



Our housing market

Welcome to our latest housing market bulletin, helping you keep track of local, regional and national housing market signals at March 2017. We continue to compare various aspects of our housing market, from the number of sales completing to comparative affordability of different tenures for the eight districts covered. Your feedback is always welcome.

Please do let us know if you tweet or share the Bulletin as we love to see it being quoted...
 @CambsHsgSubReg
 Please see www.cambridgeshireinsight.org.uk/Housingmarketbulletin for previous editions. Our next edition is due out in September 2017, based on June 2017 data.

Sue Beecroft, July 2017



March 2017 highlights

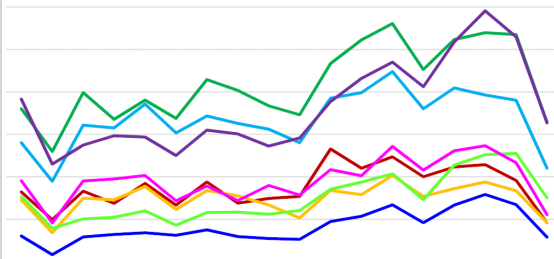
You can see a summary of the latest highlights and follow the [page links](#) to get to the full story...

Hometrack cities index [page 2](#)

“Cities in south eastern England have recorded the greatest slowdown over the year: London 13% to 3%, Cambridge 13% to 2%.”

Number of sales

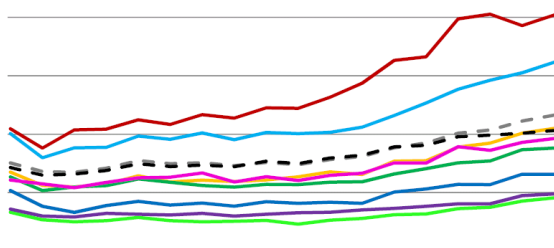
The number of sales & valuations on [page 4](#) and the number of “actual” sales on [page 6](#) both fell again, to March 2017.



Number of sales & valuations graphic

Price

Average prices based on sales reported by Land Registry (actual sales) on [page 7](#) can be compared to average prices including valuations data, on [page 5](#). Lower quartile prices are set out on [page 8](#) and price per square metre on [page 9](#). Average prices based on sales and valuations rose across our area to March 2017.



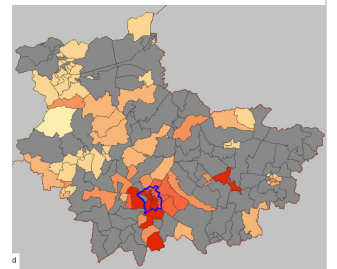
Average price based on sales & valuations graphic

Market heat

Time taken to sell on [page 10](#) and the % of the asking price achieved on [page 11](#) give a view of the “heat” of our local market.

Private rent

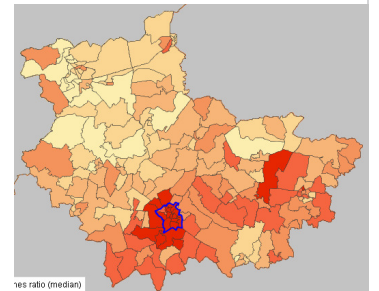
Many private rents have increased as seen on [page 12](#). Local housing allowances remain frozen, [page 13](#) gives our local rates. [Page 14](#) shows the change in rents over time.



1 bed median rent

Ratios

Median and lower quartile ratios of income: house price are set out on [page 15](#). Many of our ratios have improved, mainly because of an annual update of income data, see [page 3](#).

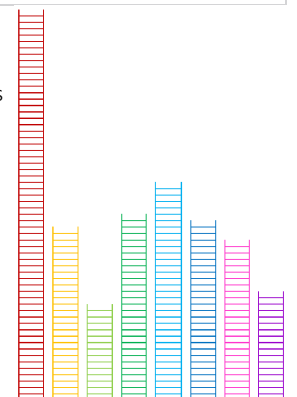


Median affordability ratios

Comparing weekly cost

A table on [page 16](#) sets out weekly cost of 1, 2 and 3 beds of different tenures, for each district, the region and England.

Our ladders tool on [page 17](#) 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 18](#).



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 house price cities index

from Hometrack, May 2017

In May 2017...

- Annual rate of growth increases to 4.7%. Average prices increase 3.5% in last quarter.
- Hometrack believes there is potential for material upside for city house prices outside southern England.
- Annual growth rate in London (3.3%) is at its lowest for 5 years, but with signs of 'bottoming out'. Hometrack does not expect the London City index to go negative year on year in 2017.

What is "material upside"?

Material upside means there is strong house price growth, so plenty of opportunity for prices to continue growing.

City house price growth is slower than a year ago but average prices increased 3.5% in last 3 months. There is material upside for house prices outside southern England. In London the rate of growth has dropped from 13% to 3% in the last 12 months.

City house price growth 5.1% yoy

UK city house price growth is 5.1% per year, down from 8.8% in May 2016. Half of cities have faster growth than a year ago (see Table 2). Cities in south eastern England have recorded the greatest slowdown over the year: London 13% to 3%, Cambridge 13% to 2%.

Fastest increase over a quarter for 3 years

While the annual rate of growth is 5.1% the index has recorded an acceleration in growth over the last 3 months, with average prices across the 20 city index up by 3.5%. This is the highest quarterly rate of growth since June 2014 (Fig. 1).

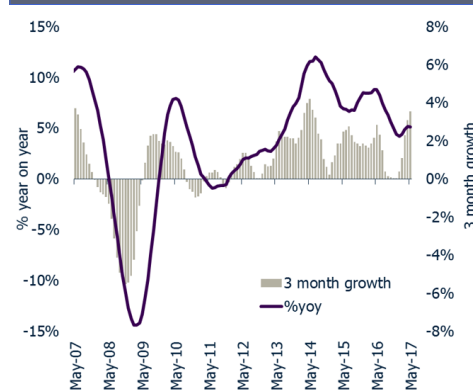
All cities, with the exception of Oxford and Aberdeen, have registered higher prices in the last 3 months. Large regional cities recorded the highest price increases over the last quarter: Birmingham at 3.8%, Nottingham at 3.8%, Manchester at 3.3% and Newcastle at 3.5%.

House prices in these and other cities continue to rise off a low base supported

Table 1: 20 city index headline results, May 2017

	3 month change	% yoy	Average price
Dec-16	0.0%	4.4%	£239,100
Jan-17	0.4%	4.2%	£240,100
Feb-17	1.1%	4.4%	£241,600
Mar-17	2.3%	4.9%	£244,700
Apr-17	3.1%	5.2%	£247,500
May-17	3.5%	5.1%	£250,200

Graph 1: City price inflation—year on year and 3 month change



by a lack of housing for sale and low mortgage rates.

More growth to come in cities outside South East

Hometrack believes there is the potential for material upside in house prices outside Southern England. Price increases since 2009 range between +85% in London to just +12% in Glasgow (Fig. 2). Regional cities are unlikely to see London levels of growth, but the gap in growth from 2009 could close. Cities with growing economies creating jobs have the greatest upside. Birmingham (7.7%) and Manchester (6.8%) are examples of cities with sustained, above average price growth. A negative economic impact from the Brexit negotiations, or an upward shift in mortgage rates remain the key risks.

Rapid price deceleration in London bottoming out

In contrast, the London housing market has registered 90% growth since 2009. Affordability and uncertainty are impacting demand. London has the lowest annual growth (+3.3%) for 5 years. However, the rapid deceleration in price

Graph 2: House price growth since 2009



Source: <https://www.hometrack.com/uk/insight/uk-cities-house-price-index/may-2017-cities-index/>

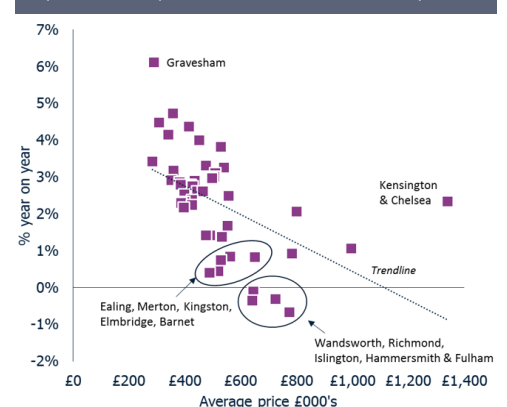
Table 2: City level summary

	Current price	% yoy May 2017	% yoy May 2016
Aberdeen	£178,500	- 4.3%	-8.9%
Belfast	£130,300	4.2%	3.9%
Birmingham	£153,500	7.7%	6.9%
Bournemouth	£276,800	4.1%	8.1%
Bristol	£266,800	5.0%	12.9%
Cambridge	£431,200	2.0%	13.0%
Cardiff	£194,500	3.5%	5.1%
Edinburgh	£206,900	5.5%	2.8%
Glasgow	£117,500	4.3%	1.9%
Leeds	£159,600	4.9%	6.0%
Leicester	£165,000	6.8%	6.7%
Liverpool	£117,400	4.5%	3.0%
London	£492,200	3.3%	13.0%
Manchester	£154,800	6.8%	6.4%
Newcastle	£127,800	3.7%	1.4%
Nottingham	£146,000	6.8%	5.7%
Oxford	£414,200	1.6%	8.2%
Portsmouth	£225,900	4.8%	8.5%
Sheffield	£132,800	4.6%	3.5%
Southampton	£224,000	5.1%	8.4%
20 city index	£250,200	5.1%	8.8%
UK	£210,200	4.7%	7.1%

inflation is showing signs of bottoming out. On current trends we do not expect to see the London City index to slip into negative year on year growth during 2017. We predict annual growth to end the year at 2-3%. The challenge for business operating in London is lower turnover, which is the market response to weaker demand. Some sub-markets within London City, which covers 46 local authority areas, are registering annual price falls. Figure 3 plots year on year growth by local authority against average prices.

Price inflation is 4-6% in the lowest value areas, down from 15% to 18% a year ago. Price rises are lowest in the highest value markets, where growth has been in single digits for the last year. Sub-markets with prices between £600,000 and £800,000 are where small annual price falls are currently concentrated e.g. Islington, Hammersmith.

Graph 3: House price trends within London City



New income data

...from CACI

What does this page show?

Hometrack uses CACI for local income data. A new set of CACI data has just been released, giving a more up-to-date view of income area.

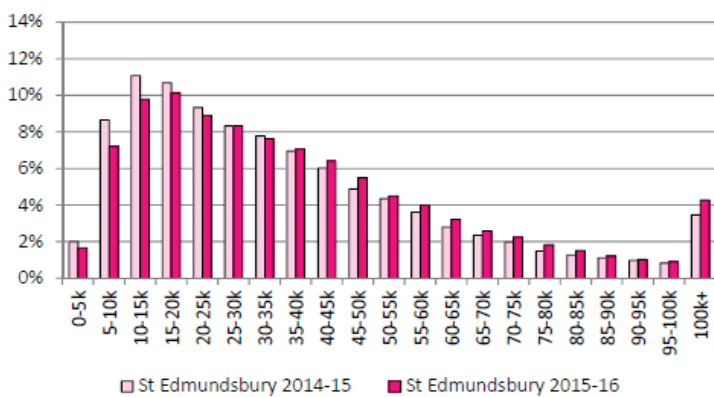
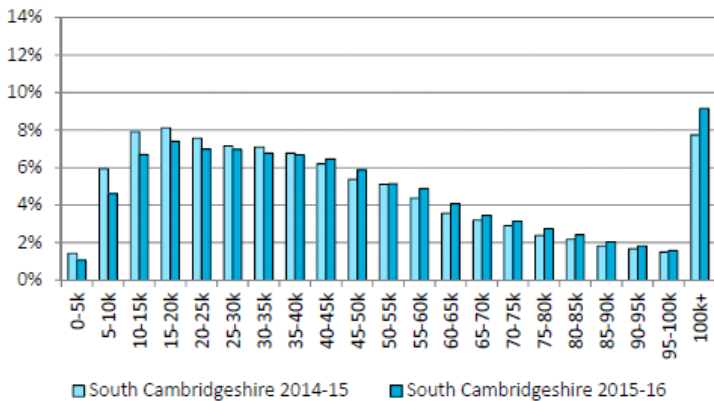
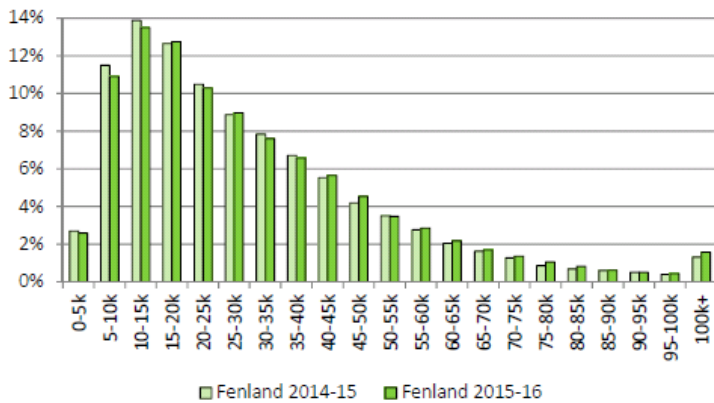
CACI is a large UK consumer and market analysis company. CACI

estimates household income based on government data together with income data collected from lifestyle surveys and guarantee card returns. CACI models gross income before tax. It provides an estimate of income for every postcode in the UK.

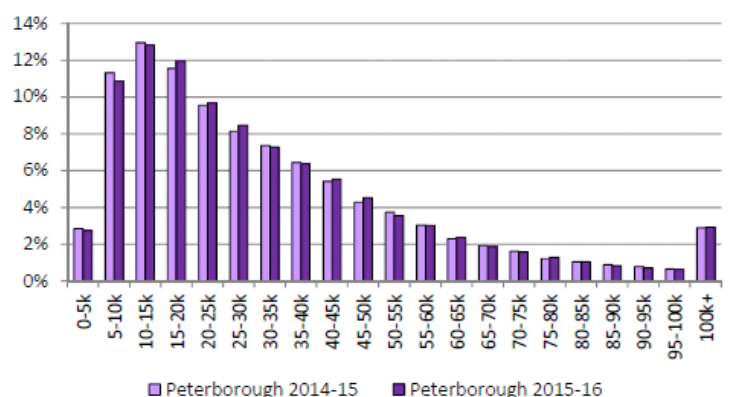
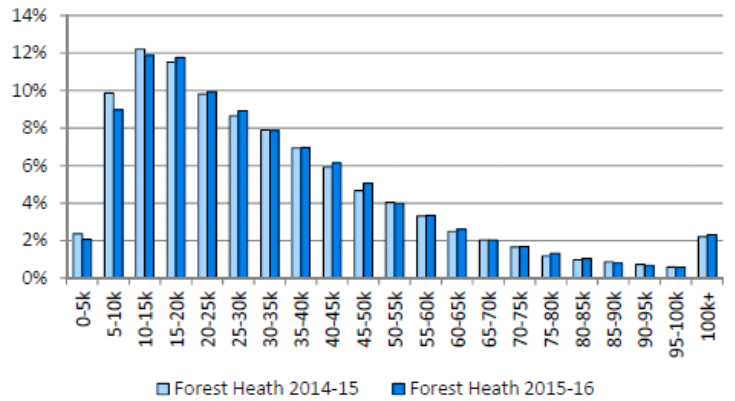
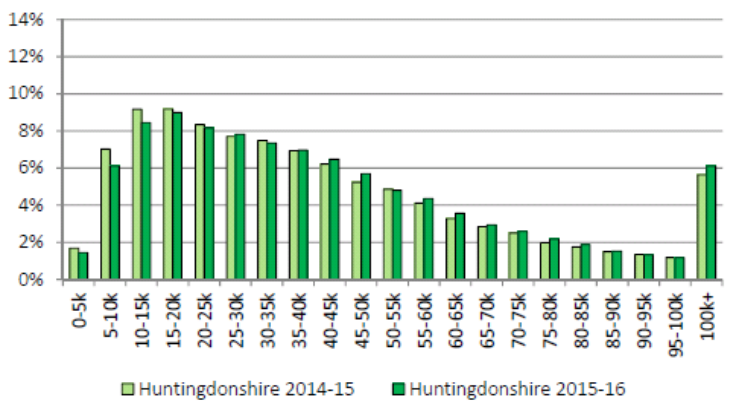
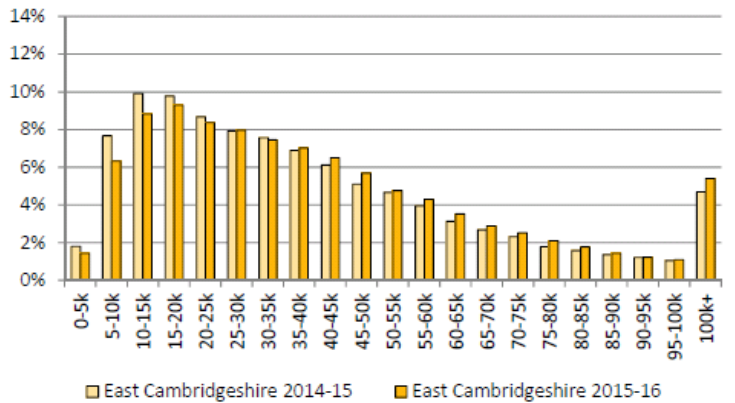
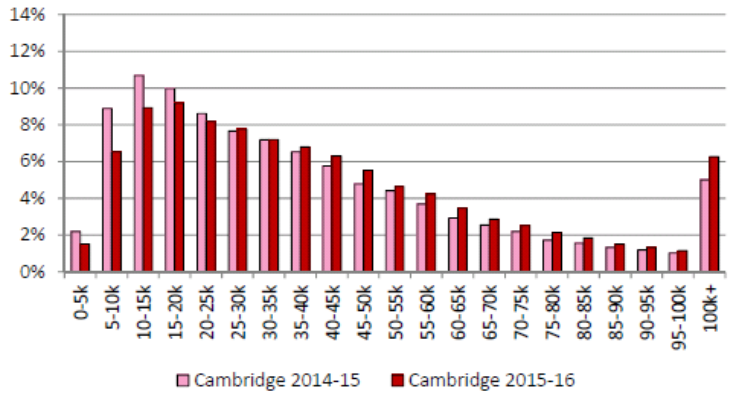
The graphs show the percentage of that district's households in income bands from £0-£5k to over £100k, in 2014/15 and 2015/16. Each district had a small decrease in the % households on lower income bands, and a small increase for higher incomes bands. This data is used for affordability ratios on [page 15](#).

What measure of income ?

Gross income before tax, which covers income from every source, including investments, income support and welfare



Graph4: Number of households by income band



Market activity

...number of sales & valuations

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 5 and 6 show the number of sales and valuations for England and the East of England.
- Graph 7 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.

Notes & observations

Graphs 5 and 6 show a similar trend line for the country and the region. Both creep up from a low point around March 2008, rising towards the end of 2014.

There is a peak around March 2016, followed by big falls to March 2017.

Table 3 shows Huntingdonshire and Peterborough with the highest number of sales and valuations (2,124 and 2,136) and Forest Heath the lowest (789) at March 2017.

Don't forget, the number of sales will reflect the number of homes in a district.

The eight district total fell from 17,116 in March 2016 to 10,894 in March 2017. The total in March 2017 for our 8 districts represents around 16% of sales and valuations for the East of England.

Across our eight districts, England and the East of England there was a noticeable drop to December 2016. Unfortunately we have now seen an increase in this drop, from December 2016 to March 2017, which means we can't attribute it to a pre-Christmas slow-down.

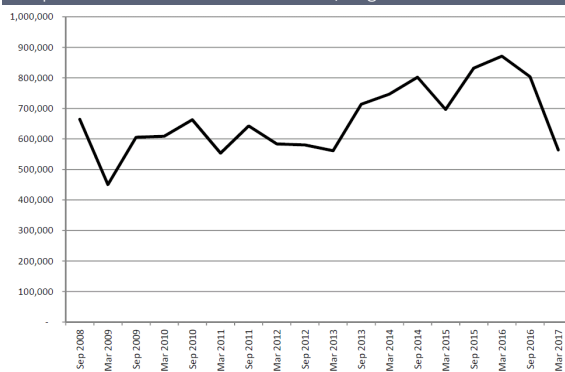
The % change over the past 12 months ranges from a 29% drop on Fenland, to a 49% drop in Ste Edmundsbury.

Please see [page 6](#) for the number of "actual" sales across our area.

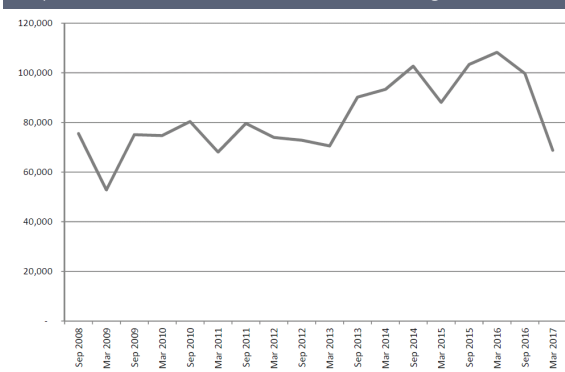
Top Tip

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.

Graph 5 Number of sales & valuations, England



Graph 6 Number of sales & valuations, East of England



Graph 7 Number of sales and valuations, districts

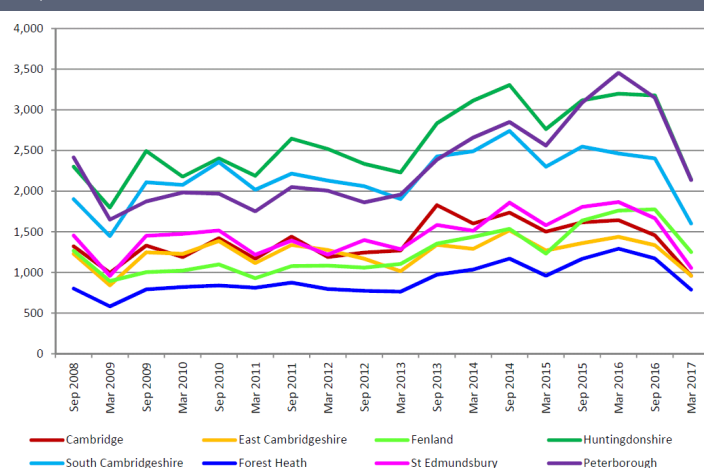


Table 3 Number of sales and valuations

	Sep 2013	Mar 2014	Sep 2014	Mar 2015	Sep 2015	Mar 2016	Sep 2016	Mar 2017	% change past 12 mths
Cambridge	1,828	1,601	1,736	1,501	1,616	1,643	1,457	959	47%
East Cambridgeshire	1,339	1,290	1,516	1,269	1,360	1,438	1,335	960	36%
Fenland	1,354	1,437	1,535	1,231	1,638	1,761	1,776	1,251	29%
Huntingdonshire	2,834	3,113	3,305	2,763	3,117	3,198	3,176	2,142	33%
South Cambridgeshire	2,426	2,491	2,740	2,301	2,547	2,463	2,402	1,602	36%
Forest Heath	973	1,035	1,170	959	1,167	1,292	1,172	789	43%
St Edmundsbury	1,584	1,512	1,858	1,579	1,806	1,866	1,666	1,055	49%
Peterborough	2,386	2,659	2,850	2,561	3,089	3,455	3,149	2,136	42%
East of England	90,142	93,307	102,666	88,064	103,362	108,212	99,671	68,762	40%
England	713,416	746,624	801,919	696,183	831,858	871,103	803,812	563,842	38%

Count of sales and valuations

Source	Timespan	Last updated	Data level	Time interval
Hometrack	Apr 2008 to Mar 2017	May 2017	Country, region & district	Data points repeat semi-annually

Average price

...using sales & valuations data

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 Sept 2008 to March 2017.
- Table 4 shows average property prices between Sept 2013 to March 2017 and the change in average price over the past 12 months.

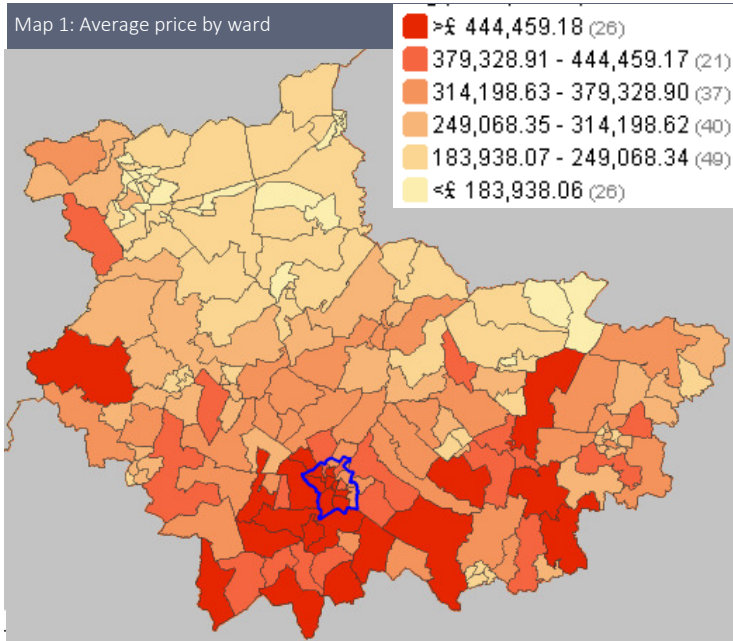
Notes & observations

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 8 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 most areas, with only Cambridge dropping to September then rising again.

Table 4 shows that average prices are higher in all districts than 12 months ago, except in Cambridge where the average is lower in March 2017 than it was in March 2016. It's over half a million pounds though after a drop in September's average.

South Cambridgeshire saw the biggest rise of more than £30K, followed by East Cambs which rose £25K. Averages across England and the region both rose too.



Graph 8 Average price

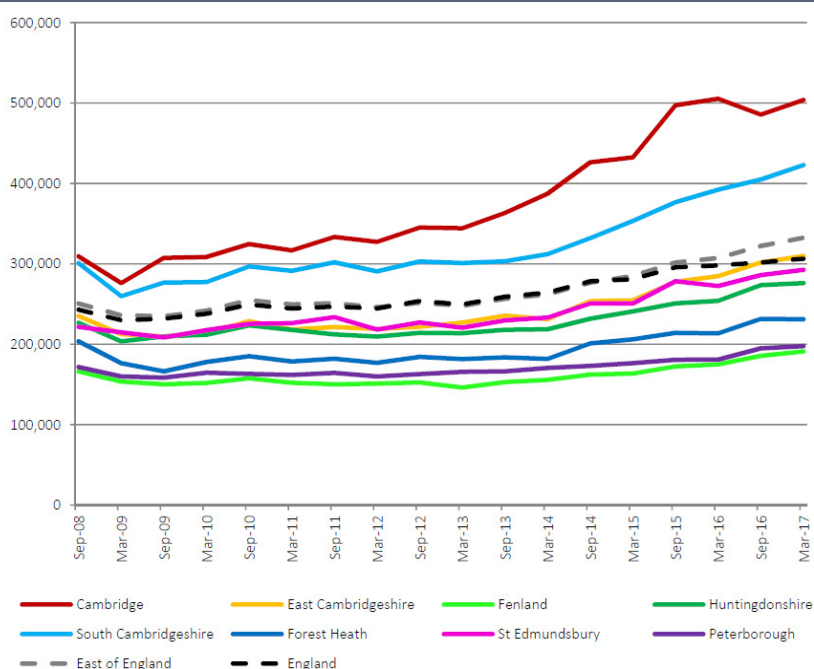


Table 4: Average price based on sales and valuations (£)

	Sep-13	Mar-14	Sep-14	Mar-15	Sep-15	Mar-16	Sep-16	Mar-17	Change last 12 months
Cambridge	363,291	387,321	426,309	432,373	497,228	505,334	485,708	503,763	-1,571
East Cambridgeshire	235,505	231,020	253,638	254,633	277,827	284,685	301,659	309,788	25,103
Fenland	152,816	155,744	162,134	163,470	172,490	174,907	185,446	191,001	16,094
Huntingdonshire	217,953	218,628	231,813	240,894	250,876	254,036	273,505	276,127	22,091
South Cambs	303,064	312,098	331,919	353,294	376,791	392,102	404,971	422,964	30,862
Forest Heath	183,565	181,675	200,944	206,181	214,185	213,607	231,461	231,145	17,538
St Edmundsbury	229,553	233,248	250,664	250,561	278,407	272,354	285,916	292,572	20,218
Peterborough	166,307	170,408	172,954	176,469	180,751	180,886	194,822	197,679	16,793
East of England	256,595	262,036	276,716	284,909	301,685	307,147	322,325	332,482	25,335
England	259,190	264,152	278,364	280,813	295,748	298,170	301,702	306,251	8,081

Average price based on sales & valuations

Source	Timespan	Last updated	Data level	Time interval
Hometrack	Apr 2008 to Mar 2017	May 2017	Country, Region & District	Data points repeat semi-annually

Market activity

...number of “real” sales only

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 4](#)).

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 9, 10 and 11 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 4](#).

Notes & observations

The graphs show similar trends as page 4 for England, the region and districts with a drop in actuals sales turnover from September 2016 to March 2017. **Apologies, unfortunately the Peterborough data was not correctly downloaded for March 2017, so the purple line* shows the data as at September 2016. This will be corrected in Edition 34.**

In table 5, Huntingdonshire saw the largest number of sales to March 2017 (1,057). Forest Heath saw the smallest number at 372.

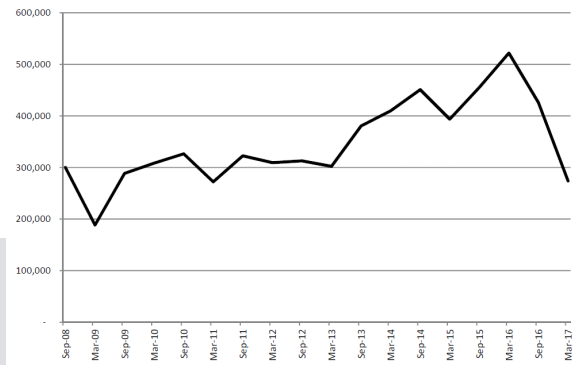
The total for all our districts has dropped significantly.

Avoiding the Peterborough error, the total “actual” sales for the Cambridge Housing Sub-Region (i.e. the 7 districts excluding Peterborough) has fallen from 8,253 in March 2016, to 6,945 in September 2016 and most recently to 4,189 in March 2017.

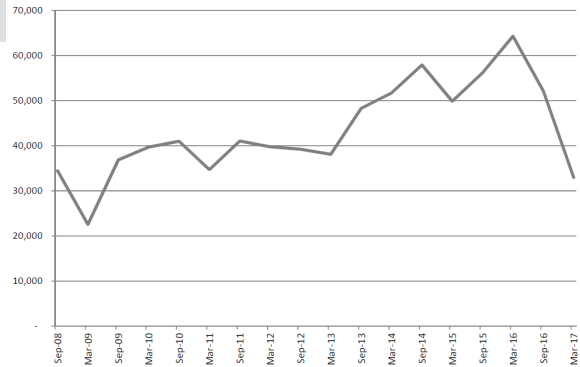
Top Tip

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.

Graph 9: Actual sales, England



Graph 10: Actual sales, East of England



Graph 11: Actual sales, districts

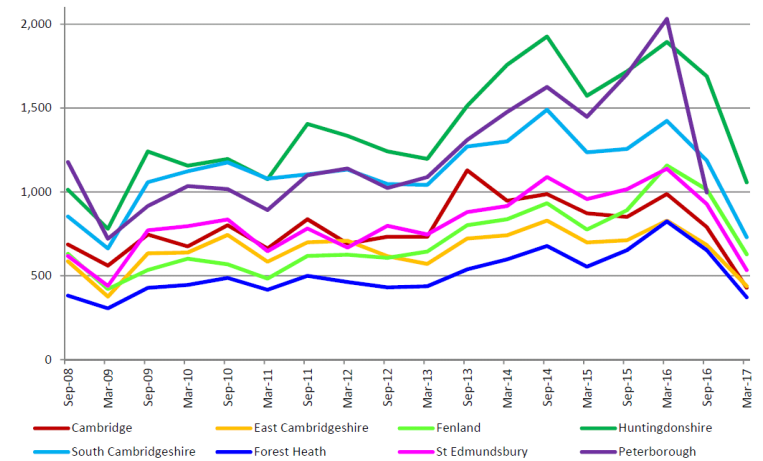


Table 5 Number of actual sales

	Sep-13	Mar-14	Sep-14	Mar-15	Sep-15	Mar-16	Sep-16	Mar-17	% sales of S+V
Cambridge	1,129	947	987	873	851	988	791	429	39%
East Cambridgeshire	722	742	829	699	712	829	683	439	41%
Fenland	802	837	933	776	891	1,157	1,014	628	46%
Huntingdonshire	1,513	1,758	1,926	1,573	1,718	1,894	1,689	1,057	43%
South Cambs	1,271	1,301	1,490	1,236	1,256	1,423	1,187	730	40%
Forest Heath	538	598	678	554	653	824	653	372	40%
St Edmundsbury	880	916	1,089	957	1,016	1,138	928	534	43%
Peterborough*	1,310	1,476	1,625	1,448	1,702	2,031	997	-	-
East of England	48,270	51,687	57,909	49,854	56,170	64,276	52,119	32,988	43%
England	380,658	409,956	450,874	393,635	455,423	521,923	425,803	273,876	45%

Count of actual sales

Source	Timespan	Last updated	Data level	Time interval
HM Land Registry, England & Wales	Apr 2008 to Mar 2017	May 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 6](#) sets out the number of sales involved.

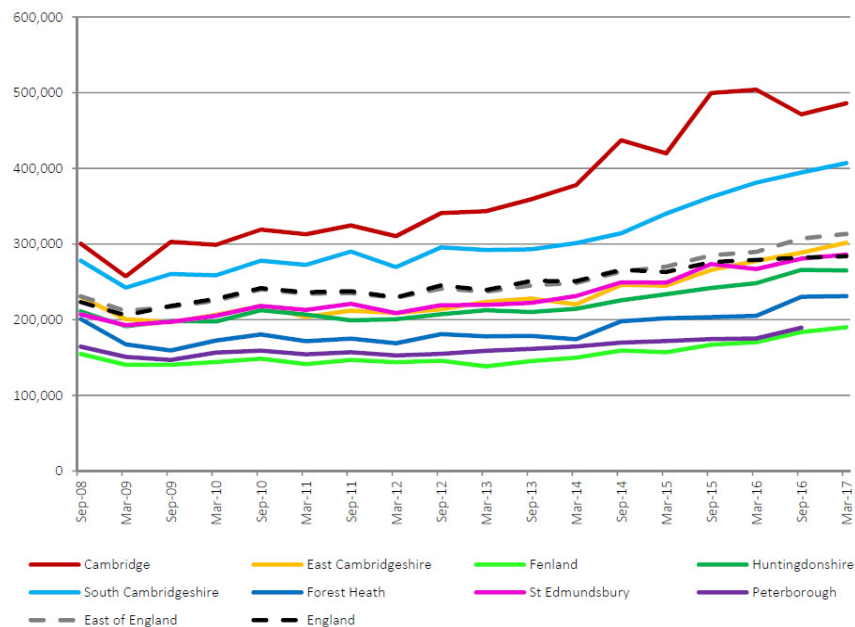
- Graph 12 shows the trend in average price for each district (solid lines) the region (grey dotted) and England (black dotted) from September 2008 to March 2017. Peterborough's line is the same as in Edition 31, i.e. the September 2016 update, as unfortunately the data was not downloaded correctly for the March 2017 update.
- Graph 13 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 September 2013 and March 2017 and the change over the past 12 months.

Notes & observations

Average prices based on Land Registry data rose in all districts to March 2017, except Huntingdonshire where the price stayed about the same.

In all districts the lines usually run close and parallel, with the "real sales" average just slightly lower than the average based on sales and valuations. In Cambridge and South Cambs there is more difference. In Forest Heath and Fenland the lines have almost converged.

Graph 12: Ave price based on sales only



Graph 13: Comparing average price based on sales & valuations (S+V) vs. actual sales (sales)

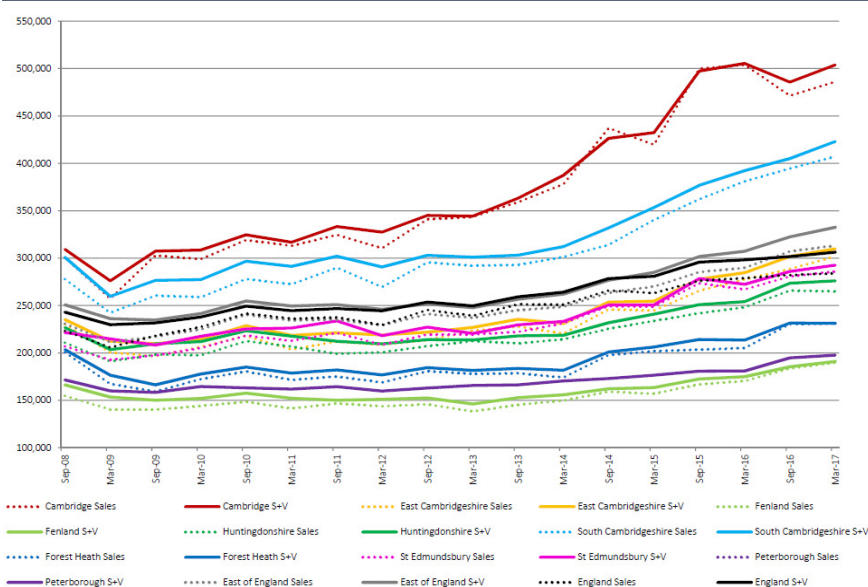


Table 6 Average price based on sales only (£)

	Sep-13	Mar-14	Sep-14	Mar-15	Sep-15	Mar-16	Sep-16	Mar-17	Change last 12 months
Cambridge	359,041	377,941	437,131	419,662	499,725	504,037	471,363	486,061	-17,976
East Cambridgeshire	227,921	220,347	246,008	244,787	265,597	277,647	288,573	301,581	23,934
Fenland	145,249	149,717	159,196	156,878	166,961	170,331	183,715	189,907	19,576
Huntingdonshire	210,029	214,326	225,540	233,726	241,902	248,294	265,785	264,981	16,687
South Cambs	292,947	301,166	314,089	340,352	362,114	381,081	394,571	407,093	26,012
Forest Heath	178,529	174,164	197,845	201,822	203,307	205,138	230,328	231,160	26,022
St Edmundsbury	222,141	231,423	249,330	248,836	273,571	266,954	280,647	285,926	18,972
Peterborough	161,298	164,610	169,683	171,749	174,272	175,233	189,389	-	-
East of England	245,009	248,670	263,520	270,020	285,229	289,673	307,128	313,325	23,652
England	251,319	250,931	265,867	263,116	276,042	279,013	282,029	283,975	4,962

Average price, sales only

Source	Time span	Last updated	Data level	Time interval
Hometrack	Apr 2008 to Mar 2017	May 2017	Country, region, district	Data points repeat semi-annually

Lower quartile price

...using sales & valuations data

Top Tip

What are lower quartiles all about?

Let's say 100 homes were sold in a month and we make a list of all 100 homes, in order from the cheapest to the most expensive. The first 25 homes on the list - the cheapest 25 - are called the lower quartile. The price of the 25th home on the list is the "lower quartile" value. This is used to show that the cheapest 25 homes sold for less than that value.

What does this page show?

This page helps compare average prices on [page x](#) 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.

- 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 14 shows lower quartile prices for each district, the region and England from Sept 2008 to Mar 2017.
- Table 7 shows lower quartile prices between Sept 2013 and March 2017, and compares the change in lower quartile price over the past 12 months.

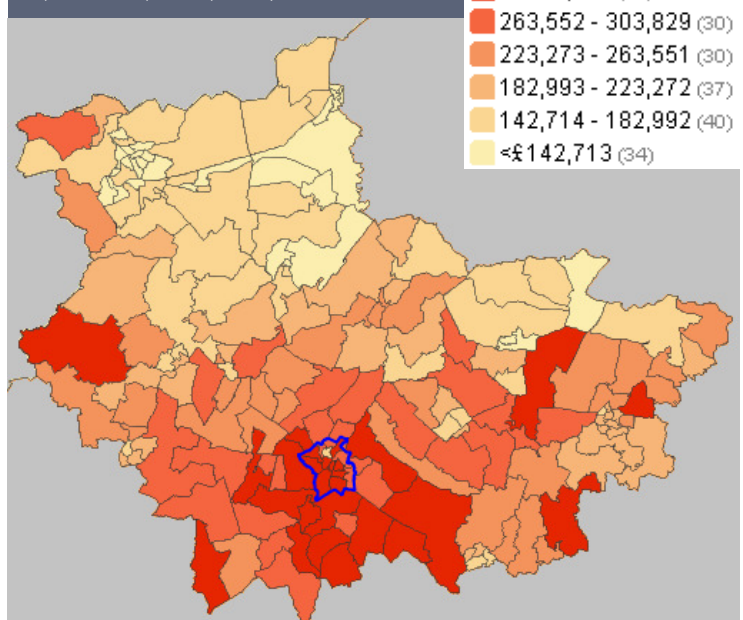
Notes & observations

Lower quartile prices are rising everywhere but Cambridge, 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 14.

Table 7 shows lower quartile prices ranging from £130K in Peterborough to £310K in Cambridge, even despite the drop of £10K in Cambridge.

Map 2: Lower quartile price by ward



Graph 14: Lower quartile price

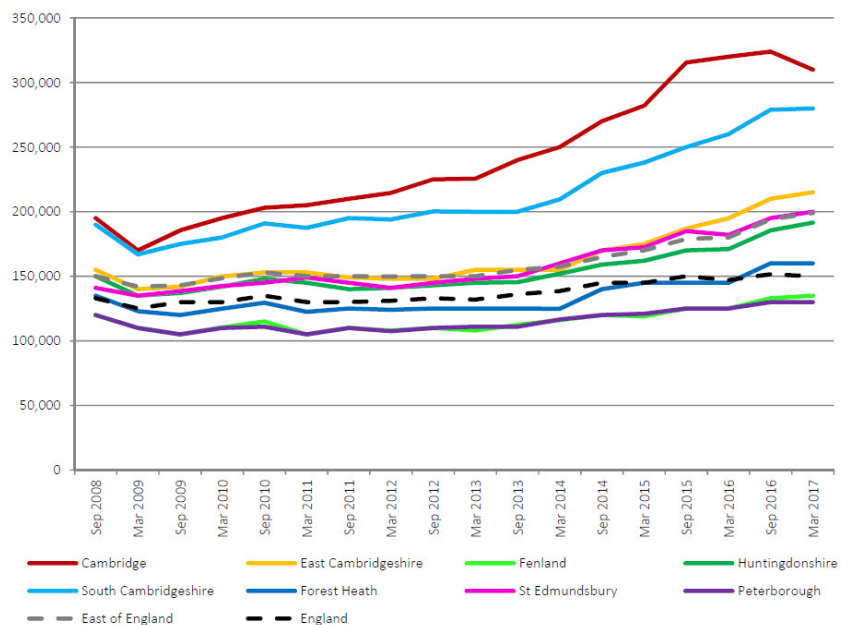


Table 7: Lower quartile price, based on sales and valuations (£)

	Sep 2013	Mar 2014	Sep 2014	Mar 2015	Sep 2015	Mar 2016	Sep 2016	Mar 2017	Change last 12 months
Cambridge	239,995	250,000	270,000	282,000	315,500	320,000	324,000	310,000	-10,000
East Cambridgeshire	155,000	155,000	169,950	175,000	187,000	194,950	210,000	215,000	20,050
Fenland	112,500	116,000	120,000	119,000	125,000	125,000	133,000	135,000	10,000
Huntingdonshire	145,500	152,000	159,000	162,000	170,000	171,000	185,489	191,600	20,600
South Cambridgeshire	200,000	209,500	230,000	238,000	250,000	260,000	279,000	280,000	20,000
Forest Heath	125,000	124,795	140,000	145,000	145,000	145,000	160,000	160,000	15,000
St Edmundsbury	150,000	160,000	170,000	172,500	185,000	182,000	195,000	200,000	18,000
Peterborough	111,000	116,500	120,000	121,000	125,000	125,000	130,000	130,000	5,000
East of England	155,000	157,500	165,000	170,000	179,000	180,000	194,000	199,000	19,000
England	136,000	138,500	144,950	145,000	150,000	147,000	151,666	150,000	3,000

Lower quartile price, based on sales and valuations

Source	Timespan	Last updated	Data level	Time interval
Hometrack	Apr 2008 to Mar 2017	May 2017	Country, region, district	Data points repeat semi-annually

Price per square metre

...using sales & valuations data

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 15 shows the change in the average across the districts (solid lines), the region (grey dashed line) and England (black dashed line) from Sept 2008 to Mar 2017.
- Table 8 shows values from Sept 2013 to Mar 2017.

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 15 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 and increase.

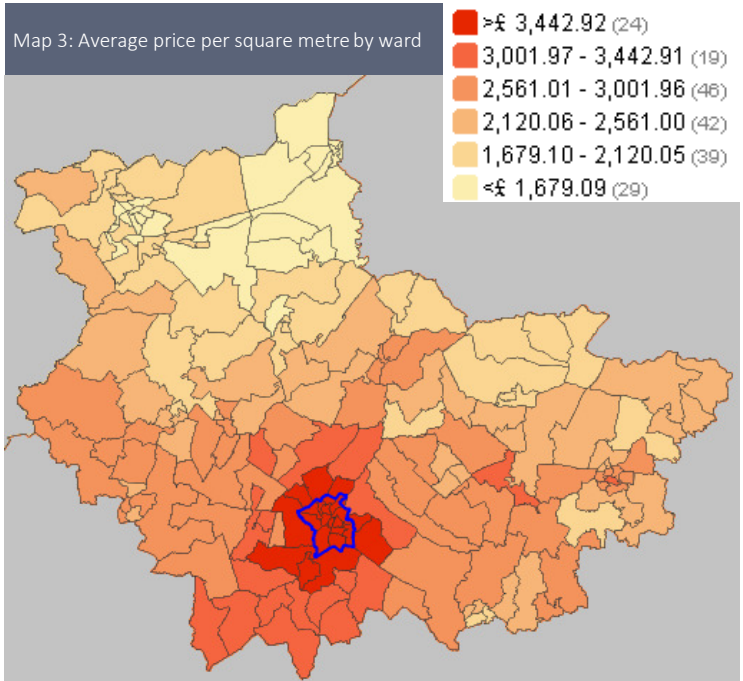
Table 8 shows the prices per sqm ranging from £1,651 in Fenland to £4,564 in Cambridge.

Using an average of averages, we can see the price per square metre across our 8 districts has increased from £2,412 to £2,581 (up £169) over the past year.

Top Tip

Why look at 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.



Graph 15: Average price per square metre

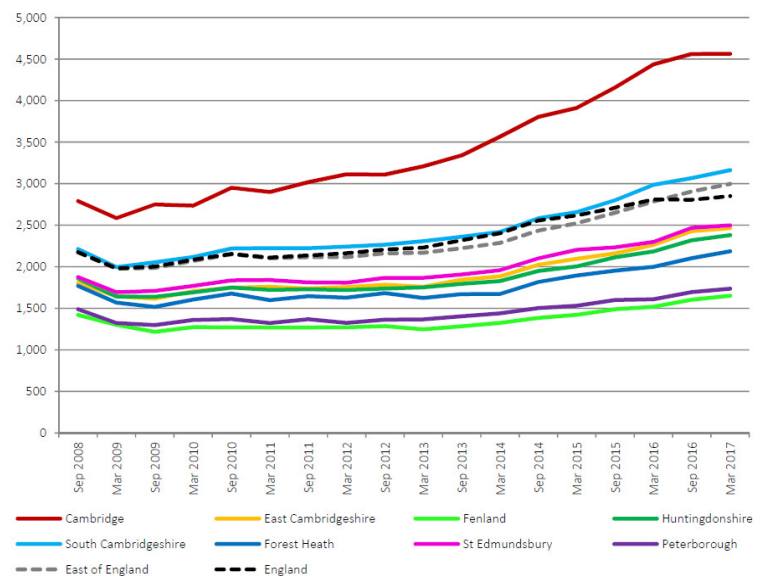


Table 8: Average price per square metre (£)

	Sep 2013	Mar 2014	Sep 2014	Mar 2015	Sep 2015	Mar 2016	Sep 2016	Mar 2017	Change last 12 months
Cambridge	3,340	3,565	3,804	3,912	4,157	4,436	4,561	4,564	128
East Cambridgeshire	1,844	1,885	2,023	2,096	2,161	2,263	2,428	2,466	203
Fenland	1,284	1,324	1,384	1,421	1,488	1,518	1,603	1,651	133
Huntingdonshire	1,794	1,827	1,950	2,004	2,114	2,184	2,318	2,380	196
South Cambridgeshire	2,361	2,420	2,583	2,657	2,800	2,987	3,067	3,163	176
Forest Heath	1,671	1,672	1,817	1,894	1,953	1,999	2,104	2,186	187
St Edmundsbury	1,908	1,959	2,101	2,204	2,234	2,299	2,469	2,498	199
Peterborough	1,404	1,440	1,502	1,531	1,600	1,608	1,695	1,736	128
East of England	2,224	2,287	2,435	2,524	2,650	2,785	2,907	2,996	211
England	2,319	2,403	2,557	2,617	2,710	2,809	2,806	2,851	42

Average property price per square metre, based on sales & valuations data

Source	Timespan	Last updated	Data level	Time interval
Hometrack	Apr 2008 to Mar 2017	May 2017	Country, region, district	Data points repeat semi-annually

Average time to sell

...using sales data

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 February 2017 (the data is slightly slower to process than other pages in the Bulletin, so please note it's not March 2017 data).
- Graph 16 shows the trend in time taken to sell for each of our 8 districts, for the East of England and England (dashed lines) between March 2015 and February 2017.
- Table 9 shows the average time taken to sell each month from February 2016 to February 2017.

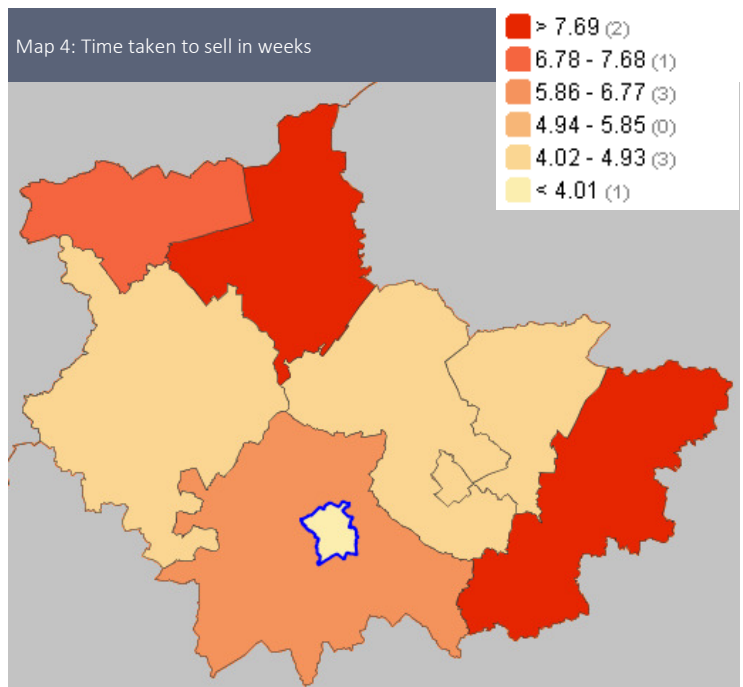
Notes & observations

Graph 16 helps compare districts, the region and England trends, though to be honest they are all pretty erratic.

Table 9 shows the national average was 7.6 weeks while the regional average was 6.4 weeks.

Cambridge saw the quickest turnaround at 2.4 weeks in February 2017, well below both the regional and national average.

Homes took longest to sell in Fenland (8.6 weeks) and St Edmundsbury (7.8 weeks).



Graph 16: Time taken to sell (weeks)

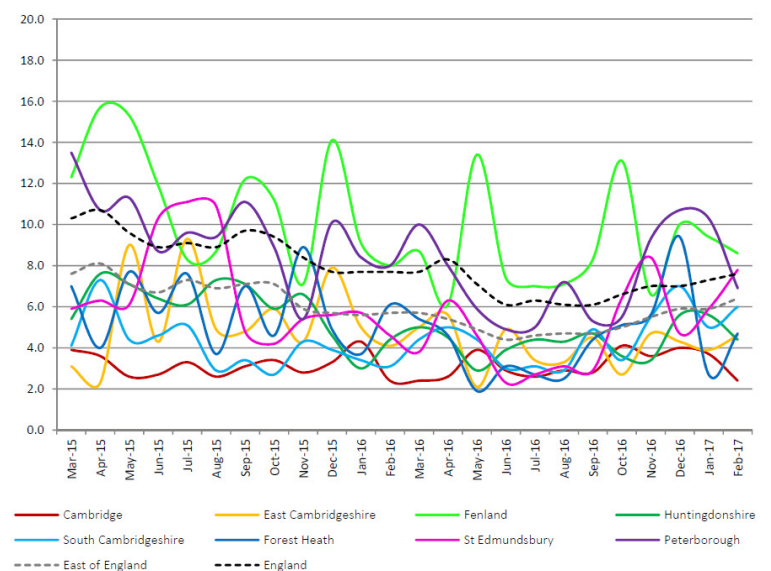


Table 9 Average time taken to sell (weeks)

	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17
Cambridge	2.4	2.4	2.6	3.9	2.9	2.6	2.9	2.8	4.1	3.6	4.0	3.7	2.4
East Cambs	4.1	5.0	5.6	2.1	4.9	3.4	3.3	4.5	2.7	4.7	4.3	3.9	4.6
Fenland	8.0	8.7	6.1	13.4	7.4	7.0	7.1	8.3	13.1	6.6	10.0	9.4	8.6
Huntingdonshire	4.4	5.0	4.5	2.9	3.9	4.4	4.3	4.7	3.6	3.4	5.6	5.6	4.4
South Cambs	3.1	4.4	5.0	4.4	3.0	3.1	2.9	4.9	3.4	5.5	7.0	5.0	6.0
Forest Heath	6.1	5.4	4.6	1.9	3.1	2.7	2.5	4.4	5.1	5.6	9.4	2.7	4.7
St Edmundsbury	4.6	3.8	6.3	4.6	2.3	2.7	3.1	2.9	6.4	8.4	4.7	5.9	7.8
Peterborough	8.0	10.0	8.0	5.9	4.9	5.0	7.2	5.3	5.5	9.3	10.7	10.3	6.9
East of England	5.7	5.7	5.4	4.9	4.4	4.6	4.7	4.7	5.0	5.5	5.9	5.9	6.4
England	7.7	7.7	8.3	7.1	6.1	6.3	6.1	6.1	6.6	7.0	7.0	7.3	7.6

Average time to sell, in weeks

Source	Timespan	Last updated	Data level	Time interval
Hometrack analysis of Zoopla data	Mar 2015 to Feb 2017	May 2017	Country, region, district	Data points repeat monthly

Price asked and achieved

...using sales data

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.

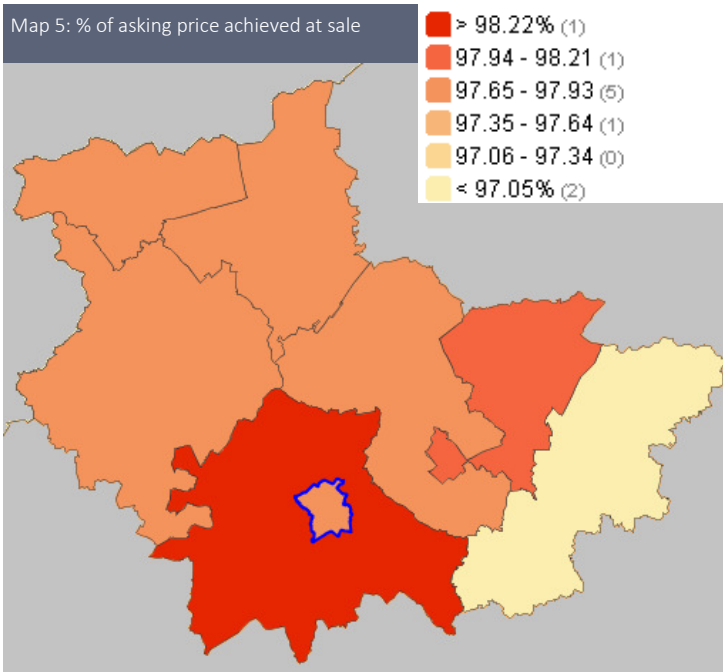
- Map 5 shows the percentage of asking price actually achieved when the sale completes. This gives a measure of the “heat” of the housing market.
- Graph 17 shows the percentage achieved in each district, between March 2015 and Feb 2017. It includes the trend for England and the East of England (black and grey dashed lines).
- Table 10 shows the average percentage for each district, the region and England from February 2016 to February 2017.

Notes & observations

In Feb 2016, all districts achieved less than 100% of asking price. The lowest percentage in our area was St Edmundsbury at 96.6% and the highest was 98.1% in South Cambs.

The proportion for the region was 97.5% and for England was 96.9%.

Graph 17 highlights some big variations over time, each district showing a different trend. Cambridge has seen a big drop recently.



Graph 17: % of asking price achieved at sale

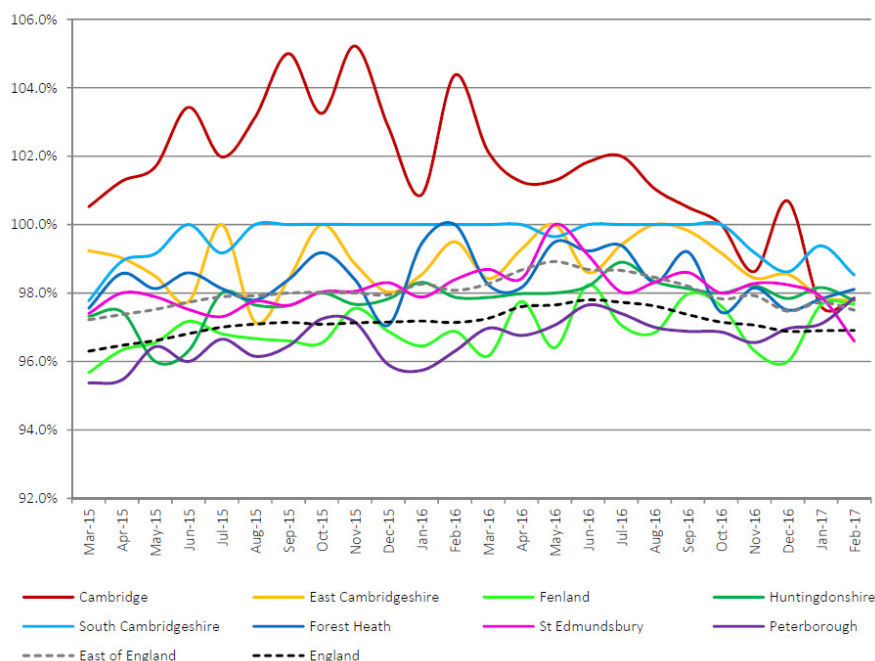


Table 10: Percentage of asking price achieved at sale

	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17
Cambridge	104.4%	102.1%	101.3%	101.3%	101.8%	102.0%	101.1%	100.5%	100.0%	98.6%	100.7%	97.6%	97.8%
East Cambs	99.5%	98.4%	99.3%	100.0%	98.6%	99.4%	100.0%	99.8%	99.2%	98.4%	98.6%	97.9%	97.8%
Fenland	96.9%	96.2%	97.8%	96.4%	98.2%	97.1%	96.8%	98.0%	97.6%	96.3%	96.0%	97.7%	97.7%
Huntingdonshire	97.9%	97.9%	98.0%	98.0%	98.2%	98.9%	98.3%	98.1%	98.0%	98.2%	97.8%	98.2%	97.8%
South Cambs	100.0%	100.0%	100.0%	99.7%	100.0%	100.0%	100.0%	100.0%	100.0%	99.2%	98.6%	99.4%	98.5%
Forest Heath	100.0%	98.3%	98.2%	99.5%	99.2%	99.4%	98.3%	99.2%	97.4%	98.2%	97.5%	97.8%	98.1%
St Edmundsbury	98.4%	98.7%	98.4%	100.0%	99.1%	98.0%	98.3%	98.6%	98.0%	98.3%	98.2%	97.9%	96.6%
Peterborough	96.3%	97.0%	96.8%	97.1%	97.7%	97.4%	97.0%	96.9%	96.9%	96.6%	97.0%	97.1%	97.9%
East of England	98.1%	98.3%	98.7%	98.9%	98.7%	98.7%	98.5%	98.2%	97.8%	97.9%	97.5%	97.7%	97.5%
England	97.1%	97.3%	97.6%	97.7%	97.8%	97.7%	97.6%	97.4%	97.2%	97.1%	96.9%	96.9%	96.9%

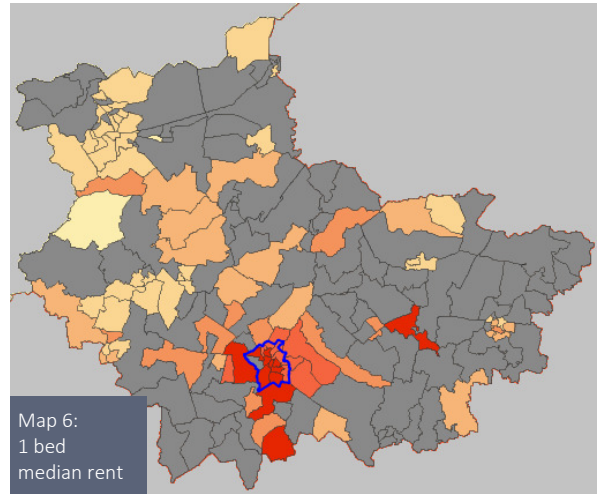
Average sales price as a % of asking price

Source	Timespan	Last updated	Data level	Time interval
Hometrack analysis of Zoopla data	Mar 2015 to Feb 2017	May 2017	Country, region, district	Data points repeat monthly

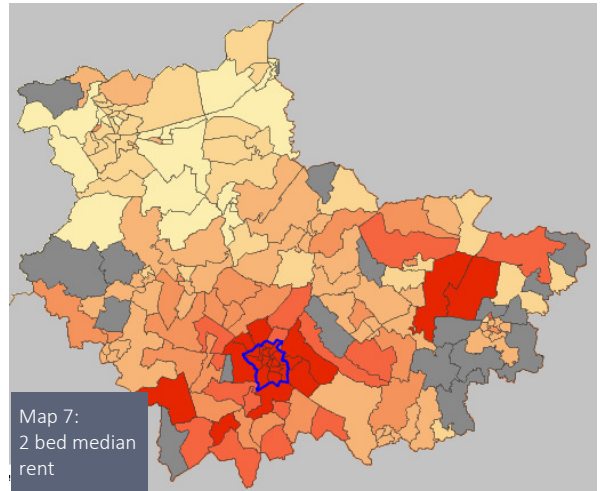
Table 11: Weekly median private rents & "main" LHA rate (last column, see [page 13](#) for detail)

	Mar 15	Jun 15	Sep 15	Dec 15	Mar 16	Jun 16	Sep 16	Dec 16	Mar 17	LHA
Cambridge Grey column = Cambridge LHA rate (rounded)										
1 bed	184	190	190	195	196	201	206	206	207	126
2 bed	253	253	265	265	265	265	265	268	265	141
3 bed	288	294	288	294	298	298	300	300	300	168
4 bed	398	392	392	392	392	392	403	403	398	218
East Cambridgeshire Grey column = Cambridge LHA rate (rounded)										
1 bed	124	126	126	125	115	138	158	173	173	126
2 bed	152	152	155	160	166	168	173	173	173	141
3 bed	189	187	196	196	196	196	201	201	207	168
4 bed	276	276	265	276	265	276	282	299	303	218
Fenland Grey column = Peterborough LHA rate (rounded)										
1 bed	98	99	101	103	103	109	121	121	131	92
2 bed	126	126	126	132	132	137	137	137	137	115
3 bed	150	150	150	155	155	155	160	160	161	132
4 bed	196	201	207	207	206	206	207	207	207	168
Huntingdonshire Grey column = Huntingdon LHA rate (rounded)										
1 bed	114	115	121	121	126	130	132	133	137	105
2 bed	150	150	150	150	155	160	161	167	167	126
3 bed	178	177	178	184	190	196	196	196	196	150
4 bed	253	253	259	253	253	253	252	253	253	198
South Cambridgeshire Grey column = Cambridge LHA rate (rounded)										
1 bed	150	152	158	160	160	167	173	178	176	126
2 bed	190	196	197	200	201	201	206	206	207	141
3 bed	219	219	225	225	225	229	233	242	253	168
4 bed	300	321	326	311	311	323	311	323	321	218
Forest Heath Grey column = Bury St Edmunds LHA rate (rounded)										
1 bed	121	121	115	115	124	132	158	155	150	102
2 bed	155	155	156	160	161	173	173	177	173	126
3 bed	207	219	207	213	213	219	219	219	218	150
4 bed	306	306	300	300	306	306	309	309	297	216
St Edmundsbury Grey column = Bury St Edmunds LHA rate (rounded)										
1 bed	126	130	132	132	137	141	144	150	150	102
2 bed	155	155	155	160	163	167	167	167	167	126
3 bed	196	196	190	183	190	190	196	201	201	150
4 bed	306	321	306	306	300	300	276	276	276	216
Peterborough Grey column = Peterborough LHA rate (rounded)										
1 bed	103	103	109	109	114	121	126	126	128	92
2 bed	132	135	137	137	137	144	144	144	150	115
3 bed	153	155	155	160	160	160	167	167	173	132
4 bed	219	213	219	219	219	213	219	225	229	168
East of England										
1 bed	132	137	137	138	145	155	173	178	183	-
2 bed	166	167	168	173	178	183	190	196	196	-
3 bed	196	196	201	206	207	213	219	219	225	-
4 bed	300	298	298	294	298	298	298	298	299	-
England										
1 bed	160	160	155	155	167	178	206	207	210	-
2 bed	167	165	156	160	161	167	173	173	176	-
3 bed	184	183	183	183	190	196	196	204	206	-
4 bed	334	323	311	311	311	311	311	314	320	-

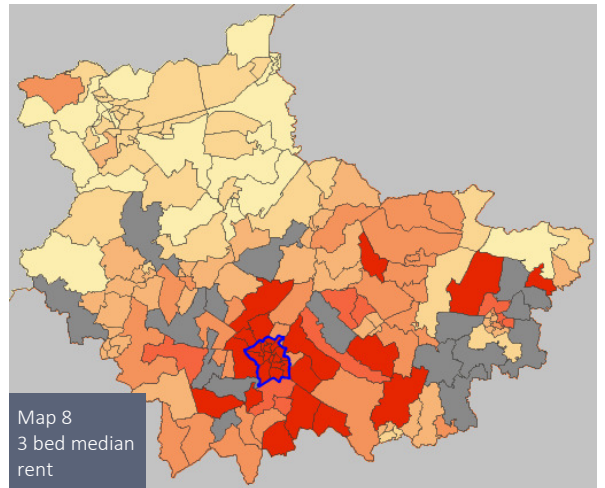
Private rents & broad



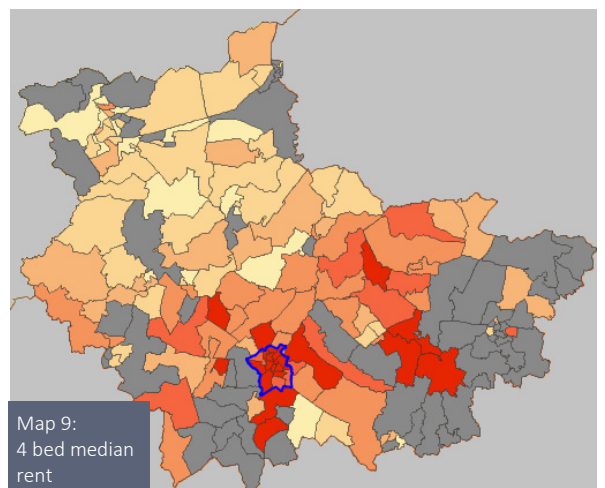
Map 6:
1 bed
median rent



Map 7:
2 bed median
rent



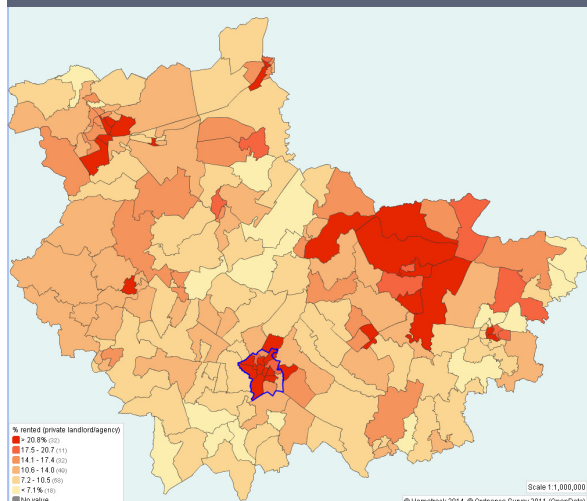
Map 8:
3 bed median
rent



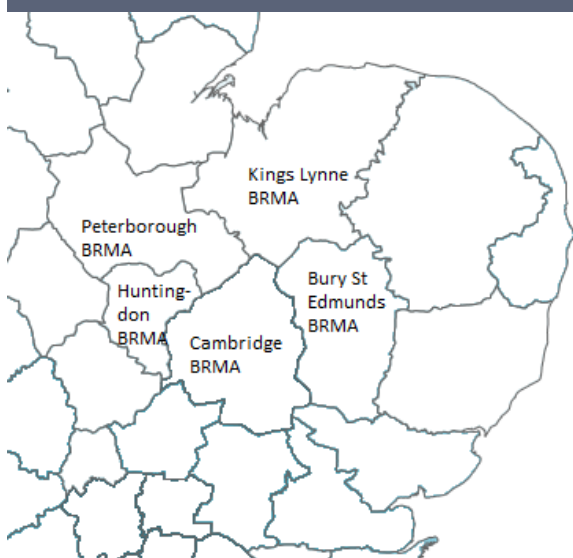
Map 9:
4 bed median
rent

rental market areas showing local housing allowance

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



Map 11: Broad Rental Market Area (BRMA) boundaries



Source	Time-span	Last updated	Data level	Time interval
Median private rents by bed count				
Home-track	Apr 2008 to Mar 2017	May 2017	*Country *Region *District *Ward	Data points repeat annually
Weekly local housing allowance rate (£)				
Valuation Office Agency (VOA)	April 2016 to Mar 2017	Jan 2016	Broad rental market areas (BRMA)	Annual

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

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 rents and 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.

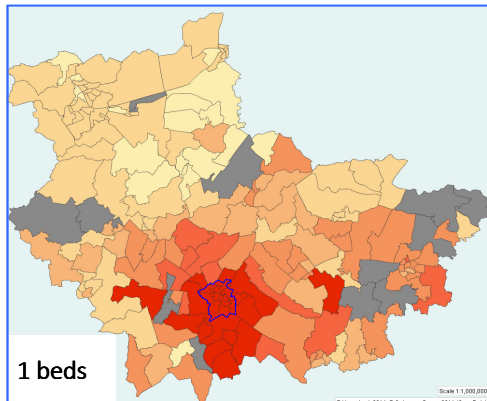
Local Housing Allowance rates are set out in Table 12. These were set based on a 6-monthly survey undertaken by the Valuation Office Agency along with formulas based on lower quartile private rents. From 2016/17 to 2020/21 local housing allowances have been frozen to help reduce the national welfare bill. We will monitor impacts of this freeze in future.

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

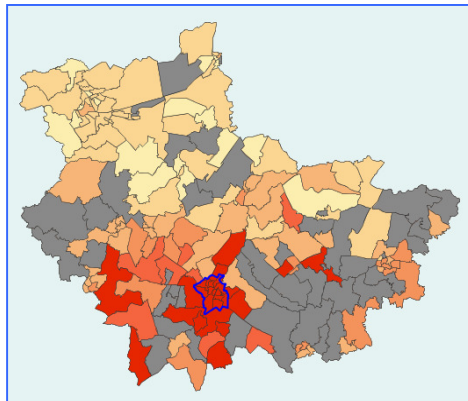
	Apr-13 to Mar-14	Apr-14 to Mar-15	Apr-15 to Mar-16	Apr-16 to Mar-17
Cambridge BRMA				
Room	£76.65	£79.72	£80.52	£80.52
1 bed	£120.00	£124.80	£126.05	£126.05
2 bed	£137.97	£139.35	£140.74	£140.74
3 bed	£160.37	£166.78	£168.45	£168.45
4 bed	£207.69	£216.00	£218.16	£218.16
Bury St Edmunds BRMA				
Room	£68.50	£63.50	£64.14	£64.14
1 bed	£100.24	£101.24	£102.25	£102.25
2 bed	£123.82	£125.06	£126.31	£126.31
3 bed	£147.40	£148.87	£150.36	£150.36
4 bed	£219.23	£207.69	£216.00	£216.00
Central Norfolk & Norwich BRMA				
Room	£58.50	£59.09	£61.45	£61.45
1 bed	£91.15	£92.06	£92.98	£92.98
2 bed	£114.23	£115.37	£116.52	£116.52
3 bed	£132.69	£134.02	£135.36	£135.36
4 bed	£183.46	£184.62	£184.11	£184.11
Peterborough BRMA				
Room	£57.50	£56.58	£57.15	£57.15
1 bed	£91.15	£91.15	£92.05	£92.05
2 bed	£114.23	£114.23	£115.07	£115.07
3 bed	£129.71	£131.01	£132.32	£132.32
4 bed	£165.09	£166.74	£168.41	£168.41
Kings Lynn BRMA				
Room	£51.10	£51.61	£53.67	£53.67
1 bed	£88.85	£89.74	£90.64	£90.64
2 bed	£110.00	£111.10	£112.21	£112.21
3 bed	£126.92	£128.19	£129.47	£129.47
4 bed	£165.09	£161.54	£163.16	£163.16
Huntingdon BRMA				
Room	£63.50	£64.14	£63.50	£63.50
1 bed	£103.85	£103.85	£104.89	£104.89
2 bed	£126.92	£121.15	£126.00	£126.00
3 bed	£150.00	£144.62	£150.40	£150.40
4 bed	£212.26	£196.15	£198.11	£198.11
Stevenage & North Herts BRMA				
Room	£73.50	£69.27	£72.04	£72.04
1 bed	£121.15	£121.15	£122.36	£122.36
2 bed	£152.31	£153.83	£155.37	£155.37
3 bed	£182.78	£184.61	£186.46	£186.46
4 bed	£229.62	£229.62	£238.80	£238.80

Private rents over time

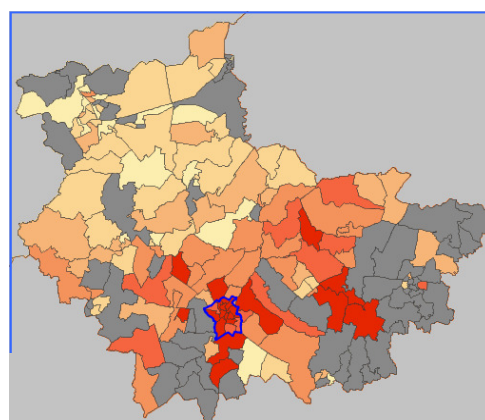
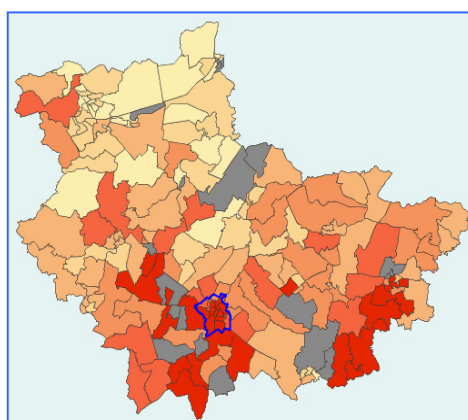
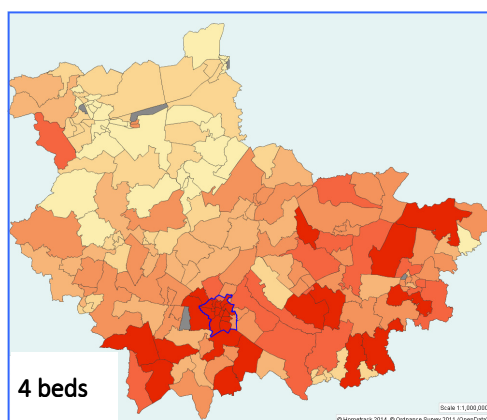
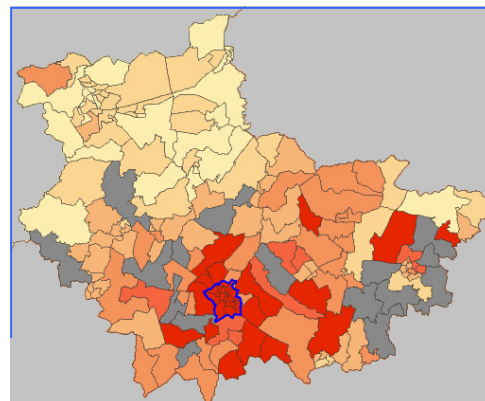
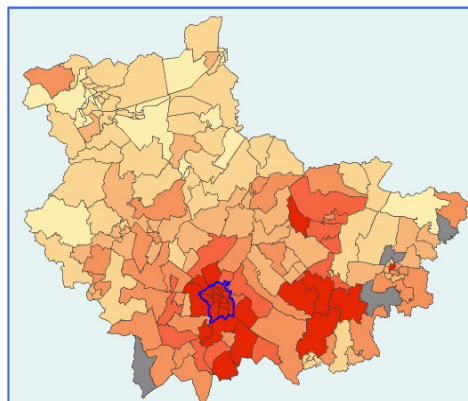
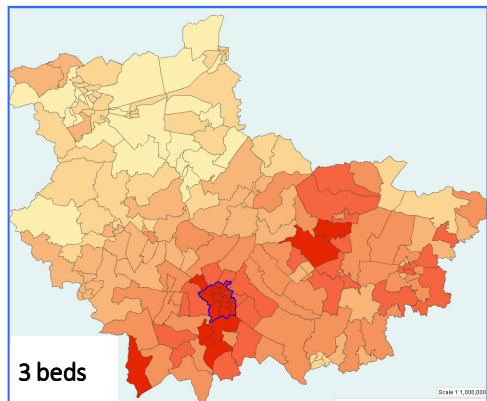
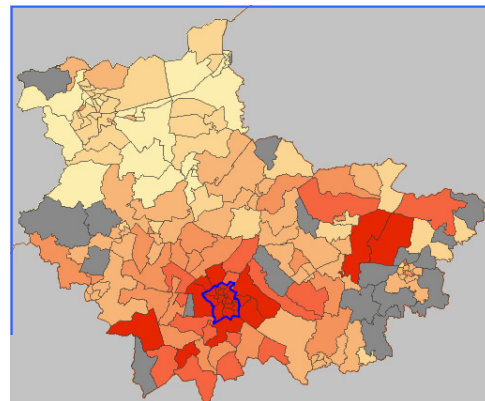
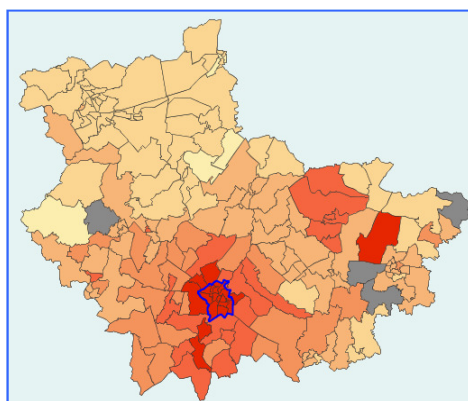
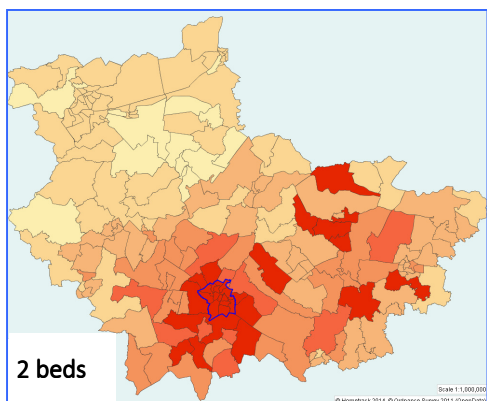
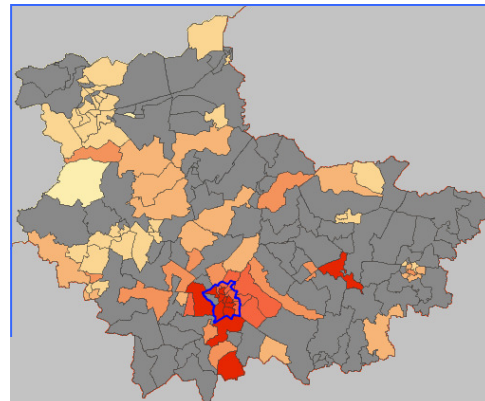
Map 12: Median rents, December 2013 from Ed 20



Median rents, September 2015 from Edition 27



Median rents, March 2017 from Edition 33



These maps are copied from three editions of the Housing Market Bulletin:

- Edition 20, published in March 2014 and based on Dec 2013 data. This was the first edition to cover 1, 2, 3 and 4 bed private rents.
- Edition 27, published December 2015 based on September 2015 data.
- Edition 33 (this edition).

The grey areas denote where there was insufficient data to give a robust median rent figure, which may be interpreted as a lack of rented housing in the wards across Cambridgeshire and Peterborough.

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. The two tables help us compare affordability ratios over time.
- 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 March 2014 and March 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 March 2015 to March 2017.

Notes & observations

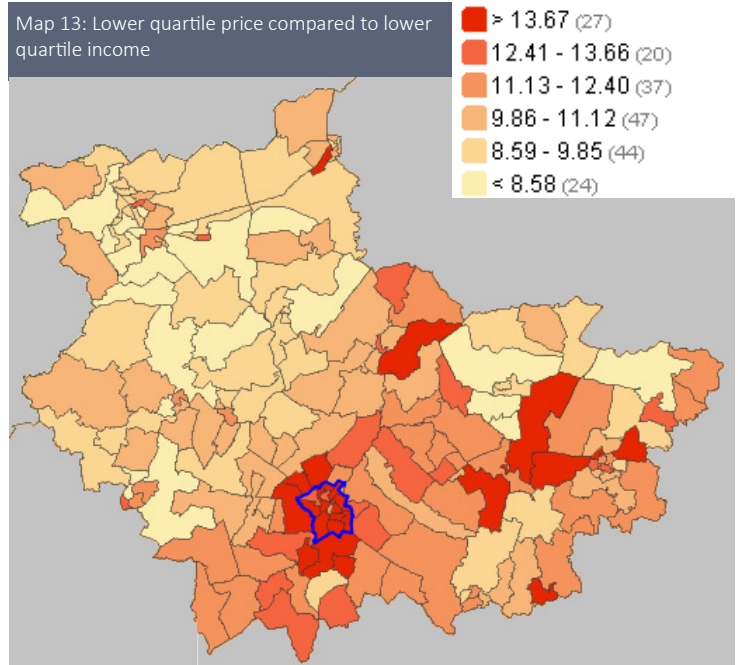
Affordability appears to have improved quite a bit, mainly due to new income data being released for 2015-16 (see page 3). Sadly the ratios are still well above the accepted "three times" rule.

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 16.4. Cambridge and South Cambs are least affordable on both the median and lower quartile measures.

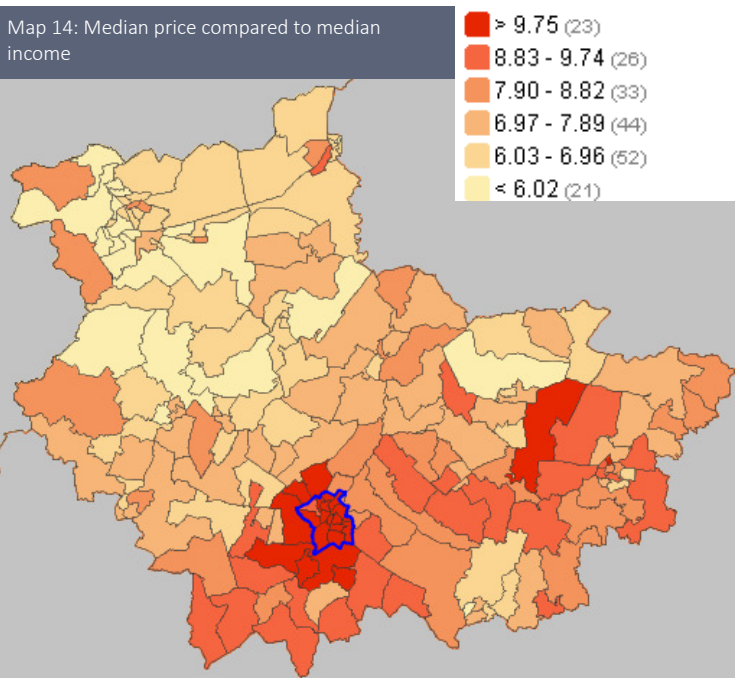
	Mar-15	Jun-15	Sept-15	Dec-15	Mar-16	Jun-16	Sept-16	Dec-16	Mar-17
Cambridge	11.2	11.5	11.9	12.8	12.8	13.2	13.2	13.2	11.6
East Cambs	7.0	7.1	7.3	7.4	7.6	7.7	7.9	8.0	7.7
Fenland	6.0	6.0	6.2	6.3	6.4	6.4	6.6	6.7	6.6
HDC	6.1	6.2	6.4	6.4	6.5	6.5	6.6	6.8	6.8
South Cambs	7.6	7.9	8.2	8.4	8.5	8.8	8.8	8.9	8.3
Forest Heath	6.5	6.6	6.7	6.7	6.6	6.7	6.9	7.2	7.1
St Ed's	7.4	7.6	7.8	7.9	8.0	8.1	8.1	8.2	7.7
Peterborough	5.9	6.0	6.0	6.1	6.1	6.1	6.1	6.3	6.4
East of England	7.4	7.6	7.8	7.9	8.0	8.0	8.2	8.5	8.2

Median and lower quartile house price to income ratio

Source	Timespan	Last updated	Data level	Time interval
Hometrack & CACI	Apr 2008 to Mar 2017	May 2017	Region & district	Data points repeat annually



	Mar-15	Jun-15	Sept-15	Dec-15	Mar-16	Jun-16	Sept-16	Dec-16	Mar-17
Cambridge	16.6	17.1	17.9	18.7	18.8	19.3	19.3	19.3	16.4
East Cambs	9.8	10.0	10.3	10.4	10.6	10.9	11.2	11.5	10.8
Fenland	8.7	8.8	9.0	9.0	9.2	9.1	9.4	9.4	9.4
HDC	8.7	8.9	8.9	8.9	9.1	9.3	9.4	9.6	9.5
South Cambs	11.6	11.8	12.0	11.9	12.2	12.4	12.8	13.1	11.8
Forest Heath	9.4	9.6	9.7	9.6	9.5	9.5	9.8	10.2	10.1
St Ed's	10.7	10.9	11.0	10.9	11.2	11.2	11.3	11.5	10.8
Peterborough	8.5	8.6	8.8	8.8	8.8	8.8	8.9	9.2	9.0
East of England	10.1	10.3	10.6	10.5	10.6	10.7	10.9	11.2	10.9



Weekly cost

...comparing size & tenure

Table 15 compares the weekly cost of property by size. Most of data is gathered over a twelve month period. Values may not always be available, depending on the number of homes sold, valued or rented. For each bedroom size the tenure with the highest weekly cost is highlighted in peach, lowest in blue.

Top Tip

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
Region & England TSA	Apr-12 to Mar-13	Dec 2013
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.		
HCA SDR	End of Mar '16	30 Sept 2016
Region & Eng HCA RSR	Jan-11 to Dec-11	Feb 2016
Median intermediate and private rents		
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	Apr 2016 to Mar 2017	May 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, based on a 25 year mortgage term and the average prevailing mortgage rate. Values are based on Hometrack lower quartile and median values.		
Hometrack	Apr 2016 to Mar 2017	May 2017
Median cost of buying a 40% new build HomeBuy		
The weekly cost is derived from Hometrack's median 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. it is assumed that the buyer has made a 15% deposit on the portion of the property they have bought.		
Hometrack	Apr 2016 to Mar 2017	May 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	Apr 2016 to Mar 2017	May 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	165	207	232	271	193	336	349
2bed	102	123	140	212	265	297	348	263	414	456
3bed	116	127	162	240	300	425	498	340	599	650
East Cambridgeshire										
1bed	-	89	98	138	173	105	122	83	N/A	N/A
2bed	-	106	121	138	173	160	177	120	214	214
3bed	-	119	140	166	207	245	285	193	292	314
Fenland										
1bed	-	79	86	104	131	72	86	58	N/A	N/A
2bed	-	93	102	110	137	91	104	70	N/A	N/A
3bed	-	106	120	129	161	165	192	130	180	186
Huntingdonshire										
1bed	-	85	95	110	137	109	137	97	183	185
2bed	-	100	121	134	167	149	180	128	205	226
3bed	-	112	139	157	196	228	263	182	322	337
South Cambridgeshire										
1bed	84	91	114	141	176	148	183	124	N/A	N/A
2bed	97	109	137	166	207	193	234	159	253	319
3bed	107	127	160	202	253	319	359	245	371	389
Forest Heath										
1bed	-	82	102	120	150	107	134	91	N/A	N/A
2bed	-	95	129	138	173	122	164	112	167	328
3bed	-	106	177	174	218	194	234	159	191	245
St Edmundsbury										
1bed	-	81	95	120	150	128	148	103	171	171
2bed	-	95	119	134	167	155	178	121	184	185
3bed	-	106	143	161	201	238	274	186	272	291
Peterborough										
1bed	-	82	85	102	128	82	92	66	114	131
2bed	-	94	103	120	150	108	129	91	145	157
3bed	-	107	115	138	173	156	188	128	200	217
East of England (LA rent 2012/13, H'Assn 2011, no highlighting as data is old)										
1bed	70	67	146	183	139	173	120	171	203	203
2bed	81	78	157	196	177	225	155	215	257	257
3bed	92	87	180	225	240	308	211	268	334	334
England (LA rents 2012/13, H'Assn 2011, not shaded as so old)										
1bed	66	60	168	210	143	222	154	203	314	314
2bed	75	70	141	176	171	271	186	228	360	360
3bed	83	75	165	206	171	242	166	204	268	268

“Ladders” of weekly housing cost

Weekly housing cost from page 15 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 home.
- Resale = weekly cost of ‘second hand’ home.
- 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 16](#).

£650	3 Ave new build
Gap	£600 to £640
£590	3 LQ new build
Gap	£500 to £580
£490	3 Ave resale
£480	
£470	
£460	
£450	2 Ave new build
£440	
£430	
£420	3 LQ resale
£410	2 LQ new build
£400	
£390	
£380	
£370	
£360	
£350	
£340	3 HomeBuy 2 Ave resale 1 Ave new build
£330	1 LQ new build
£320	
£310	
£300	3 Private rent
£290	2 LQ resale
£280	
£270	1 Ave resale
£260	2 Private rent 2 HomeBuy
£250	
£240	3 Intermed rent
£230	1 LQ resale
£220	
£210	2 Intermed rent
£200	1 Private rent
£190	1 HomeBuy
£180	
£170	
£160	3 HA ‘aff’ rent 1 Intermed rent
£150	
£140	2 HA ‘aff’ rent
£130	
£120	3 HA rent 2 HA rent 1 HA ‘aff’ rent
£110	3 LA rent
£100	2 LA rent
£90	1 HA rent
£80	1 LA rent
£70	
£60	
£50	
£/wk	Cambridge

£310	3 Ave new build
£300	
£290	3 LQ new build
£280	3 Ave resale
£270	
£260	
£250	
£240	3 LQ resale
£230	
£220	
£210	2 LQ newbuild 2 Ave resale
£200	3 Private rent
£190	3 HomeBuy
£180	
£170	2 Ave resale 2 Private rent 1 Private rent
£160	3 Intermed rent 2 LQ resale
£150	
£140	3 HA ‘aff’ rent
£130	2 Intermed rent 1 Intermed rent
£120	2 HomeBuy 2 HA ‘aff’ rent 1 Ave resale
£110	3 HA rent
£100	2 HA rent 1 LQ resale
£90	1 HA ‘aff’ rent
£80	1 HomeBuy 1 HA rent
£70	
£60	
£50	
£/wk	East Cambs

£310	
£300	
£290	
£280	
£270	
£260	
£250	
£240	
£230	
£220	
£210	
£200	
£190	3 Ave resale
£180	3 Ave new build 3 LQ new build
£170	
£160	3 Private rent 3 LQ resale
£150	
£140	
£130	3 HomeBuy 2 Private rent 1 Private rent
£120	3 Intermed rent 3 HA ‘aff’ rent
£110	2 Intermed rent
£100	3 HA rent 2 Ave resale 2 HA ‘aff’ rent 1 Intermed rent
£90	2 LQ resale 2 HA rent
£80	1 Ave resale 1 HA ‘aff’ rent
£70	2 HomeBuy 1 LQ resale 1 HA rent
£60	
£50	1 HomeBuy
£/wk	Fenland

£310	3 Ave new build 3 LQ new build
£300	
£290	
£280	
£270	
£260	
£250	
£240	
£230	
£220	
£210	
£200	
£190	3 LQ resale 2 Ave new build
£180	
£170	
£160	3 Ave resale
£150	
£140	
£130	
£120	3 LQ resale 2 Ave new build
£110	2 LQ new build
£100	3 Private rent
£90	3 HomeBuy 2 Ave resale 1 Ave new build 1 LQ new build
£80	
£70	
£60	
£50	
£/wk	Huntingdonshire

£310	3 Ave new build 3 LQ new build
£300	
£290	
£280	
£270	
£260	
£250	
£240	
£230	
£220	
£210	
£200	
£190	
£180	
£170	
£160	
£150	
£140	
£130	
£120	
£110	
£100	
£90	
£80	
£70	
£60	
£50	
£/wk	South Cambs

£310	
£300	
£290	
£280	
£270	
£260	
£250	
£240	
£230	
£220	
£210	
£200	
£190	
£180	
£170	
£160	
£150	
£140	
£130	
£120	
£110	
£100	
£90	
£80	
£70	
£60	
£50	
£/wk	Forest Heath

£310	3 Ave new build
£300	
£290	3 Ave resale 3 LQ new build
£280	
£270	
£260	
£250	
£240	
£230	
£220	
£210	
£200	
£190	
£180	
£170	
£160	
£150	
£140	
£130	
£120	
£110	
£100	
£90	
£80	
£70	
£60	
£50	
£/wk	St Edmundsbury

£310	3 Ave new build
£300	
£290	3 LQ new build
£280	
£270	
£260	
£250	
£240	
£230	
£220	
£210	
£200	
£190	
£180	
£170	
£160	
£150	
£140	
£130	
£120	
£110	
£100	
£90	
£80	
£70	
£60	
£50	
£/wk	Peterborough

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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/>

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hometrack

Next edition...



- Housing Market Bulletin edition 34
- Due September 2017
- Based on June 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 33

This bulletin acts as a supplement to the Cambridge sub-region's Strategic Housing Market Assessment at:

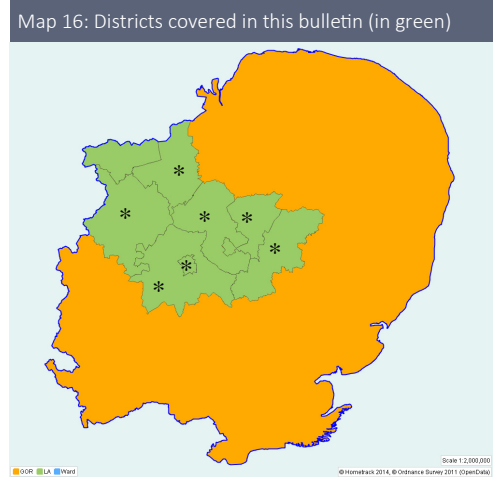
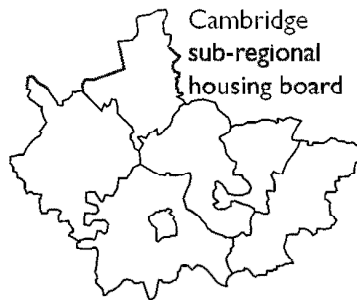
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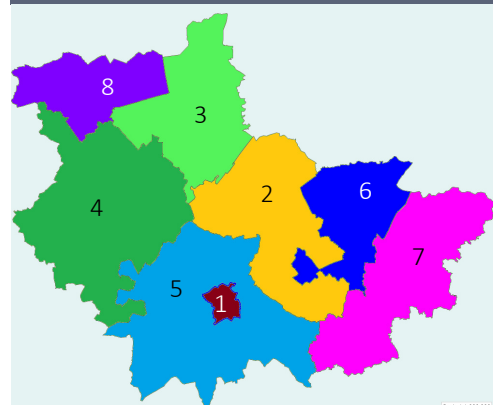
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Cambridgeshire Insight provides a web space for all kinds of information.

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



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