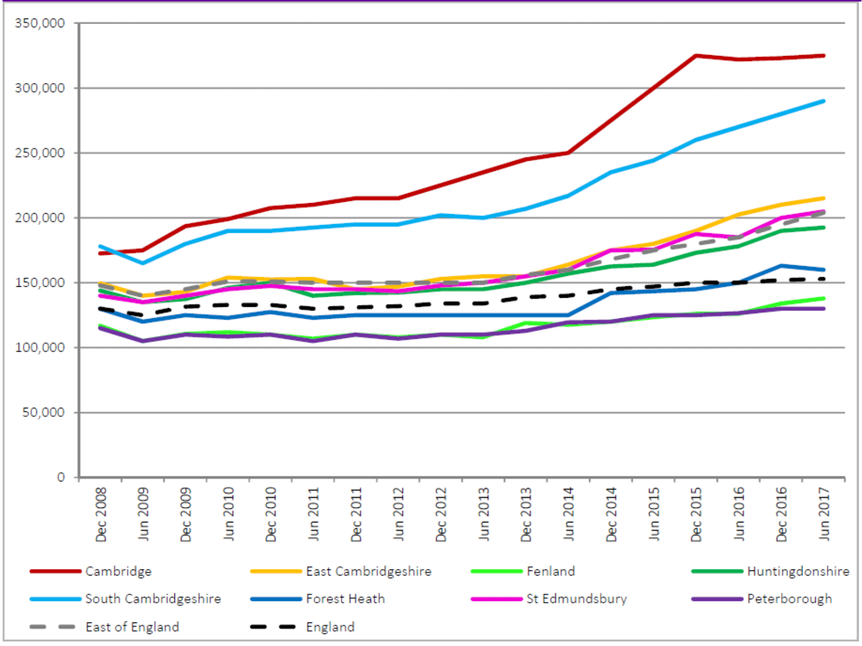


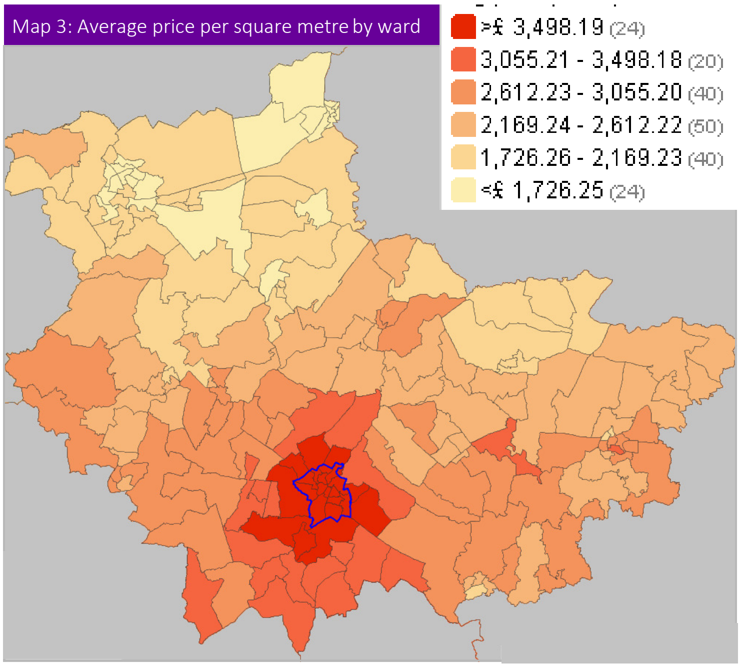
Table 7: Lower quartile price, based on sales and valuations (£)

	Dec 2013	Jun 2014	Dec 2014	Jun 2015	Dec 2015	Jun 2016	Dec 2016	Jun 2017	Change past 12 months
Cambridge	245,000	250,000	275,000	300,000	325,000	322,000	323,000	325,000	+ 3,000
East Cambridgeshire	155,000	164,000	175,000	180,000	190,000	202,500	210,000	215,000	+ 12,500
Fenland	119,000	117,550	120,000	123,500	126,000	126,000	134,000	138,000	+ 12,000
Huntingdonshire	150,000	157,000	162,500	163,995	173,000	178,000	190,000	192,500	+ 14,500
South Cambridgeshire	207,000	217,000	235,000	244,200	260,000	270,000	280,000	290,000	+ 20,000
Forest Heath	125,000	125,000	142,000	143,500	145,000	150,000	163,000	160,000	+ 10,000
St Edmundsbury	155,000	160,000	175,000	175,500	187,598	185,000	200,000	205,000	+ 20,000
Peterborough	113,000	119,500	120,000	125,000	125,000	126,500	130,000	130,000	+ 3,500
East of England	156,000	160,000	168,000	175,000	180,000	185,000	195,000	203,950	+ 18,950
England	139,000	140,000	145,000	147,000	150,000	150,000	152,000	153,000	+ 3,000

Lower quartile price, based on sales and valuations				
Source	Timespan	Last updated	Data level	Time interval
Hometrack	July 2008 to June 2017	Aug 2017	Country, region, district	Data points repeat semi-annually

Price per square metre
...using sales & valuations data

Map 3: Average price per square metre by ward



What does this page show?

Price per metre square is a measure used in housing development calculations.

- Map 3 shows average price per square metre of all homes at ward level, based on sales and valuation data. As there may not be a large number of transactions within these small areas, average prices achieved over the past 6 months are used to ensure the sample is big enough to be robust.
- Graph 14 shows the change in the average across the districts (solid lines), the region (grey dashed line) and England (black dashed line) from Dec 2008 to June 2017.
- Table 8 shows values from December 2013 to June 2017.

Why price per square metre?

Price per square metre is used to help compare prices "per unit of floor area". It gives an idea of price regardless of the number of bedrooms in a home, so it can help compare sales values.

Notes & observations

Map 3 emphasises the price "hotspot" around Cambridge to the south of the city and into South Cambridgeshire. The pale areas denote lower values to the north, especially in the north of Fenland and to the east and south of Peterborough.

Graph 14 shows trends for all eight districts. Average price per square meter has been rising steadily, and over the past 12 months all areas have seen an increase.

Table 8 shows the prices per sqm ranging from £1,678 in Fenland to £4,578 in Cambridge.

Using an average of averages (not very good maths) we get an indication that the price per sqm across our 8 districts has risen from £2,482 to £2,606 (up £124) over the past 12 months.

Graph 14: Average price per square metre

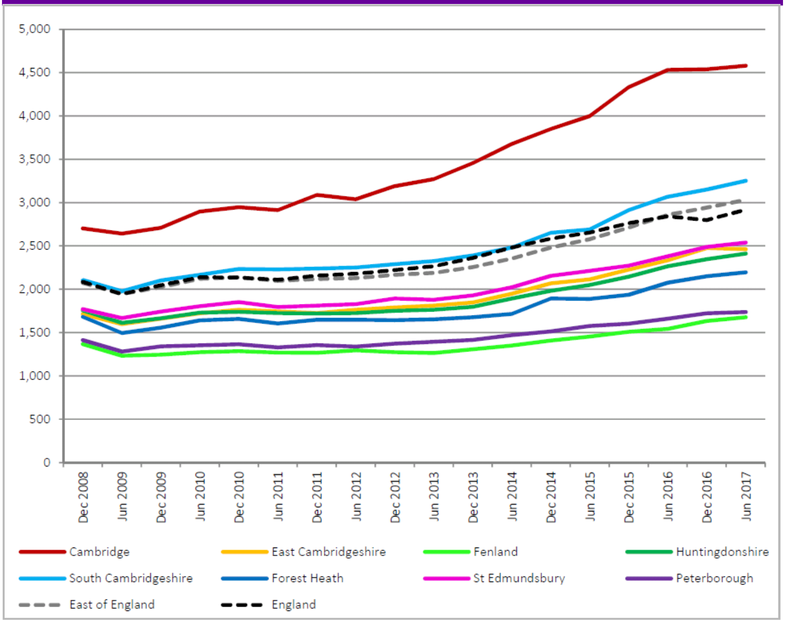


Table 8: Average price per square metre (£)

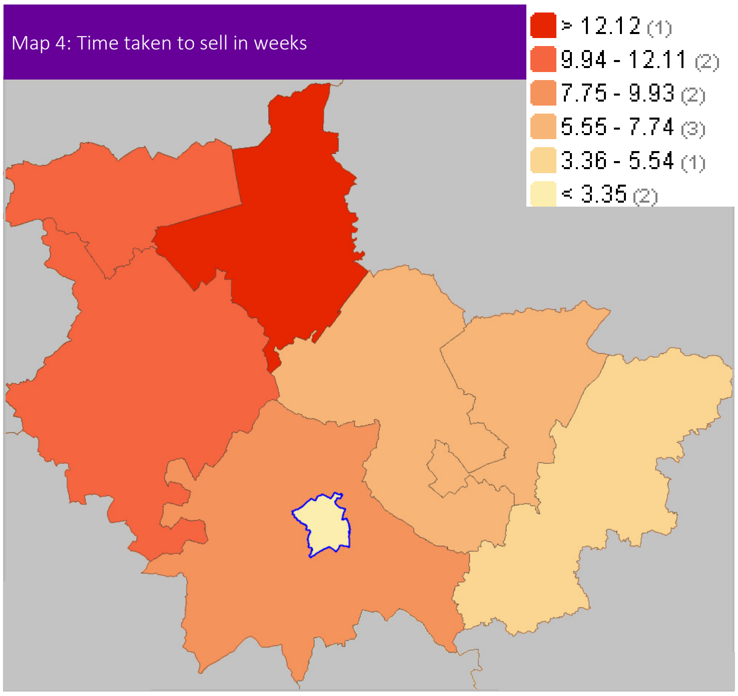
	Dec 2013	Jun 2014	Dec 2014	Jun 2015	Dec 2015	Jun 2016	Dec 2016	Jun 2017	Change past 12 months
Cambridge	3,455	3,677	3,849	3,998	4,332	4,532	4,539	4,578	+ 46
East Cambridgeshire	1,847	1,947	2,069	2,114	2,226	2,334	2,477	2,462	+ 128
Fenland	1,308	1,351	1,407	1,454	1,510	1,543	1,634	1,678	+ 135
Huntingdonshire	1,798	1,894	1,981	2,048	2,145	2,264	2,346	2,411	+ 147
South Cambridgeshire	2,389	2,480	2,651	2,689	2,914	3,068	3,152	3,251	+ 183
Forest Heath	1,676	1,716	1,894	1,889	1,935	2,075	2,150	2,195	+ 120
St Edmundsbury	1,928	2,023	2,155	2,213	2,272	2,381	2,488	2,538	+ 157
Peterborough	1,415	1,470	1,514	1,576	1,603	1,661	1,722	1,738	+ 77
East of England	2,255	2,353	2,480	2,576	2,711	2,859	2,941	3,032	+ 173
England	2,361	2,482	2,585	2,655	2,761	2,841	2,798	2,918	+ 77

Average property price per square metre, based on sales & valuations data				
Source	Timespan	Last updated	Data level	Time interval
Hometrack	July 2008 to June 2017	Aug 2017	Country, region, district	Data points repeat semi-annually

Average time to sell

...using sales data

Map 4: Time taken to sell in weeks



What does this page show?

This page sets out the average time taken to sell a property, calculated using the time when a property is first listed on the market via Zoopla to the date it was sold based on Land Registry data. This page only reports on completed sales reported by Land Registry. Homes which take a long time to sell will be reported only once the sale completes.

Because the data looks at the Land Registry for the completion date, the figures can jump around, with some large spikes when "slower" properties finally sell. There can be a time lag on data coming in from the Land Registry which we suspect is causing some of these spikes, not necessarily a general slow-down in the sales completing.

- Map 4 shows the average time to sell in weeks at May 2017 (the data is slightly slower to process than other pages in the Bulletin, so please note it's not June 2017 data).
- Graph 15 shows the trend in time taken to sell for each of our 8 districts, for the East of England and England (dashed lines) between June 2015 and May 2017.
- Table 9 shows the average time taken to sell each month from May 2016 to May 2017.

Notes & observations

Graph 15 helps compare districts, the region and England trends, though to be honest they are all pretty erratic. Again, Fenland has seen a big "spike".

Table 9 shows the national average was 9.1 weeks (up from 7.6 weeks in February) while the regional average was 8 weeks.

Cambridge saw the quickest turnaround at 2 weeks in May 2017, well below both the regional and national average.

Homes took longest to sell in Fenland (17.6 weeks) followed by Peterborough (11.1) and Huntingdonshire (11).

Graph 15: Time taken to sell (weeks)

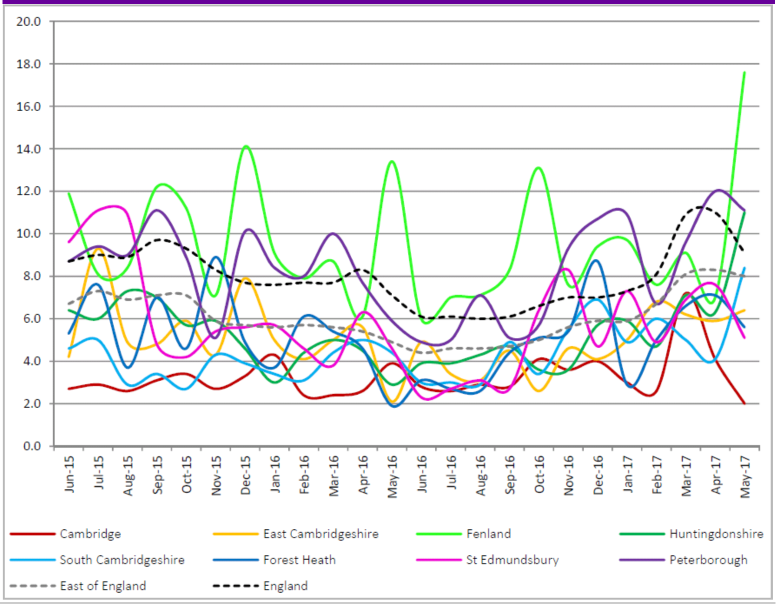


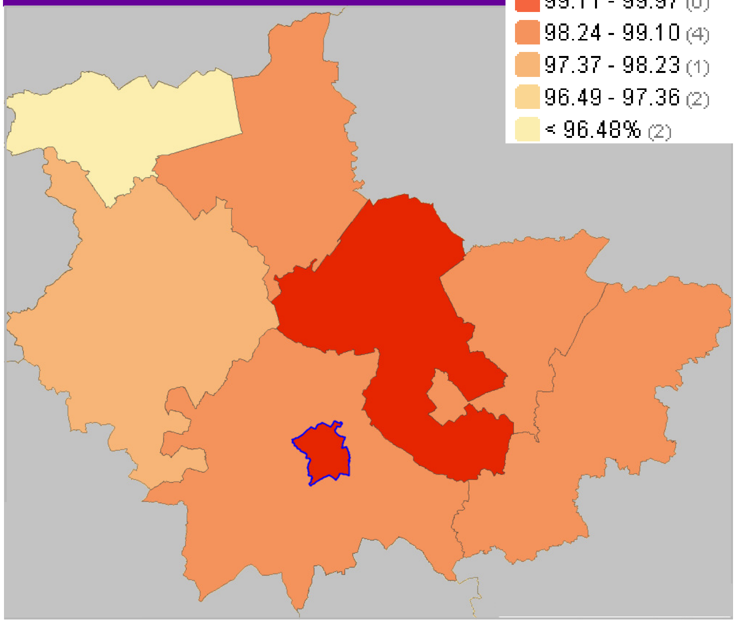
Table 9 Average time taken to sell (weeks)

	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17
Cambridge	3.9	2.8	2.6	2.9	2.8	4.1	3.6	4.0	3.0	2.6	7.2	4.1	2.0
East Cambs	2.1	4.9	3.4	3.1	4.5	2.6	4.6	4.1	5.0	6.8	6.2	5.9	6.4
Fenland	13.4	6.0	7.0	7.1	8.3	13.1	7.6	9.4	9.7	7.6	9.1	7.0	17.6
Huntingdonshire	2.9	3.9	3.9	4.3	4.7	3.6	3.6	5.7	5.9	4.7	7.1	6.3	11.0
South Cambs	4.4	3.0	3.0	2.9	4.9	3.4	5.5	6.9	4.9	6.0	5.0	4.1	8.4
Forest Heath	1.9	3.1	2.7	2.6	4.4	5.1	5.4	8.7	2.9	5.0	6.6	7.1	5.6
St Edmundsbury	4.6	2.3	2.7	3.1	2.7	6.4	8.3	4.7	7.3	4.9	6.9	7.6	5.1
Peterborough	5.9	4.9	5.0	7.1	5.1	5.7	9.3	10.7	10.9	6.7	9.6	12.0	11.1
East of England	4.9	4.4	4.6	4.6	4.7	5.0	5.6	5.9	5.9	6.7	8.1	8.3	8.0
England	7.1	6.1	6.1	6.0	6.1	6.6	7.0	7.0	7.3	8.1	10.9	11.0	9.1

Average time to sell, in weeks				
Source	Timespan	Last updated	Data level	Time interval
Hometrack analysis of Zoopla data	June 2015 to May 2017	Aug 2017	Country, region, district	Data points repeat monthly

Price asked and achieved
...using sales data

Map 5: % of asking price achieved at sale



What does this page show?

The data shows the typical proportion of the asking price that is achieved for all sales agreed over that specific month. It's important to remember when comparing the asking price to the actual price achieved, that some differences may result from sellers reducing the asking price to encourage interest.

Data is calculated using property listings on Zoopla taking the advertised asking price compared to the final sold price registered with Land Registry. The price achieved relies on Land Registry data coming through which can take some time, so the most recent 6 months of data is subject to change as data filters through.

- Map 5 shows the percentage of asking price actually achieved when the sale completes. This gives a measure of the "heat" of the housing market.
- Graph 16 shows the percentage achieved in each district, between June 2015 and May 2017. It includes the trend for England and the East of England (black and grey dashed lines).
- Table 10 shows the average percentage for each district, the region and England from May 2016 to May 2017.

Notes & observations

In May 2017, districts were achieving quite different %'s of asking price. The lowest percentage in our area was Peterborough 96% and the highest was 102% in Cambridge, followed by 100% in South Cambs.

The proportion for the region was 97.3% and for England was 97.1%.

Graph 16 highlights some big variations over time, each district showing a different trend. There has been an increase in the % in many districts recently.

Graph 16: % of asking price achieved at sale

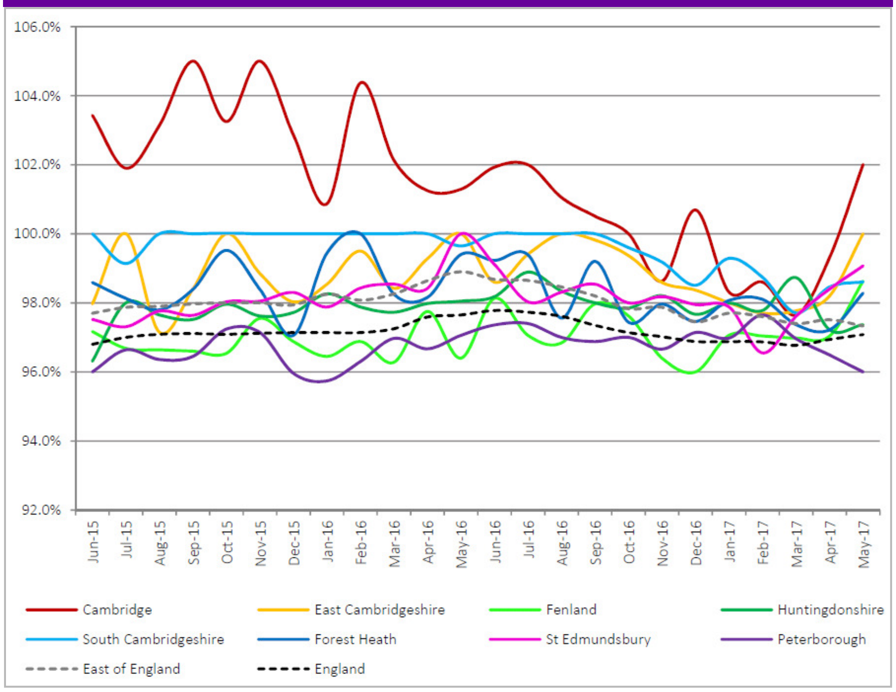


Table 10: Percentage of asking price achieved at sale

	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17
Cambridge	101.3%	101.9%	102.0%	101.1%	100.5%	100.0%	98.6%	100.7%	98.3%	98.6%	97.7%	99.3%	102.0%
East Cambs	100.0%	98.6%	99.4%	100.0%	99.8%	99.4%	98.6%	98.4%	98.0%	97.7%	97.8%	98.2%	100.0%
Fenland	96.4%	98.1%	97.1%	96.8%	98.0%	97.6%	96.4%	96.0%	97.1%	97.0%	97.0%	97.0%	98.6%
Huntingdonshire	98.1%	98.2%	98.9%	98.3%	98.0%	97.9%	98.2%	97.7%	98.0%	97.8%	98.7%	97.2%	97.4%
South Cambs	99.7%	100.0%	100.0%	100.0%	100.0%	99.6%	99.2%	98.5%	99.3%	98.7%	97.7%	98.5%	98.6%
Forest Heath	99.4%	99.2%	99.4%	97.6%	99.2%	97.4%	98.0%	97.5%	98.1%	98.1%	97.4%	97.2%	98.3%
St Edmundsbury	100.0%	99.1%	98.0%	98.3%	98.5%	98.0%	98.2%	98.0%	97.9%	96.6%	97.6%	98.4%	99.1%
Peterborough	97.1%	97.4%	97.4%	97.0%	96.9%	97.0%	96.7%	97.1%	97.0%	97.7%	97.0%	96.5%	96.0%
East of England	98.9%	98.7%	98.7%	98.5%	98.2%	97.8%	97.9%	97.5%	97.7%	97.6%	97.4%	97.5%	97.3%
England	97.7%	97.8%	97.7%	97.6%	97.4%	97.1%	97.0%	96.9%	96.9%	96.9%	96.8%	96.9%	97.1%

Average sales price as a % of asking price				
Source	Timespan	Last updated	Data level	Time interval
Hometrack analysis of Zoopla data	June 2015 to May 2017	Aug 2017	Country, region, district	Data points repeat monthly

Affordability ratios

...using sales & valuations data

What does this page show?

This page is based on Hometrack's house price data (sales and valuations) and CACI data on household incomes. The ratios show how many "times" income the local house prices represent. One common rule of thumb is that house prices of 3 to 3.5 times income are considered affordable.

- On maps 13 and 14, the higher the ratio the darker the shading, the less affordable housing is in that area. With the ward level maps, the two tables help us compare affordability ratios over time for each district and the region.
- Values are calculated using the previous 12 months data, so for example in the tables, the June 2015 column relies on data gathered between July 2014 and June 2015.
- Map 13 shows affordability using the ratio of lower quartile house prices to lower quartile incomes; an indicator of the affordability of 'entry-level' prices in that ward.
- Table 13 shows the lower quartile house price to lower quartile income ratio changing between June 2014 and June 2017.
- Map 14 shows affordability using the ratio of median house prices to median income.
- Table 14 shows the median house price to median income ratio for our eight districts from June 2015 to June 2017.

Notes & observations

Affordability appears to have improved quite a bit, mainly due to new income data being released recently. Sadly the ratios are still well above the accepted "three times" rule.

Both maps show that, in general, homes are less affordable in the south of our area. There is a wide variation across the eight districts but the stand-out ratio is still in Cambridge where the lower quartile ratio is 15.5.

Map 13: Lower quartile price compared to lower quartile income

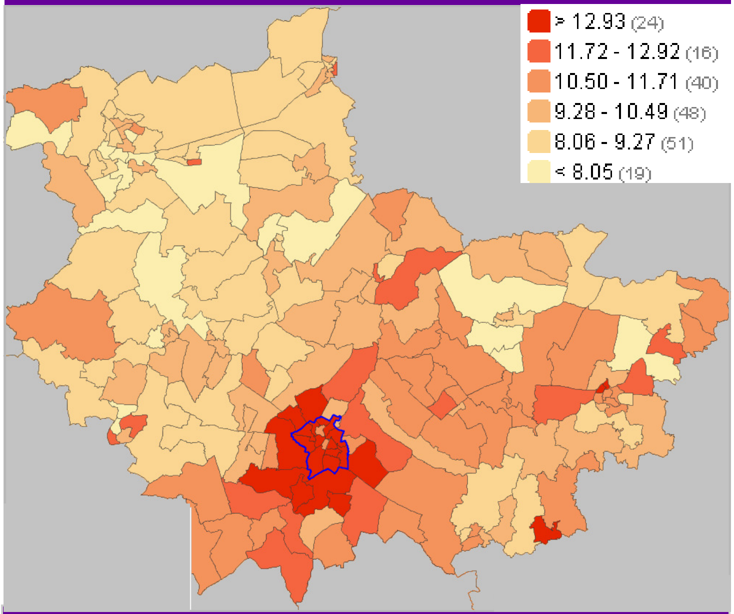


Table 13: Lower quartile price to income ratio (rounded)

	Jun-15	Sept-15	Dec-15	Mar-16	Jun-16	Sept-16	Dec-16	Mar-17	Jun-17
Cambridge	17.1	17.9	18.7	18.8	19.3	19.3	19.3	16.4	15.5
East Cambs	10.0	10.3	10.4	10.6	10.9	11.2	11.5	10.8	10.3
Fenland	8.8	9.0	9.0	9.2	9.1	9.4	9.4	9.4	8.9
HDC	8.9	8.9	8.9	9.1	9.3	9.4	9.6	9.5	8.8
South Cambs	11.8	12.0	11.9	12.2	12.4	12.8	13.1	11.8	11.1
Forest Heath	9.6	9.7	9.6	9.5	9.5	9.8	10.2	10.1	9.4
St Ed's	10.9	11.0	10.9	11.2	11.2	11.3	11.5	10.8	10.2
Peterborough	8.6	8.8	8.8	8.8	8.8	8.9	9.2	9.0	8.4
East of England	10.3	10.6	10.5	10.6	10.7	10.9	11.2	10.9	10.5

Map 14: Median price compared to median income

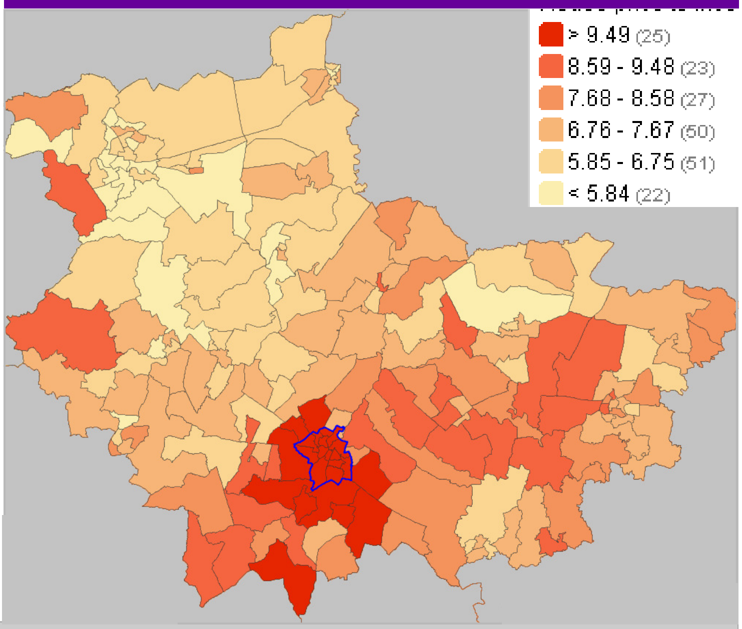


Table 14: Median house price to income ratio (rounded)

	Jun-15	Sept-15	Dec-15	Mar-16	Jun-16	Sept-16	Dec-16	Mar-17	Jun-17
Cambridge	11.5	11.9	12.8	12.8	13.2	13.2	13.2	11.6	11.3
East Cambs	7.1	7.3	7.4	7.6	7.7	7.9	8.0	7.7	7.5
Fenland	6.0	6.2	6.3	6.4	6.4	6.6	6.7	6.6	6.4
HDC	6.2	6.4	6.4	6.5	6.5	6.6	6.8	6.8	6.5
South Cambs	7.9	8.2	8.4	8.5	8.8	8.8	8.9	8.3	8.4
Forest Heath	6.6	6.7	6.7	6.6	6.7	6.9	7.2	7.1	6.9
St Ed's	7.6	7.8	7.9	8.0	8.1	8.1	8.2	7.7	7.3
Peterborough	6.0	6.0	6.1	6.1	6.1	6.1	6.3	6.4	6.1
East of England	7.6	7.8	7.9	8.0	8.0	8.2	8.5	8.2	8.0

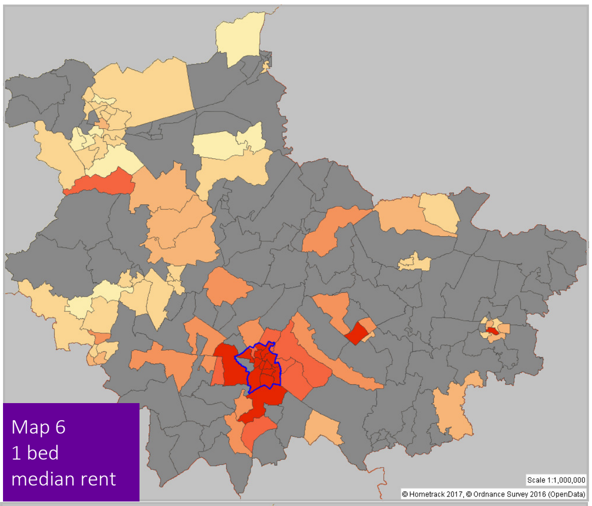
Median and lower quartile house price to income ratio

Source	Timespan	Last updated	Data level	Time interval
Hometrack & CACI	July 2008 to June 2017	Aug 2017	Region & district	Data points repeat annually

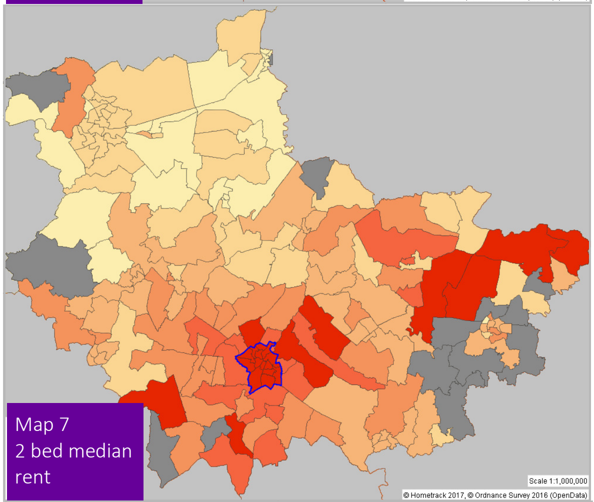
Private rents & local

Table 11: Weekly median private rents & “main” LHA rate (last column, see page 13 for detail)

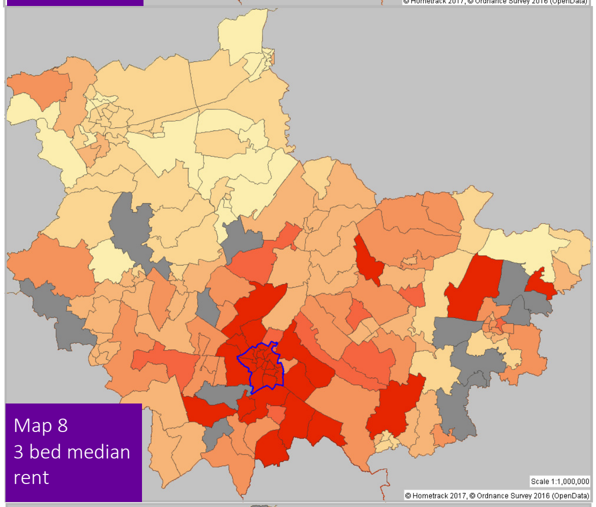
	Jun 15	Sep 15	Dec 15	Mar 16	Jun 16	Sep 16	Dec 16	Mar 17	Jun-17	LHA
Cambridge					Grey column = Cambridge LHA rate (rounded)					
1 bed	190	190	195	196	201	206	206	207	207	126
2 bed	253	265	265	265	265	265	268	265	268	**145**
3 bed	294	288	294	298	298	300	300	300	311	168
4 bed	392	392	392	392	392	403	403	398	403	**225**
East Cambridgeshire					Grey column = Cambridge LHA rate (rounded)					
1 bed	126	126	125	115	138	158	173	173	173	126
2 bed	152	155	160	166	168	173	173	173	173	**145**
3 bed	187	196	196	196	196	201	201	207	207	168
4 bed	276	265	276	265	276	282	299	303	317	**225**
Fenland					Grey column = Peterborough LHA rate (rounded)					
1 bed	99	101	103	103	109	121	121	131	131	92
2 bed	126	126	132	132	137	137	137	137	138	115
3 bed	150	150	155	155	155	160	160	161	166	132
4 bed	201	207	207	206	206	207	207	207	207	168
Huntingdonshire					Grey column = Huntingdon LHA rate (rounded)					
1 bed	115	121	121	126	130	132	133	137	138	105
2 bed	150	150	150	155	160	161	167	167	167	126
3 bed	177	178	184	190	196	196	196	196	196	150
4 bed	253	259	253	253	253	252	253	253	253	198
South Cambridgeshire					Grey column = Cambridge LHA rate (rounded)					
1 bed	152	158	160	160	167	173	178	176	173	126
2 bed	196	197	200	201	201	206	206	207	206	**145**
3 bed	219	225	225	225	229	233	242	253	253	168
4 bed	321	326	311	311	323	311	323	321	340	**225**
Forest Heath					Grey column = Bury St Edmunds LHA rate (rounded)					
1 bed	121	115	115	124	132	158	155	150	153	102
2 bed	155	156	160	161	173	173	177	173	173	126
3 bed	219	207	213	213	219	219	219	218	218	150
4 bed	306	300	300	306	306	309	309	297	311	216
St Edmundsbury					Grey column = Bury St Edmunds LHA rate (rounded)					
1 bed	130	132	132	137	141	144	150	150	150	102
2 bed	155	155	160	163	167	167	167	167	173	126
3 bed	196	190	183	190	190	196	201	201	206	150
4 bed	321	306	306	300	300	276	276	276	276	216
Peterborough					Grey column = Peterborough LHA rate (rounded)					
1 bed	103	109	109	114	121	126	126	128	132	92
2 bed	135	137	137	137	144	144	144	150	150	115
3 bed	155	155	160	160	160	167	167	173	173	132
4 bed	213	219	219	219	213	219	225	229	230	168
East of England										
1 bed	137	137	138	145	155	173	178	183	184	-
2 bed	167	168	173	178	183	190	196	196	196	-
3 bed	196	201	206	207	213	219	219	225	229	-
4 bed	298	298	294	298	298	298	298	299	300	-
England										
1 bed	160	155	155	167	178	206	207	210	213	-
2 bed	165	156	160	161	167	173	173	176	178	-
3 bed	183	183	183	190	196	196	204	206	206	-
4 bed	323	311	311	311	311	311	314	320	323	-



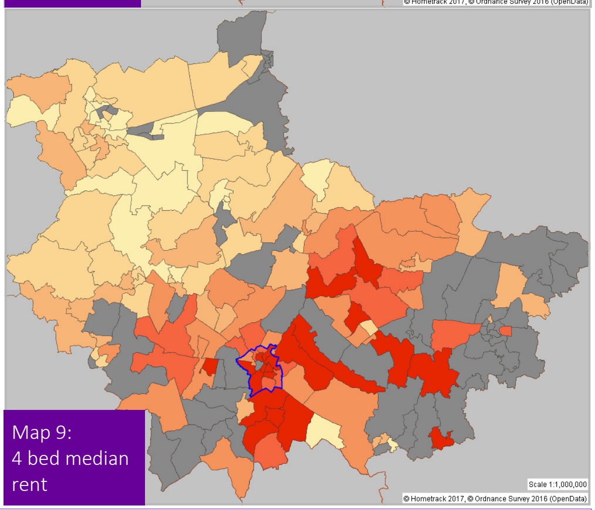
Map 6
1 bed
median rent



Map 7
2 bed median
rent



Map 8
3 bed median
rent



Map 9:
4 bed median
rent

housing allowance

Maps 6 to 9 on page 12 show median private rents for 1, 2, 3 and 4 beds highlighting hotspots in red, and "insufficient data" in grey.

Table 11 sets out median rents alongside the "main" local housing allowance (LHA) rate for that area. It's a rough comparison, as the areas covered by districts and by BRMAs are different (see Map 11) but hopefully it gives an idea of how local average rents and housing allowances compare.

Map 10 shows the % of homes privately rented, according to the 2011 Census.

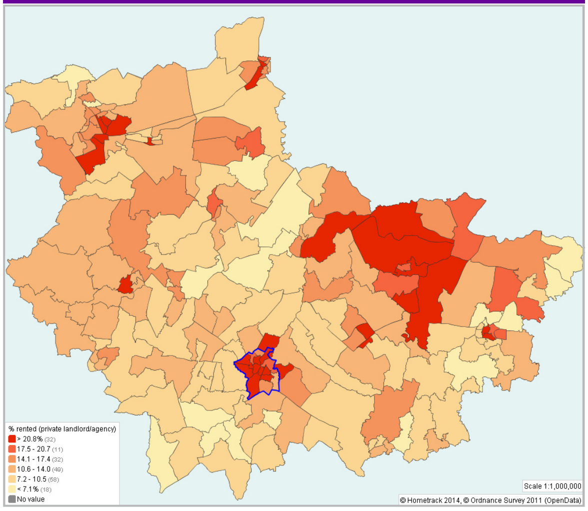
Map 11 shows BRMA boundaries and label the "main" BRMAs covering the eight districts areas.

Local Housing Allowance rates are set out in Table 12. These were set based on a 6-monthly survey undertaken by the Valuation Office Agency and formulas based on lower quartile private rents. From 2016/17 to 2020/21 local housing allowances were frozen to help reduce the national welfare bill. However from April 2017 some new rates were announced in places. The changed rates are highlighted in **bold** in Table 11 and Table 12.

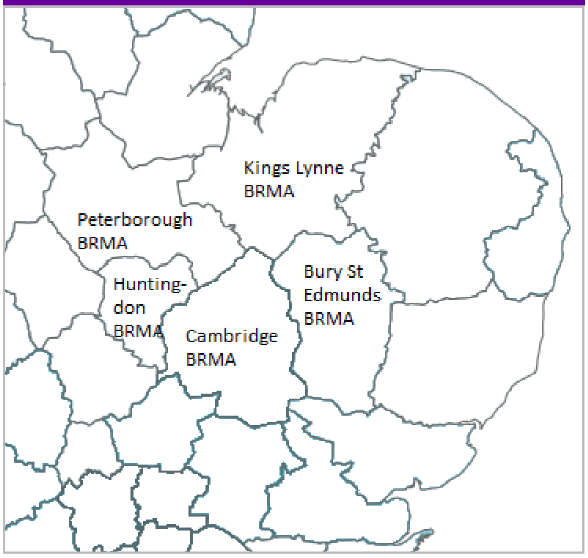
Table 12: Weekly Local Housing Allowance rates (see Map 13 for boundaries)

	Apr-14 to Mar-15	Apr-15 to Mar-16	Apr-16 to Mar-17	Apr-17 to Mar-18
Cambridge BRMA				
Room	£79.72	£80.52	£80.52	£80.52
1 bed	£124.80	£126.05	£126.05	£126.05
2 bed	£139.35	£140.74	£140.74	**£144.96**
3 bed	£166.78	£168.45	£168.45	£168.45
4 bed	£216.00	£218.16	£218.16	**£224.70**
Bury St Edmunds BRMA				
Room	£63.50	£64.14	£64.14	**£66.06**
1 bed	£101.24	£102.25	£102.25	£102.25
2 bed	£125.06	£126.31	£126.31	£126.31
3 bed	£148.87	£150.36	£150.36	£150.36
4 bed	£207.69	£216.00	£216.00	£216.00
Central Norfolk & Norwich BRMA				
Room	£59.09	£61.45	£61.45	**£63.29**
1 bed	£92.06	£92.98	£92.98	£92.98
2 bed	£115.37	£116.52	£116.52	£116.52
3 bed	£134.02	£135.36	£135.36	£135.36
4 bed	£184.62	£184.11	£184.11	£184.11
Peterborough BRMA				
Room	£56.58	£57.15	£57.15	£57.15
1 bed	£91.15	£92.05	£92.05	£92.05
2 bed	£114.23	£115.07	£115.07	£115.07
3 bed	£131.01	£132.32	£132.32	£132.32
4 bed	£166.74	£168.41	£168.41	£168.41
Kings Lynn BRMA				
Room	£51.61	£53.67	£53.67	**£55.28**
1 bed	£89.74	£90.64	£90.64	£90.64
2 bed	£111.10	£112.21	£112.21	£112.21
3 bed	£128.19	£129.47	£129.47	£129.47
4 bed	£161.54	£163.16	£163.16	£163.16
Huntingdon BRMA				
Room	£64.14	£63.50	£63.50	£63.50
1 bed	£103.85	£104.89	£104.89	£104.89
2 bed	£121.15	£126.00	£126.00	£126.00
3 bed	£144.62	£150.40	£150.40	£150.40
4 bed	£196.15	£198.11	£198.11	£198.11
Stevenage & North Herts BRMA				
Room	£69.27	£72.04	£72.04	£72.04
1 bed	£121.15	£122.36	£122.36	**£126.03**
2 bed	£153.83	£155.37	£155.37	£155.37
3 bed	£184.61	£186.46	£186.46	**£192.05**
4 bed	£229.62	£238.80	£238.80	**£245.96**

Map 10: % renting from private landlord or letting agency by ward, Census 2011



Map 11: Broad Rental Market Area (BRMA) boundaries



For more detail on local housing allowances and broad rental market areas, please visit www.voa.gov.uk

A table setting out the LHAs across England can be found here https://www.gov.uk/government/publications/local-housing-allowance-lha-rates-applicable-from-april-2017-march-2018

Source	Timespan	Last updated	Data level	Time interval
Median private rents by bed count				
Home-track	July 2008 to June 2017	Aug 2017	*Country *Region *District *Ward	Data points repeat annually
Weekly local housing allowance rate (£)				
Valuation Office Agency (VOA)	April 2017 to Mar 2018	Jan 2017	Broad rental market areas (BRMA)	Annual

Weekly cost

...comparing size & tenure

Table 15 compares weekly housing cost by size for different tenures. Most data is gathered over a 12 month period. Values may not always be available, depending on the sample size. For each row the highest weekly cost is highlighted in pink; the lowest in blue.

The table reflects weekly cost of each size and tenure home, not the cost associated with raising a deposit, accessing a mortgage and excludes ground rent & service charges.

Source	Timespan	Last updated
Average rent (Local Authority)		
Local authority rent only available in Cambridge and South Cambs. May include sheltered so please compare to HA rents cautiously, as HA rents exclude sheltered housing. Excludes ground rent and service charges.		
Cambridge City from 'Orchard', excluding shared ownership rent	Apr-15 to Mar-16	May 2016
SCDC bespoke report on all 'let' properties	At Dec-15	Dec 2015
Average Housing Association rent		
Average rent reported via Homes and Communities Agency's statistical data return (SDR). We have used local rent figures for 'low cost rent' and 'affordable rent' based on the HCA return here https://www.gov.uk/government/statistics/statistical-data-return-2014-to-2015. General needs housing only, no service charges included. Updated sue Sept 2017.		
HCA SDR	End of Mar 2016	30 Sept 2016
Intermediate rent and median private rent		
The weekly cost of private renting is the median rent for advertised properties in local area. The weekly cost of Intermediate Rent represents 80% of the median rent for advertised private properties in the local area.		
Hometrack	Jul 2016 to Jun 2017	August 2017
Buying a lower quartile new build / resale		
The cost of buying with a mortgage is based on the capital and interest cost of servicing a mortgage for 85% of the median value of a property in the area, based on a 25 year mortgage term and the average prevailing mortgage rate. Values are based on Hometrack lower quartile and median values.		
Hometrack	Jul 2016 to Jun 2017	August 2017
Median cost of buying a 40% new build HomeBuy		
The weekly cost is derived from Hometrack's median house price data. The cost excludes ground rent and service charges. The rent element is assumed at 2.75% and mortgages payments derived from average building society rates. Loan-to-value is assumed at 85% i.e. the buyer makes a 15% deposit on the portion of the property they are buying.		
Hometrack	Jul 2016 to Jun 2017	August 2017
Median cost of buying a new build / resale		
"New build" sales are counted when a property was sold in the same year it was built. Values are based on Hometrack data - only where the surveyor provides "year built" date to Land Registry. This may not always happen, and there are sometimes delays so new build values are reported late.		
Hometrack	Jul 2016 to Jun 2017	August 2017

Table 15: Comparing weekly cost by district tenure and size (rounded)

	Local Authority rent	Housing Association 'low cost' rent	Housing Association 'affordable' rent	Intermediate rent	Median private rent	Buying a lower quartile resale	Buying an average resale	Buying 40% share through HomeBuy	Buying a lower quartile new build	Buying an average new build
Cambridge										
1bed	85	96	125	166	207	227	278	197	344	363
2bed	102	123	140	214	268	296	350	266	426	471
3bed	116	127	162	249	311	426	497	340	602	670
East Cambridgeshire										
1bed	-	89	98	138	173	120	125	85	NA	NA
2bed	-	106	121	138	173	159	176	123	222	232
3bed	-	119	140	166	207	250	284	194	312	315
Fenland										
1bed	-	79	86	104	131	69	81	55	NA	NA
2bed	-	93	102	110	138	91	104	71	NA	NA
3bed	-	106	120	133	166	167	195	133	182	196
Huntingdonshire										
1bed	-	85	95	110	138	108	136	96	171	182
2bed	-	100	121	134	167	146	182	131	221	238
3bed	-	112	139	157	196	233	267	183	287	329
South Cambridgeshire										
1bed	84	91	114	138	173	148	173	118	NA	NA
2bed	97	109	137	165	206	214	239	169	257	358
3bed	107	127	160	202	253	323	369	255	396	426
Forest Heath										
1bed	-	82	102	122	153	108	136	93	NA	NA
2bed	-	95	129	138	173	153	171	118	229	335
3bed	-	106	177	174	218	204	242	166	214	265
St Edmundsbury										
1bed	-	81	95	120	150	125	150	104	168	169
2bed	-	95	119	138	173	159	190	127	183	184
3bed	-	106	143	165	206	238	272	187	283	292
Peterborough										
1bed	-	82	85	106	132	81	92	63	107	119
2bed	-	94	103	120	150	108	131	91	142	148
3bed	-	107	115	138	173	155	187	130	204	230
East of England										
1bed	-	-	-	147	184	140	176	120	171	204
2bed	-	-	-	157	196	179	227	156	216	250
3bed	-	-	-	183	229	244	312	212	278	339
England										
1bed	-	-	-	170	213	142	221	154	211	320
2bed	-	-	-	142	178	170	272	187	233	369
3bed	-	-	-	165	206	170	244	167	208	270

“Ladders” of weekly housing cost

Weekly housing cost from page 14 are presented here as “ladders”. The ladders aim to help compare new build and resale costs with number of bedrooms, between districts. The scale (up the left) represents £10 chunks of weekly housing cost, so £540 represents a weekly cost of between £540 and £549.

Key and notes:

- Ave = average.
- LQ = lower quartile (proxy for ‘entry level’).
- Private rent = Median private rent.
- New build = weekly cost of newly built homes.
- Resale = weekly cost of ‘second hand’ homes.
- HA ‘aff’ rent = housing association ‘affordable’ rents, set at up to 80% of private rents.
- HA rent = low cost rent (that is, traditional social rented).
- LA rent = local authority rented (Cambridge and South Cambs only).
- Intermed rent = Intermediate rent, representing 80% of the median private rent advertised in the local area.
- 3 2 1 indicate the number of bedrooms.
- Full notes on data sources are on page 14.

£/wk	Cambridge	East Cambs	Fenland	Huntingdon-shire	South Cambs	Forest Heath	St Edmundsbury	Peterborough
£670	3 Ave new build							
£660								
£650								
£640								
£630								
£620								
£610								
£600	3 LQ new build							
Gap	£500 to £590							
£490	3 Ave resale							
£480								
£470	2 Ave new build							
£460								
£450								
£440								
£430								
£420	3 LQ resale 2 LQ new build				3 Ave new build			
£410								
£400								
£390					3 LQ new build			
£380								
£370								
£360	1 Ave new build				3 Ave resale			
£350	2 Ave resale							
£340	3 HomeBuy 1 LQ new build							
£330					2 Ave new build			
£320				3 Ave new build	3 LQ resale	2 Ave new build		
£310	3 Private rent	3 Ave new build 3 LQ new build						
£300								
£290	2 LQ resale						3 Ave new build	
£280		3 Ave resale		3 LQ new build			3 LQ new build	
£270	1 Ave resale						3 Ave resale	
£260	2 Private rent 2 HomeBuy			3 Ave resale		3 Ave new build		
£250		3 LQ resale			3 HomeBuy 3 Private rent 2 LQ new build			
£240	3 Intermed rent					3 Ave resale		
£230		2 Ave resale		3 LQ resale 2 Ave new build	2 Ave resale		3 LQ resale	3 Ave new build
£220	1 LQ resale	2 LQ newbuild		2 LQ new build		2 LQ new build		
£210	2 Intermed rent				2 LQ resale	3 LQ new build 3 Private rent		
£200	1 Private rent	3 Private rent			3 Intermed rent 2 Private rent	3 LQ resale	3 Private rent	3 LQ new build
£190	1 HomeBuy	3 HomeBuy	3 Ave resale 3 Ave new build	3 Private rent			2 Ave resale	
£180			3 LQ new build	3 HomeBuy 2 Ave resale 1 Ave new build			3 HomeBuy 2 Ave new build 2 LQ new build	3 Ave resale
£170		2 Ave resale 2 Private rent 1 Private rent		1 LQ new build	1 Ave resale 1 Private rent	3 HA ‘aff’ rent 3 Intermed rent 2 Ave resale 2 Private rent	2 Private rent	3 Private rent
£160	3 HA ‘aff’ rent 1 Intermed rent	3 Intermed rent	3 Private rent 3 LQ resale	2 Private rent	3 HA ‘aff’ rent 2 Intermed rent 2 HomeBuy	3 HomeBuy	3 Intermed rent 1 Ave new build 1 LQ new build	
£150		2 LQ resale		3 Intermed rent		2 LQ resale 1 Private rent	2 LQ resale 1 Ave resale 1 Private rent	3 LQ resale 2 Private rent
£140	2 HA ‘aff’ rent	3 HA ‘aff’ rent		2 LQ resale	1 LQ resale		3 HA ‘aff’ rent	2 Ave new build 2 LQ new build
£130		2 Intermed rent 1 Intermed rent	3 HomeBuy 3 Intermed rent 2 Private rent 1 Private rent	3 HA ‘aff’ rent 2 HomeBuy 2 Intermed rent 1 Ave resale 1 Private rent	2 HA ‘aff’ rent 1 Intermed rent	2 Intermed rent 1 Ave resale	2 Intermed rent	3 HomeBuy 3 Intermed rent 2 Ave resale 1 Private rent
£120	3 HA rent 2 HA rent 1 HA ‘aff’ rent	2 HomeBuy 2 HA ‘aff’ rent 1 LQ resale 1 Ave resale	3 HA ‘aff’ rent	2 HA ‘aff’ rent	3 HA rent	2 HA ‘aff’ rent 1 Intermed rent	2 HomeBuy 1 LQ resale 1 Intermed rent	2 Intermed rent
£110	3 LA rent	3 HA rent	2 Intermed rent	3 HA rent 1 Intermed rent	1 HomeBuy 1 HA ‘aff’ rent	2 HomeBuy	2 HA ‘aff’ rent	3 HA ‘aff’ rent 1 Ave new build
£100	2 LA rent	2 HA rent	3 HA rent 2 Ave resale 2 HA ‘aff’ rent 1 Intermed rent	2 HA rent 1 LQ resale	3 LA rent 2 HA rent	3 HA rent 1 LQ resale 1 HA ‘aff’ rent	3 HA rent 1 HomeBuy	3 HA rent 2 LQ resale 2 HA ‘aff’ rent 1 LQ new build 1 Intermed rent
£90	1 HA rent	1 HA ‘aff’ rent	2 HA rent	1 HomeBuy 1 HA ‘aff’ rent	2 LA rent 1 HA rent	2 HA rent 1 HomeBuy	2 HA rent 1 HA ‘aff’ rent	2 HomeBuy 2 HA rent 1 Ave resale
£80	1 LA rent	1 HomeBuy 1 HA rent	1 Ave resale 1 HA ‘aff’ rent	1 HA rent	1 LA rent	1 HA rent	1 HA rent	1 LQ resale 1 HA ‘aff’ rent 1 HA rent
£70			2 HomeBuy 1 LQ resale 1 HA rent					
£60			1 LQ resale					1 HomeBuy
£50			1 HomeBuy					

About Hometrack

Hometrack is the residential property market specialist. We provide objective, board-ready evidence and insight to help our customers make informed business and strategy decisions about the residential property market.

Founded in the UK in 1999, we expanded to Australia in 2007 and are trusted by major mortgage lenders, housing authorities and property developers in both countries. Our market-leading automated valuation model was launched in 2002, and our innovations continue to lead the market.

We're trusted and consulted by major regulatory bodies in the UK. Hometrack is the partner of choice for participants in capital markets, developers, public sector organisations and investors.

Data within this bulletin is from Hometrack's Housing Intelligence System (HIS) which is an online market intelligence system designed to inform decision making and strategy. It gives instant access to a wide range of data and analysis at both a regional and local area level. To read the latest commentary and analysis visit https://www.hometrack.com/uk/insight/uk-cities-house-price-index/

For more information please contact Ross Allan, Business Development Manager.
Tel/Fax: 020 3744 0199
Mobile 07957 427772
E-mail: rallan@hometrack.com

hometrack

Next edition

- Housing Market Bulletin edition 35
- Due December 2017
- Based on September 2017 data

Maps

Map 15 shows the East of England in orange and the districts covered in this bulletin in green, which are:

- Cambridge*
- East Cambridgeshire*
- Fenland*
- Huntingdonshire*
- South Cambridgeshire*
- Forest Heath*
- St Edmundsbury*
- Peterborough.

Map 16 highlights the 7 districts in the Cambridge housing sub-region with stars.

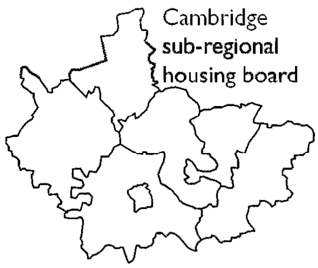
About Edition 34

This bulletin acts as a supplement to the Cambridge sub-region's Strategic Housing Market Assessment at: www.cambridgeshireinsight.org.uk/housing/current-version

Older bulletins can be found at www.cambridgeshireinsight.org.uk/Housingmarketbulletin

Cambridgeshire Insight provides a web space for all kinds of information.

You can find more data at http://opendata.cambridgeshireinsight.org.uk/



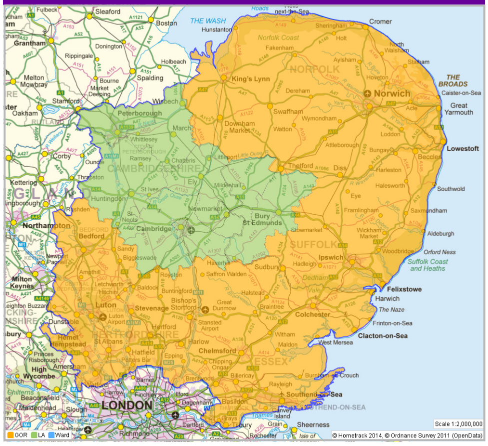
Feedback? Suggestions?

Please contact
Sue Beecroft, housing co-ordinator
Tel: 07715 200 730
E-mail: sue.beecroft@cambridge.gov.uk
Tweet: @CambsHsgSubReg
For housing board see:
www.cambridgeshireinsight.org.uk/housing
And for housing and other open data see:
http://opendata.cambridgeshireinsight.org.uk/

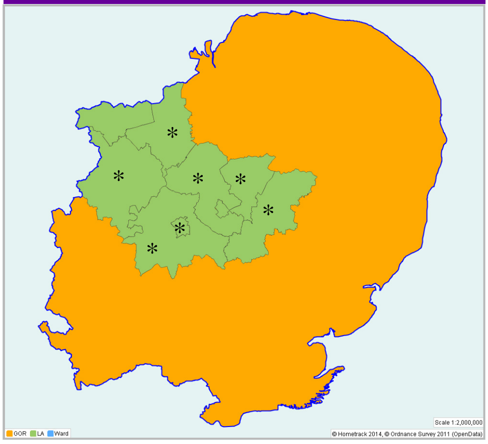
We welcome your ideas and input, so we can make this bulletin really useful

Thank you!

Map 15: The East of England region

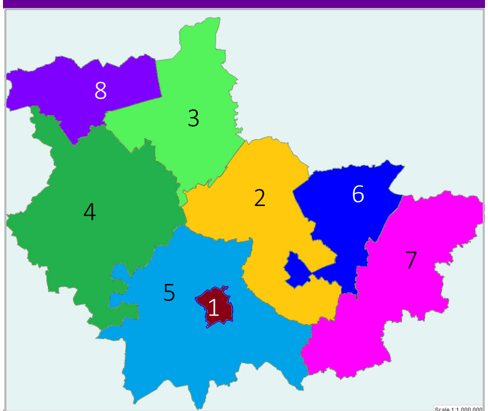


Map 16: Districts covered in this bulletin (in green)



Map 17: Geography of the area

Key to colours throughout bulletin



1 Cambridge	6 Forest Heath
2 East Cambs	7 St Edmundsbury
3 Fenland	8 Peterborough
4 Huntingdonshire	East of England
5 South Cambs	England