



Our housing market at June 2013

The Housing Market Bulletin provides data on many aspects on the Cambridge sub-region's housing market, and compares it to the East of England, and the whole of England.

The data in this Bulletin relates to our market at June 2013.

We always welcome feedback on the Bulletin, and have used readers suggestions to add new articles and clarify where that was needed. Please feel free to email, tweet or phone with your feedback (see back page for contact details).

⇒ All our Housing Market Bulletins can be found at www.cambridgeshireinsight.org.uk/Housingmarketbulletin

⇒ Our Strategic Housing Market Assessment (SHMA) can now be found at: www.cambridgeshireinsight.org.uk/housing/shma

Edition 18 includes new information about lower quartile house prices as a trial run. Please do let us know if this information is useful. The most popular articles could re-appear in future editions if you tell us you like them!

Tip: To follow links in this bulletin, you can click on links which appear as purple underlined text. This should take you to the information or the page you are seeking. If this does not, work try holding down the "Ctrl" button when you click.

Bulletin highlights...

- There were 7,007 sales and valuations in total at June 2013 compared to 9,990 to December 2012. The number of sales and valuations fell across the sub-region, the East of England and the rest of England to the lowest numbers since December 2009.
- Of the total number of sales and valuations, 3,095 actual sales completed in the Cambridge housing sub-region, or 44%.
- The average price to sell was £239K across our sub-region, ranging from £148K in Fenland to £362K in Cambridge; £252K for the region and £255K for England.
- Change in average prices varied by district since June 2012; up by almost £30K in Cambridge, down by £1.5K in Forest Heath.
- Lower quartile prices averaged £157K across our sub-region, higher than for region (£150K) and England (£133K).
- Average price per m² varied from £1,256 in Fenland to £3,337 in Cambridge. Some districts saw an increase and some a decrease, with the largest increase in Cambridge at +£221 between June 2012 and June 2013.
- The average time to sell varied from 3.4 to 9.8 weeks in May 2013, and averaged 6.8 weeks for our sub-region. The average for the East was 8.3 and for England 10.4 weeks.
- An average 10 viewings were needed per sale across our sub-region; similar to the regional and England average of 10.3 each.
- The proportion of asking price being achieved averaged 96.3% across the sub-region, ranging from 93.8% in Fenland to 99.2% in Cambridge. The England average was 94.1%.
- Mean affordability ratios held at an average of 6.2 for our sub-region in June 2013, ranging from 4.6 to 9.3. This compares to a regional average of 6.6.
- Lower quartile affordability reached a high of 14.1 times the lower quartile income in Cambridge at June 2013. This compares to a ratio of 9.7 across the East of England. The average across our sub-region was 9.9.
- Comparing the affordability of 1, 2 and 3 bed homes across our sub-region again shows interesting local differences in weekly cost of different housing tenures.

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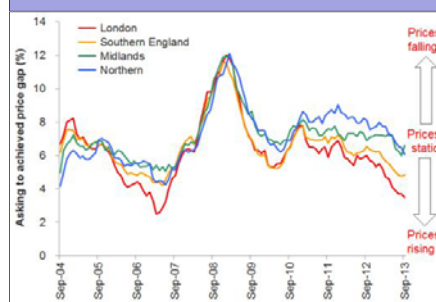
National trends from Hometrack:

House prices post strongest increase since May 2007

- Improving market sentiment, rising demand, low mortgage rates and falling supply are combining to put upward pressure on house prices.
- House prices grew by 0.5% in September, the highest monthly increase since May 2007. House price growth is accelerating on the back of a growing coverage of markets registering price rises.
- 41% of markets registered higher prices in September 2013 compared to just 6% a year ago.
- Over 70% of markets in London and the South East are registering increases. In all other regions price rises are limited to less than a third of regional markets.
- In many markets outside London this is the first time that prices have started to register positive growth for over 5 years. Prices are rising off a low base. Talk of a housing bubble is overstated.
- Demand increased for the 8th month in a row growing by 1.4% in Sept. The supply of homes for sale fell by 0.3%, the first contraction in 7 months.
- There has been a steady contraction in the supply of homes for sale in London and the South East over the last three months. Across other regions improving market conditions has bought increased supply.
- The strongest price rises are in regions where supply is most constrained. Expanding supply is keeping price rises in check in the regions outside London and the South East.
- The proportion of the asking price being achieved marginally increased to 94.7%. When this indicator plateaus and starts to decline the level of price growth will start to moderate.
- In the near term (Hometrack) expects prices to continue to rise but the market remains very sensitive to changes in demand and especially changing expectations over the outlook for mortgage rates.

Table 1: Summary	July 2013	Aug 2013	Sept 2013
Monthly price change (%)	0.3	0.4	0.5
% change in new buyers registering with agents	1.1	1.1	1.4
% change in volume of property listing	2.4	0.8	-0.3
% change in sales agreed	6.5	5.4	4.2
Average time on the market (weeks)	8.2	8.1	7.9
% of the asking price being achieved	94.4	94.6	94.7
% postcode districts with price increase over month	29.3	32.6	40.9
% postcode districts with price decrease over month	1.8	1.7	2.2

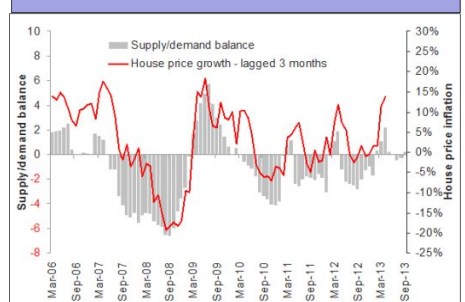
Graph 1: Discount from asking price to sales price by large region



Graph 1: The gap between asking and achieved prices has been falling across the country. The gap is narrowing most rapidly in London and Southern England. Improvements in underlying pricing levels are now feeding through in the northern and midlands regions.

Graph 2: The balance between supply and demand leads underlying house

Graph 2: Supply demand balance leads price changes by 3 months

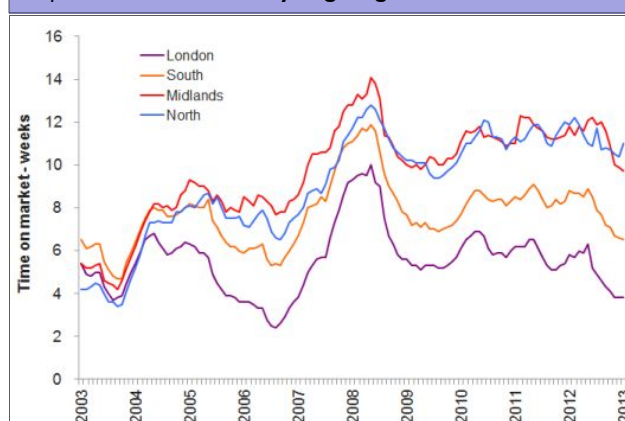


price changes by 3 months. The balance has opened up in the last 4 months pointing to price appreciation. The improved balance has led to an increase in price growth which is coming through the ONS index.

Graph 3 shows the average time on the market by large region.

London and the South East have the shortest sales periods which have been declining sharply in recent months. Sales times have shortened in the midlands and northern regions but remain extended.

Graph 3: Time on market by large region



Source:

<http://www.hometrack.co.uk/our-insight/monthly-national-house-price-survey/house-prices-post-strongest-increase-since-may-2007>

Issued 30 September 2013

Number of sales and valuations

This page shows the number of sales and valuations and provides key context for the rest of the Bulletin. This page shows the number of sales and valuations in six month “chunks”.

Graphs 4, 5 and 6 show the number of sales and valuations for England, the East of England and the housing sub-region.

Graph 7 shows number of sales and valuations for the seven districts in our sub-region.

PLEASE NOTE the scale is different for each graph. So on Graph 4 the scale reaches 1,400,000 and on Graph 7 it reaches 5,000.

Table 2 shows the number of sales and valuations in six monthly chunks for each district, the housing sub-region, the East of England and England.

Comment

Graphs 4, 5, and 6 compare similarities and differences between the country, the region and the sub-region. All three graphs show a very similar trend in the number of sales and valuations, falling to June 2013.

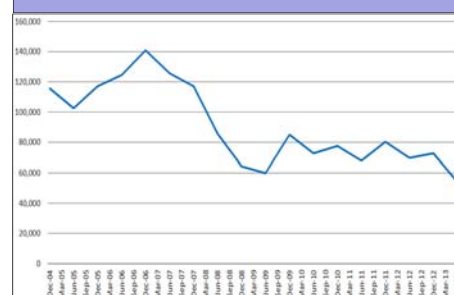
Graph 7 reveals some variation between the seven districts; however all are following a similar trend to a particularly low recent number of sales and valuations.

Huntingdonshire consistently shows the highest numbers of sales and valuations. By contrast, Forest Heath shows the

Graph 4: Number of sales and valuations over time, England



Graph 5: Number of sales and valuations over time, East of England



Graph 6: Number of sales and valuations over time, Cambridge housing sub-region



lowest numbers and the “flattest” line of all our districts.

The most recent update shows 7,007 sales and valuations across the sub-region. The country, region, sub-region and individual districts all show some of the lowest levels of sales and valuations since December 2009. This data is usefully compare to page 4, which shows “actual sales” only.

Source: Hometrack’s Automated Valuation Model, June 2013 sales and valuations.

Graph 7: Number of sales and valuations over time, individual districts

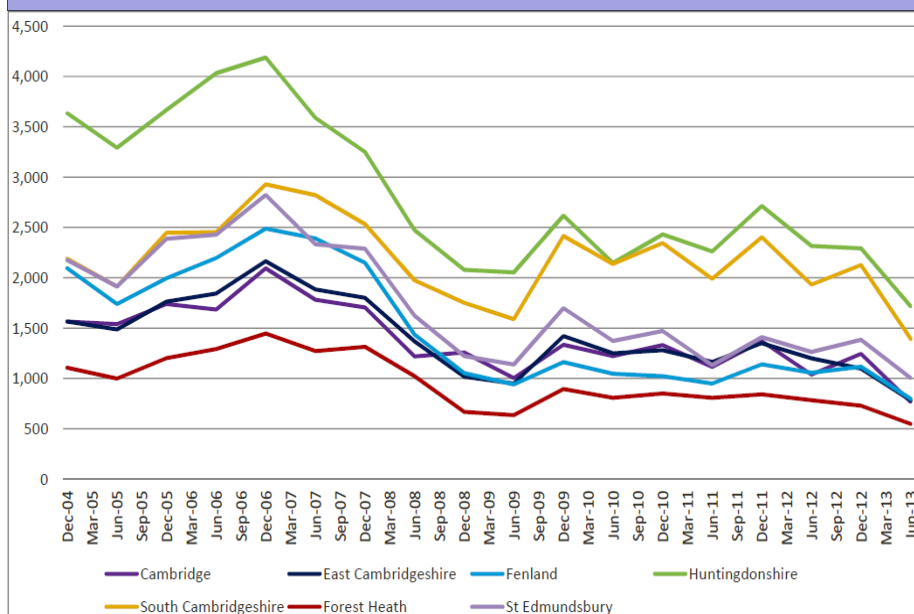


Table 2: Number of sales and valuations

	Dec-09	Jun-10	Dec-10	Jun-11	Dec-11	Jun-12	Dec-12	Jun-13
Cambridge	1,335	1,222	1,332	1,114	1,371	1,038	1,245	767
East Cambridgeshire	1,421	1,249	1,281	1,165	1,350	1,200	1,097	784
Fenland	1,162	1,047	1,022	949	1,141	1,057	1,117	797
Huntingdonshire	2,619	2,148	2,431	2,262	2,713	2,316	2,292	1,715
South Cambridgeshire	2,415	2,137	2,345	1,991	2,404	1,933	2,126	1,393
Forest Heath	895	808	850	808	842	783	729	548
St Edmundsbury	1,698	1,372	1,472	1,132	1,410	1,263	1,384	1,003
Sub-region total	11,545	9,983	10,733	9,421	11,231	9,590	9,990	7,007
East of England	85,029	72,731	77,543	67,855	80,225	69,710	72,668	54,134
England	679,932	606,116	630,529	555,024	636,472	552,075	581,879	428,604

Number of actual sales

This page shows the number of sales actually completing. It excludes valuation data. This data is not used for averages in the rest of Bulletin, but is useful to understand REAL turnover in our housing market. Sales and valuation data (shown on page 3) is used to ensure a robust sample is used for averages presented in the Bulletin.

Graphs 8, 9 and 10 show the number of actual sales across England, the East of England and our housing sub-region.

Graph 11 shows numbers of sales for our seven individual districts.

Table 3 shows the number of sales completing between December 2009 and June 2013, and compares the number of actual sales, to the number of sales and valuations at June 2013.

Comment

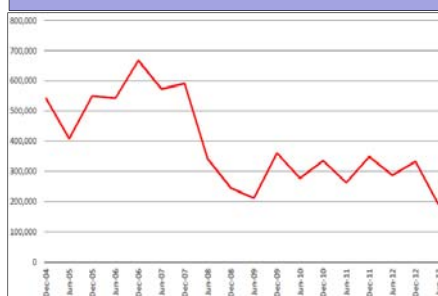
Like page 3, these graphs show a similar trend line when comparing England, the region and the housing sub-region.

Some 3,095 actual sales completed to June 2013 across our sub-region.

Huntingdonshire and South Cambridgeshire continue to see the largest number of actual sales, though all are much reduced. Forest Heath saw the lowest number of sales at 253.

Comparing actual sales on this page to sales and valuations on page 3, the percentage for the sub-region was previously rising: 41% in July 2012, 45% in September; 50% in December and

Graph 8: Number of actual sales over time, England

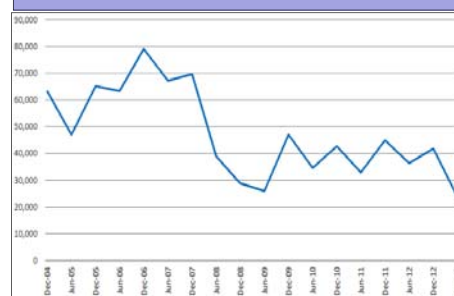


51% in March 2013. However in June actual sales dropped to 44% of sales and valuations, matching the regional and national ratios.

PLEASE NOTE when comparing actual sales to sales & valuations; valuation data includes re-mortgages and mortgage valuations for homes that never make it to sale, so it's not a like-for-like comparison.

Source: Hometrack's Automated Valuation Model, June 2013, including Land Registry data.

Graph 9: Number of actual sales over time, East of England



Graph 10: Number of actual sales over time, Cambridge housing sub-region



Graph 11: Number of actual sales over time, individual districts

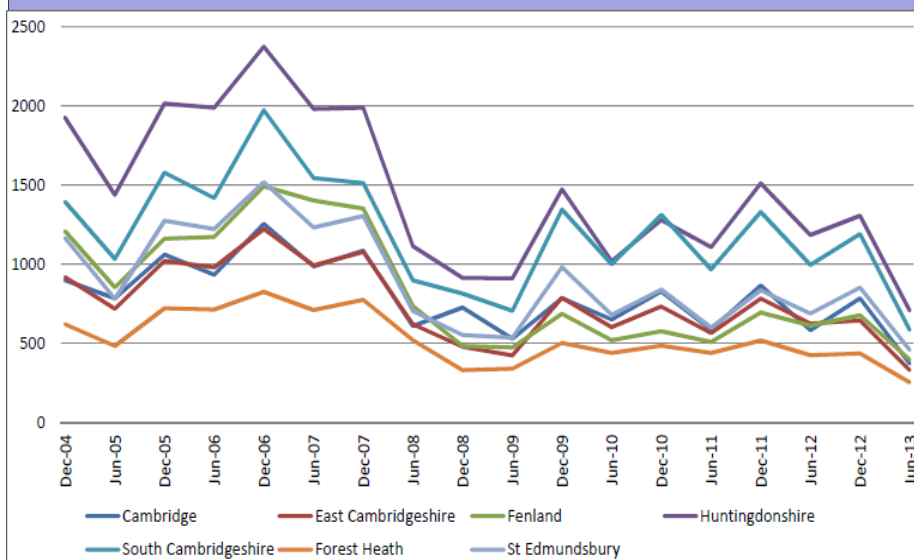


Table 3: Number of actual sales completing

	Dec-09	Jun-10	Dec-10	Jun-11	Dec-11	Jun-12	Dec-12	Jun-13	June 2013 actual sales as % of sales & valuations
Cambridge	785	650	827	587	865	581	783	370	48%
East Cambridgeshire	786	600	731	565	782	625	643	329	42%
Fenland	685	519	576	507	693	612	677	396	50%
Huntingdonshire	1,473	1,019	1,279	1,107	1,511	1,184	1,306	706	41%
South Cambridgeshire	1,344	998	1,311	967	1,329	994	1,190	584	42%
Forest Heath	502	439	484	438	517	424	435	253	46%
St Edmundsbury	981	679	838	598	834	688	852	457	46%
Sub-region total	6,556	4,904	6,046	4,769	6,531	5,108	5,886	3,095	44%
East of England	47,000	34,577	42,706	32,862	44,920	36,335	41,816	23,785	44%
England	360,580	277,550	335,619	263,092	348,901	287,244	333,046	190,321	44%

Average property prices

Graph 12 shows average property prices for England, the East of England and the Cambridge housing sub-region between December 2004 and June 2013.

Graph 13 shows average property prices for each district in our sub-region.

Map 1 shows average price achieved for homes across the Cambridge housing sub-region at ward level. The average prices on this page are based on a combination of sales prices and valuation data averaged over the previous six months (see page 3 for the number of sales and valuations used).

Table 4 shows average property prices between December 2009 and June 2013, and compares average prices at June 2012 and June 2013.

Comment

Graphs 12 and 13 show average prices across England, the region and the sub-region following a similar trend over the time depicted. Average prices over the past six months appear to have steadied for England and the region, and the average for our sub-region has risen slightly.

As seen in previous editions of this Bulletin, map 1 shows average prices are generally higher to the south of the housing sub-region than to the north.

For individual districts, comparing June 2012 to June 2013 average prices, there is quite some variation. Cambridge saw a sizeable increase of +£29.8K, South Cambridgeshire saw +£15.7K, while in Fenland and Forest Heath average prices fell by around -£1.5K.

The average prices in Cambridge (£362K) and South Cambridgeshire (£311K) were the highest across the sub-region.

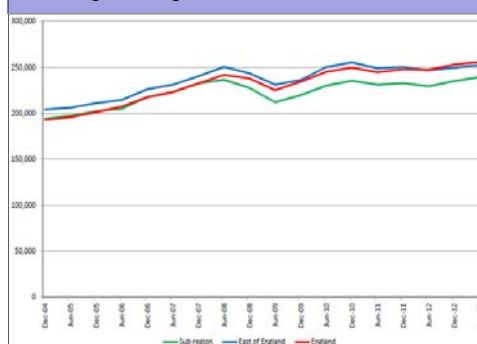
The sub-regional average of £239K is lower than the regional £252K and England £255K averages.

However the average has increased more for our sub-region at +£10K than for the region (+£5.8K) and for England (+£8K) over the past 12 months.

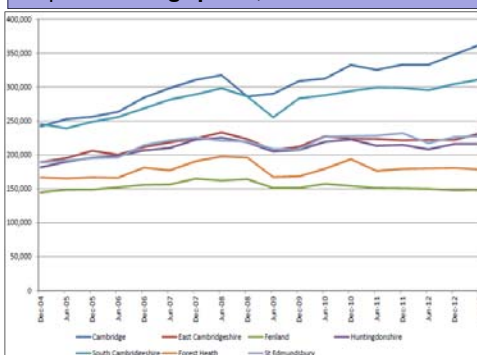
Please bear in mind the number of sales, which drives these average figures, as set out on pages 3 and 4 of this Bulletin.

Source: Hometrack's Automated Valuation Model, data June 2013.

Graph 12: Average prices England, East of England, Cambridge sub-region



Graph 13: Average prices, individual districts



Map 1: Average prices, Cambridge housing sub-region shown by ward

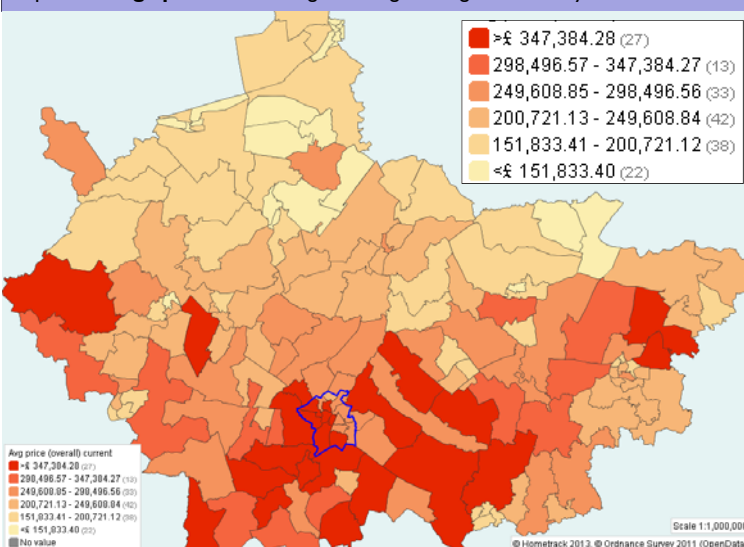


Table 4: Average prices based on sales and valuations (£)

	Dec-09	Jun-10	Dec-10	Jun-11	Dec-11	Jun-12	Dec-12	Jun-13	Change Jun-12 to June-13
Cambridge	308,710	312,385	332,461	325,369	332,858	332,676	347,620	362,509	+ 29,833
East Cambridgeshire	212,028	227,504	223,716	223,329	221,321	221,883	221,872	231,839	+ 9,956
Fenland	151,266	157,270	154,069	150,918	150,518	149,805	147,755	148,305	- 1,500
Huntingdonshire	207,239	219,006	222,551	213,358	214,684	208,163	215,944	216,062	+ 7,899
South Cambridgeshire	283,110	287,782	294,049	299,331	298,738	295,357	304,345	311,063	+ 15,706
Forest Heath	168,297	179,627	193,551	176,404	179,361	180,186	180,739	178,642	- 1,544
St Edmundsbury	208,087	226,706	227,659	228,318	231,941	217,008	226,244	227,746	+ 10,738
Sub-region average	219,820	230,040	235,437	231,004	232,774	229,297	234,931	239,452	+ 10,155
East of England	236,209	250,321	255,128	248,944	250,315	246,632	249,521	252,466	+ 5,834
England	234,345	245,187	249,498	244,658	247,932	247,329	252,819	255,691	+ 8,362

Lower quartile property prices

New for Edition 18!! This page has been added, to enable comparison of average prices, with lower quartile prices.

Graph 14 shows lower quartile property prices for England, the East of England and the Cambridge housing sub-region between December 2004 and June 2013. It is interesting to note the difference in trends between lower quartile process (Graph 14) and average prices (Graph 12 on page 5).

Graph 15 shows lower quartile property prices for each district.

Map 2 shows lower quartile prices for homes across the Cambridge housing sub-region at ward level. Like page 5, the lower quartile prices are based on a combination of sales prices and valuation data averaged over the past 6 months. However the pattern of shading (and the scale used) does differ.

Table 5 shows lower quartile property prices between December 2009 and June 2013, and compares lower quartile prices at June 2012 and June 2013.

Comment

Graphs 14 and 15 show lower quartile prices steadily rising to around December 2007, followed by a drop to June 2008 then varying degrees of recovery or steadying since. Graph 15 highlights the variation between districts.

For individual districts comparing June 2012 to June 2013 lower quartile prices, there is quite some variation. East Cambridgeshire saw the digest individual increase of +£7.4K and St Edmundsbury saw +£6.5K. Forest Heath saw the only reduction at -£2K.

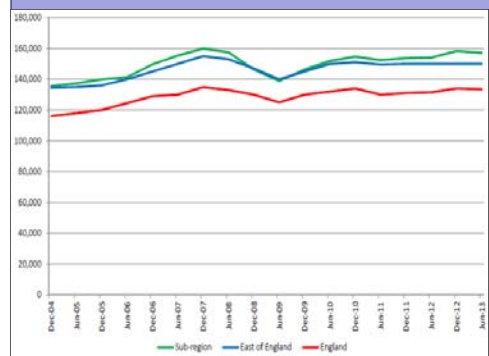
The lower quartile prices in Cambridge (£220K) and South Cambridgeshire (£200K) were the highest at June 2013.

Across our sub-region, averaging the lower quartile prices for all seven districts, we see a value of £157K. This represents an increase of +£3.1K over the past 12 months.

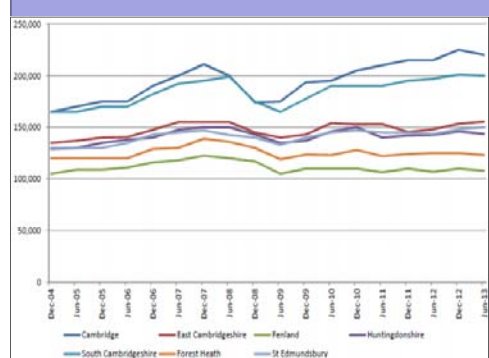
This page is a new addition to the Bulletin. Any feedback on its usefulness would be most welcome. The page aims to add further detail to our understanding of what is generally termed "entry level" process. Pages 8 and 9 add further detail on lower quartile prices, by type and size.

Source: Hometrack's Automated Valuation Model, data June 2013.

Graph 14: Lower quartile prices, England, East of England, Cambridge sub-region



Graph 15: Lower quartile prices, districts



Map 2: Lower quartile prices, Cambridge housing sub-region shown by ward

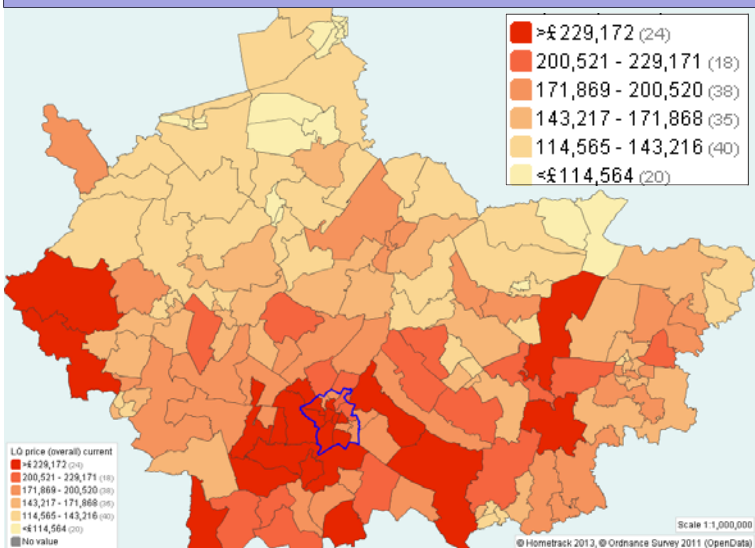


Table 5: Lower quartile prices, based on sales and valuations (£)

	Dec-09	Jun-10	Dec-10	Jun-11	Dec-11	Jun-12	Dec-12	Jun-13	Change June 12 to June 13
Cambridge	193,500	195,000	205,000	210,000	215,000	215,000	225,000	220,000	+ 5,000
East Cambridgeshire	143,000	154,000	152,865	153,000	145,500	148,000	153,500	155,446	+ 7,446
Fenland	110,000	110,000	110,000	106,500	110,000	107,000	110,000	108,000	+ 1,000
Huntingdonshire	137,000	145,995	150,000	140,000	142,000	142,500	146,000	143,500	+ 1,000
South Cambridgeshire	177,500	190,000	190,000	190,000	195,000	197,000	201,000	200,000	+ 3,000
Forest Heath	123,500	123,000	128,000	122,000	124,000	125,000	125,000	123,000	- 2,000
St Edmundsbury	140,000	145,000	147,000	145,000	144,500	143,500	148,000	150,000	+ 6,500
Sub-region average	146,357	151,856	154,695	152,357	153,714	154,000	158,357	157,135	+ 3,135
East of England	145,000	150,000	151,000	149,620	150,000	150,000	150,000	150,000	0
England	130,000	132,000	134,000	130,000	131,000	131,500	134,000	133,500	+ 2,000

Number of sales & valuations by type

This page breaks down the sales and valuations data provided on page 3, by broad property type.

Table 6 shows the number of sales and valuations between December 2009 and June 2013, broken down into

- 1 bed flat
- 2 bed flat
- 2 bed house
- 3 bed house
- 4 bed house

The table includes the total sales by type and size across the Cambridge sub-region.

Tables 7 and 8 are provided to help compare our districts and the sub-regional total, by type and size.

Comment

Again we see a low number of sales and valuations across the region and each district in June 2013. Tables 7 and 8 enable comparison of transactions by type, using totals for Dec 2007 to June 2013. The figures reflect housing stock as well as transactions.

Source: Hometrack's automated valuation model, data at June 2013.

Table 7	Cambridge sub-region
1 & 2 bed flat	7%
2 bed house	21%
3 bed house	46%
4 bed house	26%

Tab 8	CCC	ECDC	FDC	HDC	SCDC	FHDC	SEBC
1 & 2 bed flat	23%	4%	2%	5%	6%	6%	5%
2 bed house	178%	22%	27%	17%	19%	31%	21%
3 bed house	43%	46%	51%	46%	42%	43%	49%
4 bed house	16%	27%	21%	32%	33%	20%	25%

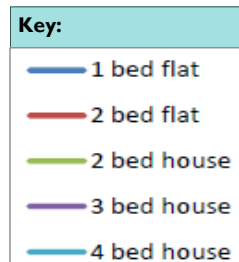
Table 6: Number of sales by type and size

	Dec-09	Jun-10	Dec-10	Jun-11	Dec-11	Jun-12	Dec-12	Jun-13
Cambridge								
1 bed flat	57	90	64	45	68	54	82	38
2 bed flat	122	95	130	103	112	83	94	55
2 bed house	157	136	138	131	146	112	151	79
3 bed house	382	339	389	312	349	294	364	220
4 bed house	137	137	134	114	118	116	141	64
East Cambridgeshire								
1 bed flat	8	8	12	5	13	6	11	4
2 bed flat	35	19	22	11	31	21	18	12
2 bed house	183	152	186	158	167	176	178	105
3 bed house	438	400	430	348	386	380	341	203
4 bed house	254	261	238	228	244	201	228	169
Fenland								
1 bed flat	5	3	2	7	5	3	7	8
2 bed flat	-	8	7	4	10	6	12	-
2 bed house	171	157	164	143	180	190	221	122
3 bed house	370	341	339	297	347	353	391	274
4 bed house	147	158	138	154	141	124	132	113
Huntingdonshire								
1 bed flat	33	29	23	32	41	21	24	16
2 bed flat	62	49	44	42	45	53	36	33
2 bed house	295	250	268	260	283	266	282	217
3 bed house	774	708	732	688	803	784	704	521
4 bed house	553	532	612	507	617	503	531	343
South Cambridgeshire								
1 bed flat	28	18	24	23	21	12	17	10
2 bed flat	40	64	57	57	82	54	52	24
2 bed house	287	228	281	215	253	244	262	163
3 bed house	613	638	658	510	642	531	651	395
4 bed house	519	509	510	442	522	396	450	271
Forest Heath								
1 bed flat	7	4	6	6	5	6	8	3
2 bed flat	27	22	20	26	22	21	18	8
2 bed house	153	144	193	164	166	160	154	123
3 bed house	272	225	208	218	257	251	227	158
4 bed house	110	114	119	122	109	87	88	62
St Edmundsbury								
1 bed flat	23	26	21	17	26	18	17	9
2 bed flat	30	27	17	15	26	24	32	21
2 bed house	219	177	211	155	175	227	204	148
3 bed house	562	538	512	375	448	415	513	331
4 bed house	286	253	246	202	221	225	242	172
Cambridge sub-region								
1 bed flat	161	178	152	135	179	120	166	88
2 bed flat	316	284	297	258	328	262	262	153
2 bed house	1,465	1,244	1,441	1,226	1,370	1,375	1,452	957
3 bed house	3,411	3,189	3,268	2,748	3,232	3,008	3,191	2,102
4 bed house	2,006	1,964	1,997	1,769	1,972	1,652	1,812	1,194
Total	7,359	6,859	7,155	6,136	7,081	6,417	6,883	4,494

Average and lower quartile prices, by type

New for Edition 18! This page adds detailed graphs for each district to enable comparison of average and lower quartile prices from December 2007 to June 2013. This page uses both sales and valuation data, reflecting data on page 3.

PLEASE NOTE: When comparing these graphs it is worth pointing out that each district reaches a different “maximum” property value. So Cambridge’s left-hand axis scale stretches up to £700,000 for average prices while Fenland reaches £250,000. To aid comparison for each individual district, lower quartile graphs (in the right hand column) are presented on the same vertical scale as average price graphs for that district.



Comment

• Cambridge

- Graph 14 shows a marked increase in average prices for 4 bed houses to June 2013. 1 bed flats show a slight decline to June 2013, while 2 bed flats and houses, and 3 bed houses show a levelling off.

- Graph 15 Lower quartile prices: shows a market difference between 3 and 4 bed house average prices, to lower quartile prices. Smaller homes show less variation between the average and the lower quartile prices.

• East Cambridgeshire

- Graph 16 shows a steady or a slight fall for average prices of most sizes and types of homes to June 2013, except 2 bed flats and 4 bed houses which saw a small increase.

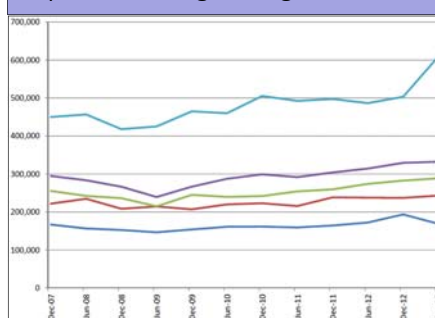
- Graph 17 shows again a greater difference between average and lower quartile values for 4 bed houses – more so than for other sizes and types of homes. 1 and 2 bed flats show very similar trendlines.

• Fenland

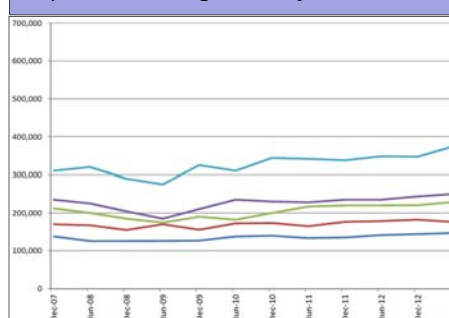
- Graph 18 sees fairly steady average prices, though there is an increase in average price for four bed houses. The broken red line shows at some points there were not enough homes on the market to present averages.

- Graph 19 Lower quartile. There is less difference in Fenland, between the average and the lower quartile prices for most sizes and types of home. 3 and 4 beds show the greatest difference.

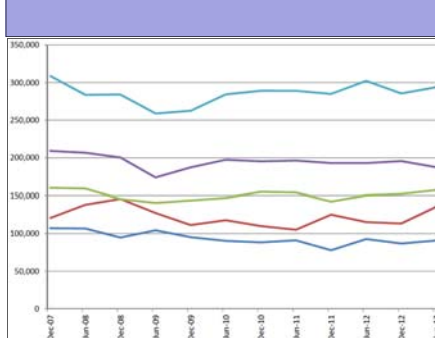
Graph 14: Cambridge average



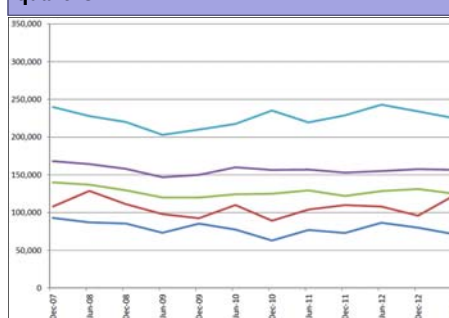
Graph 15: Cambridge lower quartile



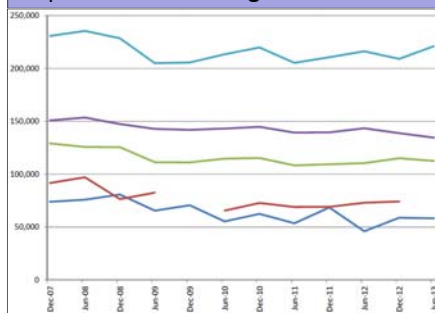
Graph 16: East Cambridgeshire average



Graph 17: East Cambridgeshire lower quartile



Graph 18: Fenland average



Graph 19: Fenland lower quartile

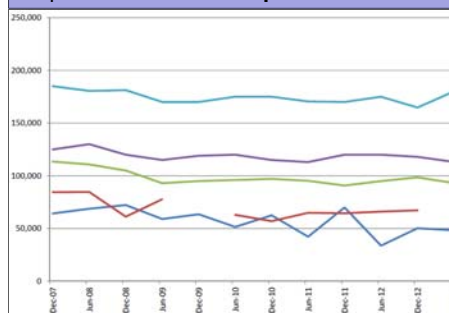


Table 7 Average and Lower quartile (LQ) prices at June 2013

	Cambridge average	Cambridge LQ	ECDC average	ECDC LQ	FDC average	FDC LQ
1 bed flat	168,946	147,000	90,750	71,250	58,250	48,375
2 bed flat	243,089	176,000	135,583	123,000	-	-
2 bed house	288,638	229,000	157,199	125,000	112,443	93,125
3 bed house	332,309	250,000	187,430	156,750	134,490	113,124
4 bed house	609,003	374,750	293,864	225,000	221,049	180,000

Average and lower quartile prices, by type

Huntingdonshire

- Graph 20 sees average prices holding steady, though prices for the largest homes increased a little recently.
- Graph 21: Lower quartile prices show more disparity between the average and the lower quartile prices for 4 beds, less for smaller homes.

South Cambridgeshire

- Graph 22 shows an increase in average prices for all except 1 bed flats, which saw a very slight drop.
- Graph 23: again there is more disparity for larger homes than smaller, when comparing lower quartile and average values.

Forest Heath

- Graph 24 shows a varied picture for average prices, with averages declining for 1 bed flats and 4 bed houses since December 2012. 2 and 3 bed house prices seem steady, while average prices for 2 bed flats increased.

- Graph 25 shows “flatter” trendlines for lower quartile prices than for average prices.

St Edmundsbury

- Graph 26: 2 bed houses and flats a fairly steady trendline for average prices, however there was an increase for 1 bed flats since Dec 12.
- Graph 27: Lower quartile prices show similar trend for 1 and 2 beds. 3 and 4 bed houses vary more when comparing average and lower quartile values.

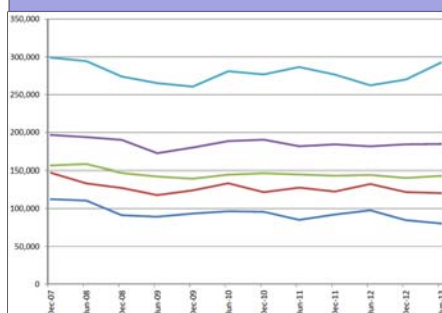
Tables 7 and 8 show the average and lower quartile values, at June 2013.

Source: Hometrack's Automated Valuation Model, June 2013.

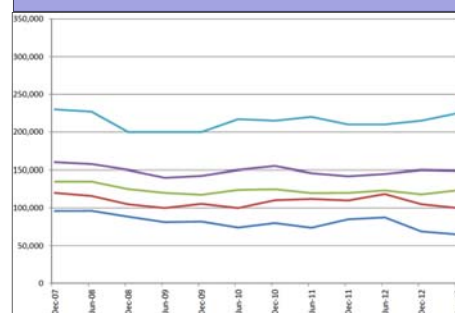
Key:

- 1 bed flat
- 2 bed flat
- 2 bed house
- 3 bed house
- 4 bed house

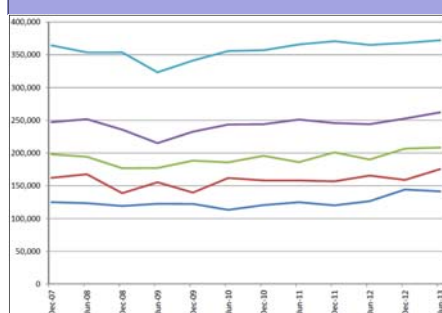
Graph 20: Huntingdonshire average



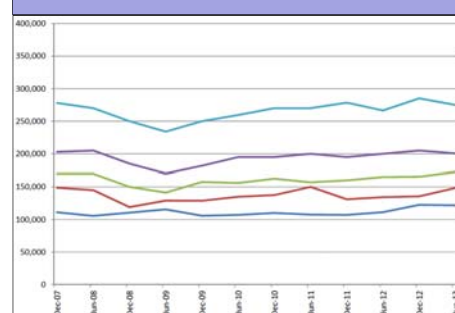
Graph 21: Huntingdonshire lower quartile



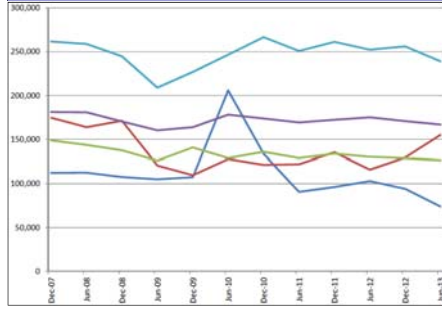
Graph 22: South Cambridgeshire average



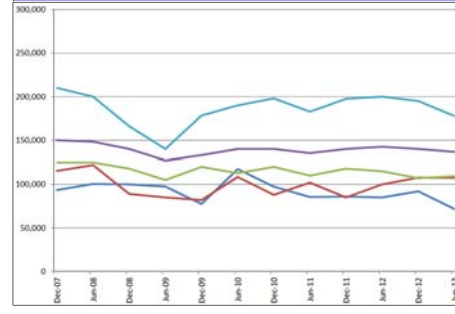
Graph 23: South Cambridgeshire lower quartile



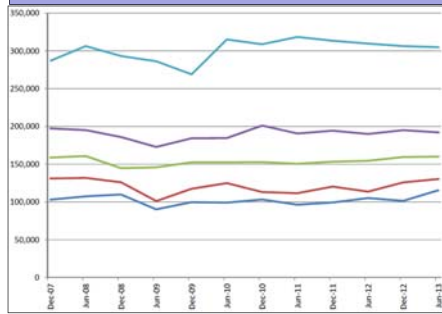
Graph 24: Forest Heath average



Graph 25: Forest Heath lower quartile



Graph 26: St Edmundsbury average



Graph 27: St Edmundsbury lower quartile

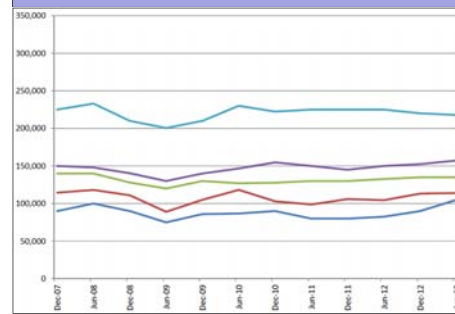


Table 8 Average and Lower quartile (LQ) prices at June 2013

	HDC ave	HDC LQ	SCDC ave	SCDC LQ	FHDC ave	FHDC LQ	SEBC ave	SEBC LQ
1 bed flat	80,313	64,875	141,495	121,750	73,900	71,750	115,611	105,000
2 bed flat	120,505	100,000	175,505	148,375	155,187	107,500	130,355	114,000
2 bed house	143,349	123,500	208,305	172,500	126,426	109,500	159,921	135,000
3 bed house	184,705	149,000	262,116	200,650	166,859	136,625	192,117	157,250
4 bed house	292,577	225,000	372,197	275,000	238,960	177,750	304,929	217,875

Average price per square metre

Map 3 shows average price per metre square (m²) of all properties selling, at ward level. This is based on sales and valuation data. As there may not be a large number of transactions within these small areas, the average prices achieved between May 2012 and June 2013 are used, to ensure a robust sample.

Graph 22 shows changes in average price per m² across our seven districts between December 2004 and June 2013.

Graph 23 shows the same data for England, the East of England and the Cambridge housing sub-region. Table 9 shows average prices per m² between December 2009 and June 2013, and the change between June 12 and June 13.

Comment

Table 9 shows that price per m² varies widely across the sub-region, from £1,256 in Fenland to £3,337 per m² in Cambridge. Map 2 shows this variation at ward level.

Graph 22 sees each district following a similar trend over time, dropping to June 2009 and recovering somewhat since then. The graph shows some increase in the “spread” of district averages as at June 2013.

Graph 23 shows a close alignment between the England (red) and the East of England (blue) trend lines while our sub-regional line (green) shows a similar pattern but at a lower average value per square metre.

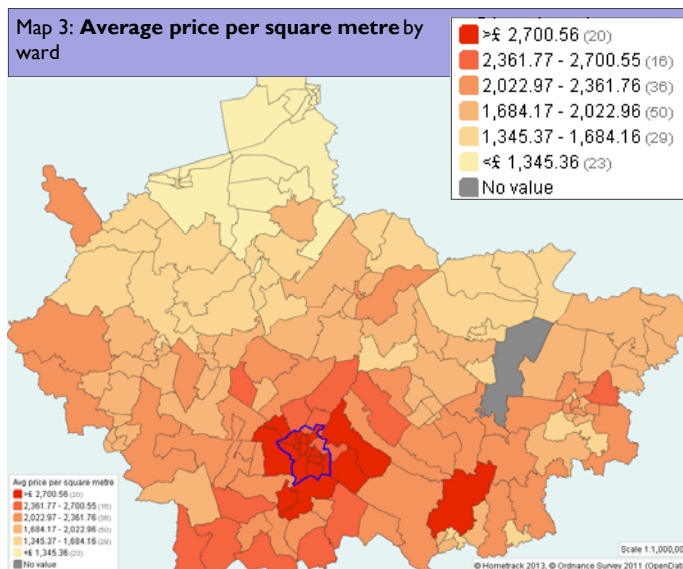
Comparing June 2013 to June 2012, two of our districts saw a decrease in average per m²; Fenland and Forest Heath. The biggest “gainer” was Cambridge at +£121.

Source:

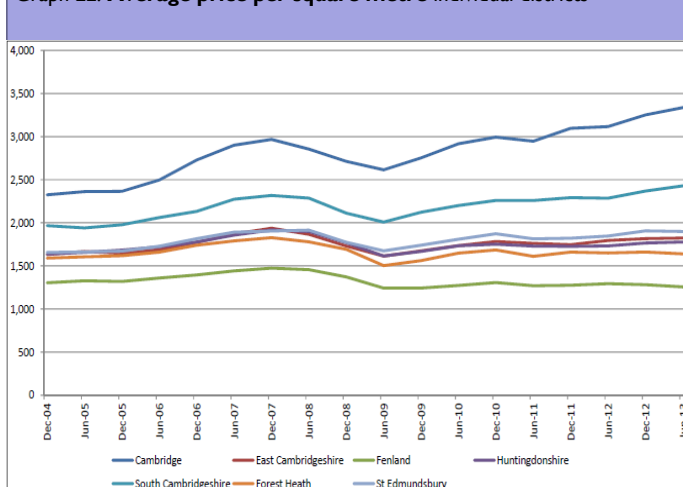
Hometrack's Automated Valuation Model, latest data June 2013.

Using price per square metre

By comparing prices per unit of floor area, we can make benchmarking and comparison easier. It's a bit like comparing price per kg of different vegetables. Price per metre square and price per square foot are popular measures which housing developers use in their calculations.



Graph 22: Average price per square metre individual districts



Graph 23: Average price per square m England, East of England and sub-region

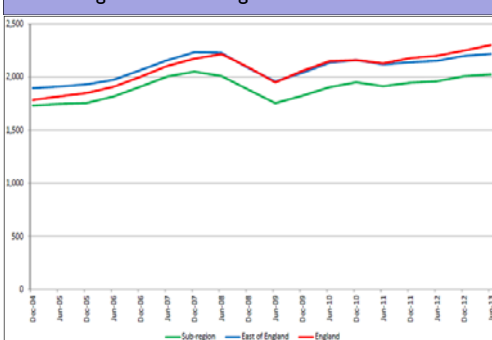


Table 9: Average price per square m (£)

	Dec-09	Jun-10	Dec-10	Jun-11	Dec-11	Jun-12	Dec-12	Jun-13	Change June 12 to June 13
Cambridge	2,753	2,917	2,993	2,946	3,096	3,116	3,251	3,337	+ 221
East Cambridgeshire	1,674	1,735	1,783	1,761	1,746	1,795	1,816	1,823	+ 28
Fenland	1,243	1,273	1,306	1,270	1,275	1,294	1,282	1,256	- 38
Huntingdonshire	1,668	1,733	1,751	1,729	1,726	1,732	1,765	1,777	+ 45
South Cambridgeshire	2,122	2,200	2,259	2,258	2,292	2,285	2,368	2,429	+ 144
Forest Heath	1,561	1,648	1,685	1,611	1,660	1,650	1,661	1,639	- 11
St Edmundsbury	1,740	1,809	1,873	1,814	1,821	1,846	1,906	1,899	+ 53
Sub-region average	1,823	1,902	1,950	1,913	1,945	1,960	2,007	2,023	+ 63
East of England	2,038	2,133	2,159	2,118	2,137	2,151	2,199	2,219	+ 68
England	2,056	2,147	2,159	2,127	2,178	2,200	2,248	2,301	+ 101

Time taken to sell

Time to sell measures the time from the home going on the market to an offer being accepted.

Please bear in mind this page only reports on completed sales. Homes which take a long time to sell will be reported only once the sale completes.

Map 4 shows the average time to sell by district.

Graph 24 shows the change in average time to sell for England, the East of England and our sub-region, from May 2011 to May 2013.

Graph 25 shows the same for each district in our sub-region.

Table 10 shows the average time taken to sell, at three monthly intervals since June 2011 up to May 2013 (please note, the next three pages are updated to May 2013, not June as per the rest of the Bulletin).

Comment

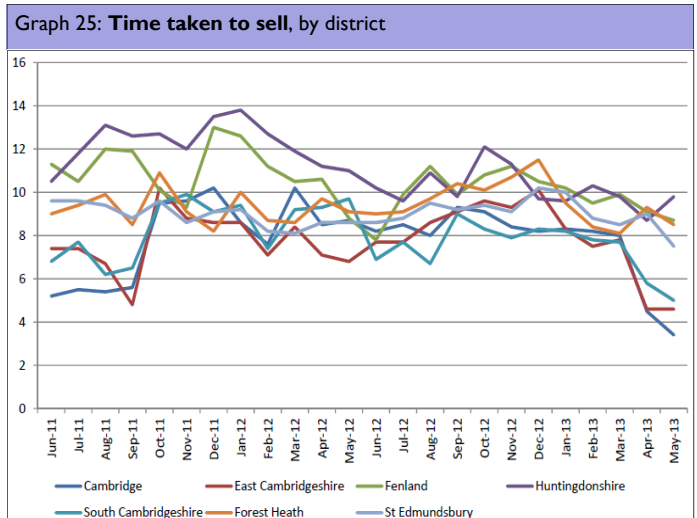
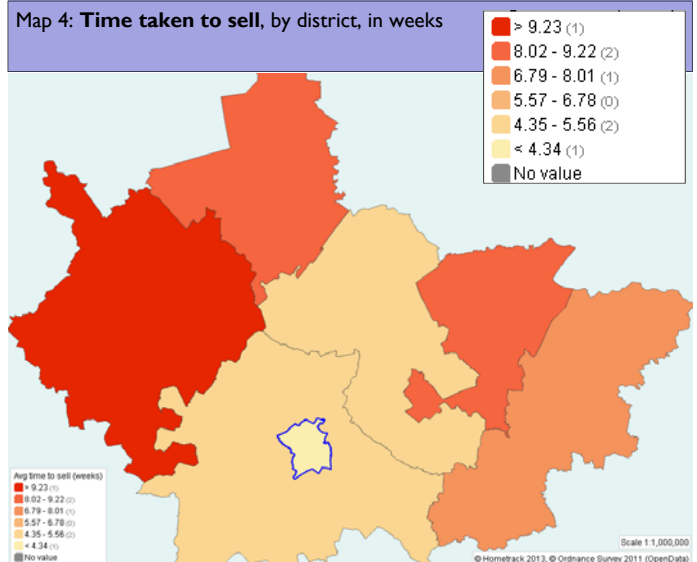
Map 4 shows homes taking longest times to sell in Huntingdonshire followed by Fenland, with homes in Cambridge selling the quickest closely followed by South and East Cambridgeshire. The range of values goes from 3.4 to 9.8 weeks.

Graph 24 helps compare sub-regional, regional and national trends. The sub-region and region see quicker selling times than England, and our sub-region saw a greater fall too.

Graph 25 shows the variation between districts over time. In the past three months there has been increasing disparity in the time taken to sell between districts, the average falling from 8.5 weeks March to 6.8 weeks in May 2013. There has been a huge drop for Cambridge, where the average time to sell fell from 8 to 3.4 weeks; and in South Cambs where the average fell from 7.7 to 5 weeks in May 2013.

The average time to sell has also fallen for the region and across the whole of England.

Source: Hometrack's monthly survey of estate agents, June 2013.



Graph 24: Time taken to sell England, East of England and sub-region

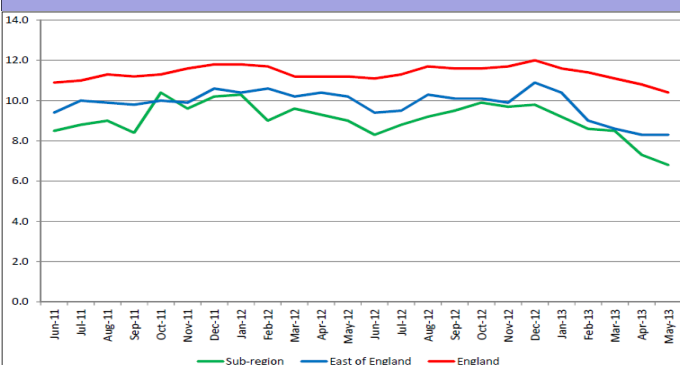


Table 10: Average time taken to sell (in weeks)

	Jun-11	Sep-11	Dec-11	Mar-12	Jun-12	Sep-12	Dec-12	Mar-13	May-13
Cambridge	5.2	5.6	10.2	10.2	8.2	9.3	8.2	8	3.4
East Cambridgeshire	7.4	4.8	8.6	8.4	7.7	9.1	10.1	7.8	4.6
Fenland	11.3	11.9	13	10.5	7.8	9.9	10.5	9.9	8.7
Huntingdonshire	10.5	12.6	13.5	11.9	10.2	9.8	9.7	9.8	9.8
South Cambridgeshire	6.8	6.5	9.1	9.2	6.9	9	8.3	7.7	5
Forest Heath	9	8.5	8.2	8.6	9	10.4	11.5	8.1	8.5
St Edmundsbury	9.6	8.8	9.1	8.1	8.6	9.2	10.2	8.5	7.5
Sub-region average	8.5	8.4	10.2	9.6	8.3	9.5	9.8	8.5	6.8
East of England	9.4	9.8	10.6	10.2	9.4	10.1	10.9	8.6	8.3
England	10.9	11.2	11.8	11.2	11.1	11.6	12	11.1	10.4

Number of viewings per sale

Map 5 shows the average number of viewings between a property in the district going on the market and going “under offer”, as at May 2013. This is a useful indicator of the health of the housing market, assuming that in a healthy market, less viewings are needed before a sale is achieved, and reflects the overall ‘enthusiasm’ of the market.

Graph 26 shows the number of viewings per sale for each of our seven districts, and changes between June 2011 and May 2013. Graph 27 shows the same for England, the East of England and our sub-region.

Table 11 shows the average number of viewings per sale between June 2011 and May 2013.

Comment

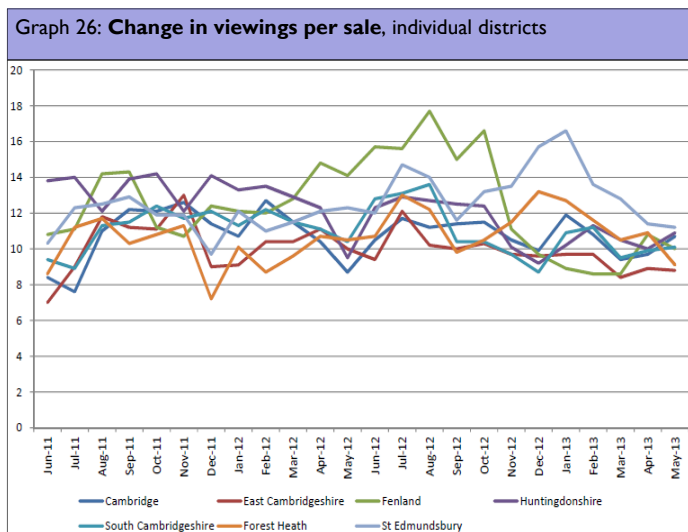
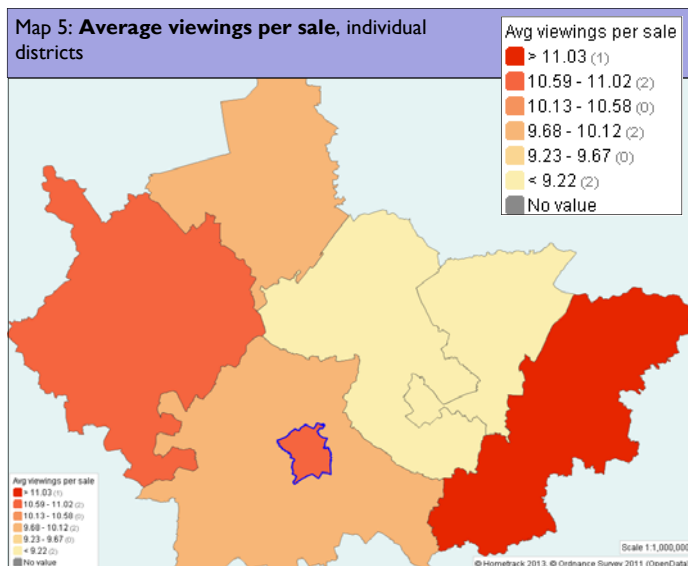
To May 2013, the number of viewings per sale rose in five of our seven districts. In Forest Heath it fell from 10.5 to 9.1. In St Edmundsbury the average fell from 12.8 to 11.2 views per sale.

East Cambridgeshire saw the least viewings needed per sale, at an average of 8.4.

At May 2013 an average of 10.1 viewings were needed per sale across the housing sub-region. Our average is now just slightly lower than both the East of England and the England average which stand at 10.3 views per sale.

Although in general the “heat” of a housing market is reflected in a lower number of viewings needed before a sale is made, there are also situations where more viewings occur—for example if there is a new housing development people may arrange a viewing but not necessarily intend to make a purchase!

Source: Hometrack’s monthly survey of estate agents, June 2013.



Graph 27: Change in viewings per sale, England, region and sub-region

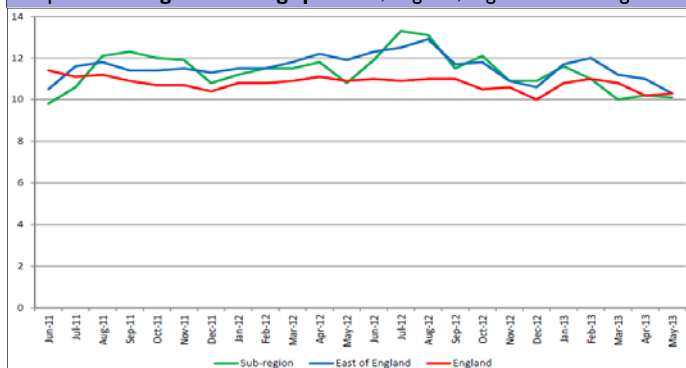


Table 11: Average number of viewings per sale

	Jun-11	Sep-11	Dec-11	Mar-12	Jun-12	Sep-12	Dec-12	Mar-13	May-13
Cambridge	8.4	12.2	11.4	11.5	10.5	11.4	9.9	9.4	10.7
East Cambridgeshire	7	11.2	9	10.4	9.4	10	9.6	8.4	8.8
Fenland	10.8	14.3	12.4	12.8	15.7	15	9.7	8.6	10
Huntingdonshire	13.8	13.9	14.1	12.9	12.3	12.5	9.2	10.5	10.9
South Cambridgeshire	9.4	11.5	12.1	11.5	12.8	10.4	8.7	9.5	10.1
Forest Heath	8.6	10.3	7.2	9.6	10.7	9.8	13.2	10.5	9.1
St Edmundsbury	10.3	12.9	9.7	11.5	12	11.6	15.7	12.8	11.2
Sub-region average	9.8	12.3	10.8	11.5	11.9	11.5	10.9	10.0	10.1
East of England	10.5	11.4	11.3	11.8	12.3	11.7	10.6	11.2	10.3
England	11.4	10.9	10.4	10.9	11	11	10	10.8	10.3

Comparing sales price to asking price

Sales compared to asking price. It is important to remember when considering these changes that they might partly be due to sellers setting more realistic asking prices, so they encourage offers closer to the lower asking price. Sometimes these negotiations occur late in a transaction and may not be clearly reflected on this page.

Map 6 shows the percentage of asking prices actually achieved when the sale completes. This gives a measure of the health of the housing market, assuming that in a well-balanced housing market, a higher proportion of the asking price might be achieved.

Graph 28 shows the percentage for each district, between April 2011 and March 2013. Graph 29 shows the trend for England, the East of England and our sub-region.

Table 12 shows the average percentage achieved at three monthly intervals from June 2011 to May 2013.

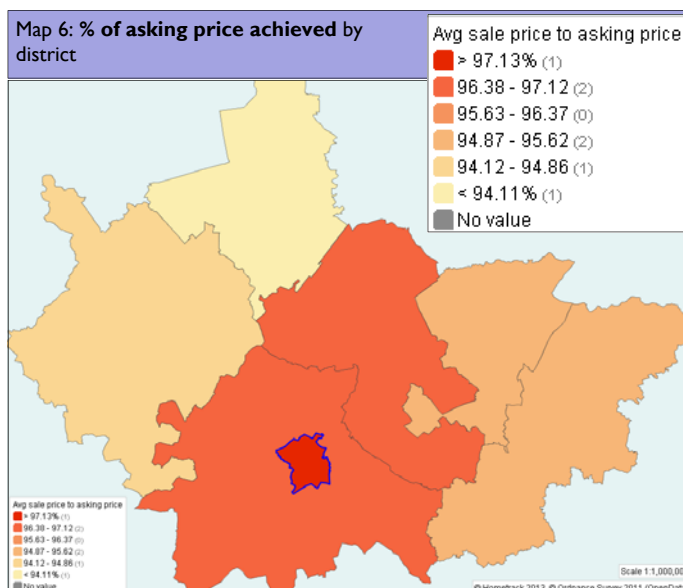
Comment

In May 2013 the highest proportion of asking prices achieved were seen in Cambridge at an amazing 99.2% followed by East and South Cambridgeshire, both at 98%. The district showing the lowest proportion achieved was Fenland at 93.8%. Graph 28 highlights the huge variation and the change over time of this measure.

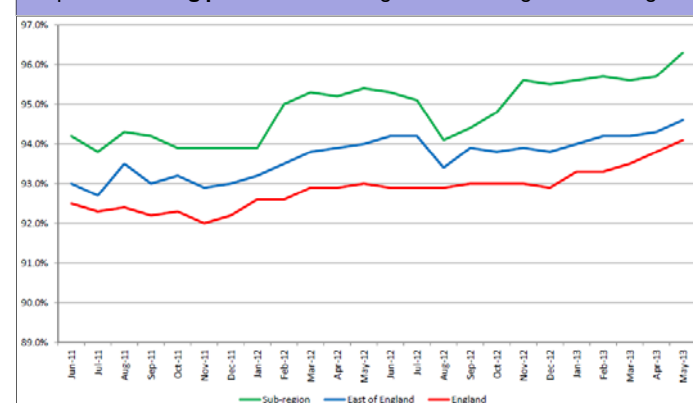
Graph 28 sets out the trend for each district in our sub-region, with uplifts in four districts to note: Cambridge, East and South Cambs, and Fenland (though this has levelled off a little in the last month shown).

Graph 29 shows our sub-region consistently reaching a higher percentage than the region and the country. However in the last three months, for all three geographies the % of asking price achieved has lifted quite significantly.

Source: Hometrack's monthly survey of estate agents, June 2013.



Graph 29: % asking price achieved, England, East of England & sub-region



Graph 28: % asking price achieved by district

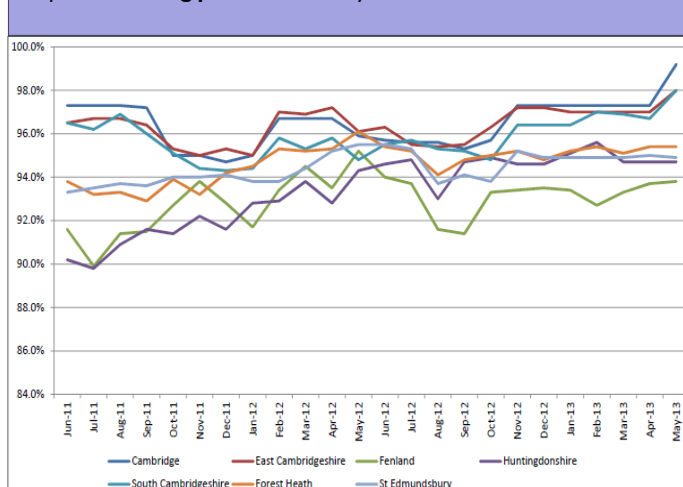


Table 12: Percentage of asking price achieved at sale (rounded to 1 decimal place)

	Jun-11	Sep-11	Dec-11	Mar-12	Jun-12	Sep-12	Dec-12	Mar-13	May-13
Cambridge	97.3%	97.2%	94.7%	96.7%	95.7%	95.3%	97.3%	97.3%	99.2%
East Cambridgeshire	96.5%	96.4%	95.3%	96.9%	96.3%	95.5%	97.2%	97.0%	98.0%
Fenland	91.6%	91.5%	92.8%	94.5%	94.0%	91.4%	93.5%	93.3%	93.8%
Huntingdonshire	90.2%	91.6%	91.6%	93.8%	94.6%	94.7%	94.6%	94.7%	94.7%
South Cambridgeshire	96.5%	96.0%	94.3%	95.3%	95.5%	95.2%	96.4%	96.9%	98.0%
Forest Heath	93.8%	92.9%	94.2%	95.2%	95.4%	94.8%	94.8%	95.1%	95.4%
St Edmundsbury	93.3%	93.6%	94.1%	94.4%	95.5%	94.1%	94.9%	94.9%	94.9%
Sub-region average	94.2%	94.2%	93.9%	95.3%	95.3%	94.4%	95.5%	95.6%	96.3%
East of England	93.0%	93.0%	93.0%	93.8%	94.2%	93.9%	93.8%	94.2%	94.6%
England	92.5%	92.2%	92.2%	92.9%	92.9%	93.0%	92.9%	93.5%	94.1%

Private rent levels

Map 8 shows the % homes privately rented, Census 2011. Maps 9, 10 and 11 and Table 16 show median private rents for 1, 2 and 3 beds at ward level up to June 2013. In December 2012 we added East of England and England data. The three rental maps highlight some rental hotspots across our sub-region. (Grey shading indicates insufficient data.)

Source: Hometrack weekly median rent for advertised properties in the local area, May 2012 to June 2013. LHAs from www.voa.gov.uk

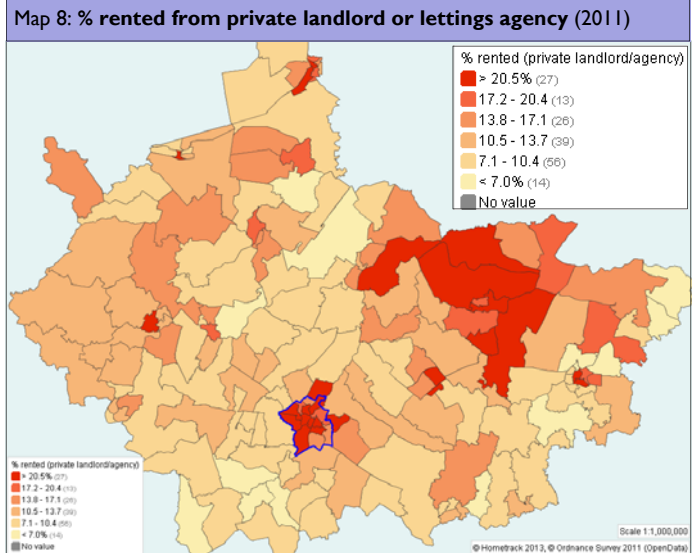
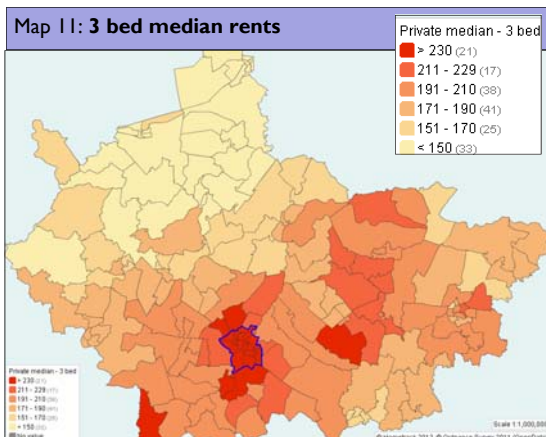
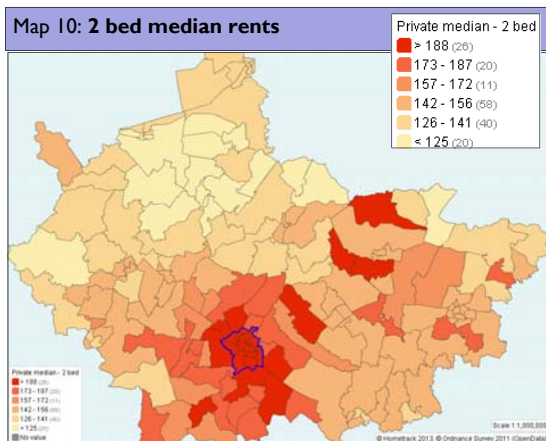
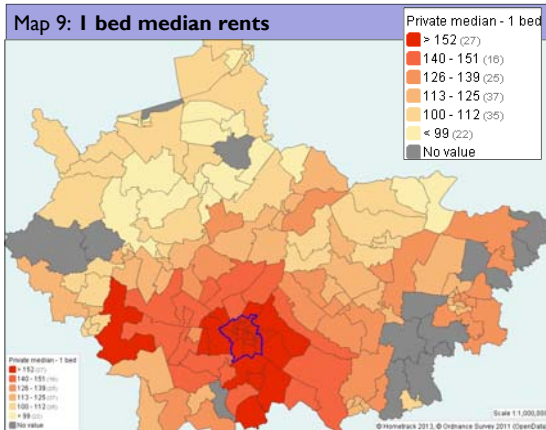


Table 16: Weekly median private rents

	Mar 12	June 12	Sept 12	Dec 12	Mar 13	June 13
Cambridge						
1 bed	173	173	173	173	173	173
2 bed	219	219	219	219	226	229
3 bed	253	253	253	265	265	275
East Cambridgeshire						
1 bed	115	115	120	121	120	121
2 bed	138	138	143	144	144	144
3 bed	173	173	173	173	178	183
Fenland						
1 bed	94	96	95	98	98	98
2 bed	121	121	121	121	121	122
3 bed	144	144	144	144	144	144
Huntingdonshire						
1 bed	107	107	107	107	107	107
2 bed	137	137	137	137	137	137
3 bed	161	161	161	161	161	161
South Cambridgeshire						
1 bed	146	148	150	150	150	150
2 bed	173	173	173	173	176	178
3 bed	206	206	206	206	207	207
Forest Heath						
1 bed	110	114	114	114	115	115
2 bed	138	143	143	144	144	144
3 bed	198	198	198	198	200	203
St Edmundsbury						
1 bed	121	121	121	126	121	122
2 bed	144	144	150	155	150	150
3 bed	183	183	183	184	183	183
East of England						
1 bed	-	-	-	126	126	126
2 bed	-	-	-	155	155	160
3 bed	-	-	-	184	184	190

	Mar 12	June 12	Sept 12	Dec 12	Mar 13	June 13
England						
1 bed	-	-	-	150	150	155
2 bed	-	-	-	161	167	167
3 bed	-	-	-	178	183	183

Affordability ratios

This page is based on Hometrack's house price data (both sales and valuations) and CACI data on household incomes.

The ratios show, on average, how many "times" someone's 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 the maps, the higher the ratio, the darker the shading, the less affordable housing is in that area. This page aims to help compare ratios across the sub-region over time.

Map 17 shows affordability using the ratio of lower quartile house prices to lower quartile incomes; an indicator of the affordability of entry-level prices. Table 20 shows the lower quartile ratios from December 2010 to June 2013.

Map 18 shows affordability using the mean ratio of house prices to income (both maps based on data from Feb 12 to June 13). Table 21 shows mean ratios for our seven districts between December 2010 and June 2013. These are calculated using data for the previous twelve months, so for example the March 2011 column relies on data gathered between April 2010 and March 2011.

Comment

Both maps show that in general homes are less affordable in the south of our housing sub-region than in the north. Although the mean affordability ratio for the housing sub-region was 6.2 in March 2013, this masks a variety of ratios for each district: from 9.3 in Cambridge to 4.6 in Fenland.

Table 20 shows that lower quartile house prices represent a much higher proportion of lower quartile incomes. In Cambridge a lower quartile home took up an average 14.1 times a lower quartile income in June 2013.

Across the East of England, the lower quartile ratio remained at 9.7 and the mean ratio was 6.6. These regional ratios have not changed since July 2012.

Source: House prices from Hometrack automated valuation model, incomes from CACI paycheck. Latest data June 2013.

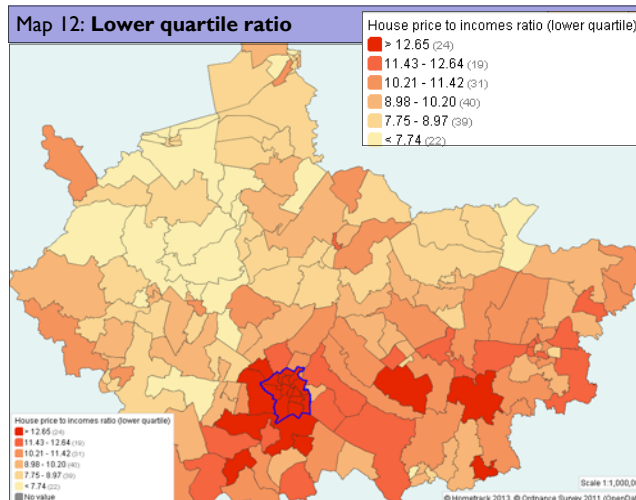


Table 20: Lower quartile price : income ratio (rounded)

	Dec-10	Mar-11	Jul-11	Sept-11	Dec-11	Mar-12	Jun-12	Sep-12	Dec-12	Mar-13	Jun-13
Cambridge	9.6	9.6	12.0	11.9	12.1	12.3	13.7	14.0	13.9	14	14.1
East Cambridgeshire	6.7	6.6	8.7	8.6	8.6	8.6	8.8	9.0	9.0	9	9.3
Fenland	5.7	5.7	6.1	6.1	6.2	6.3	8.3	8.3	8.3	8.4	8.3
Huntingdonshire	6.0	6.0	6.4	6.4	6.2	6.3	8.1	8.1	8.1	8.2	8.2
South Cambridgeshire	7.5	7.5	8.4	8.4	8.7	8.7	10.3	10.5	10.6	10.7	10.6
Forest Heath	6.1	6.1	7.1	7.1	7.0	7.1	8.8	8.7	8.9	8.8	8.8
St Edmundsbury	6.7	6.8	8.4	8.4	8.3	8.2	9.6	9.6	9.6	9.8	9.9
SR average	6.9	6.9	8.2	8.1	8.2	8.2	9.7	9.7	9.8	9.8	9.9

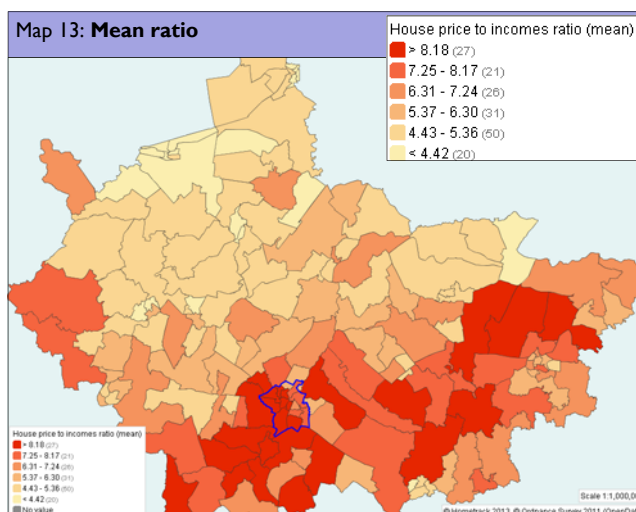


Table 21: Mean house price : income ratio (rounded)

	Dec-10	Mar-11	Jul-11	Sept-11	Dec-11	Mar-12	Jun-12	Sep-12	Dec-12	Mar-13	Jun-13
Cambridge	9.2	9.2	9.1	9.1	9.2	9.3	8.8	9.0	9.0	9.2	9.3
East Cambridgeshire	6.1	6.0	5.7	5.6	5.6	5.7	5.6	5.7	5.6	5.6	5.7
Fenland	4.9	4.9	4.7	4.7	4.7	4.7	4.7	4.7	4.7	4.7	4.6
Huntingdonshire	5.5	5.5	5.2	5.2	5.1	5.0	5.2	5.2	5.2	5.2	5.3
South Cambridgeshire	7.1	7.2	6.8	6.8	7.0	6.9	6.9	6.9	7.0	7.0	7.1
Forest Heath	5.4	5.4	5.3	5.2	5.2	5.2	5.3	5.3	5.3	5.5	5.3
St Edmundsbury	6.4	6.5	6.2	6.3	6.3	6.2	6.3	6.1	6.1	6.2	6.3
SR average	6.4	6.4	6.1	6.1	6.2	6.1	6.1	6.1	6.1	6.2	6.2

Affordability: comparing tenures

Table 22 compares the weekly cost of property by size across different tenures. Most of the data in Table 22 is gathered over a twelve month period. In this update the data mainly covers July 2012 to June 2013. The exceptions are local authority and housing association rents, as noted under "sources" below.

Values may not always be available, depending on the sample size of homes being sold, valued or rented in an area. For example there is no data for one bed new-build properties in East Cambridgeshire, for this edition.

Local authority homes are only available in Cambridge and South Cambridgeshire, in other districts these homes have been transferred to housing associations.

Hometrack relies on the "year built" being registered with Land Registry or being provided by the surveyor, which may not always happen, so there may be new build sales missed in this table, for this reason. A "new build" sale or valuation takes place where the property is sold or valued in the same year it was built.

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.

The weekly cost of buying a 40% New Build Homebuy is based on median house prices and excludes ground rent and service charges. Housing association rents are assumed at 2.75% and mortgages payments are based on average building society rates. Loan-to-value is assumed at 85% in all cases i.e. it is assumed the buyer makes a 15% deposit on the portion of the property they have bought.

Comment

To aid comparison using Table 22, for each bedroom size the tenure with the highest weekly cost is highlighted in pink and the lowest in lilac. This shows some interesting variations in our sub-region, from the national and regional pattern that new build sales are the most expensive option. Locally, private rents are often relatively high and a 40% shared ownership home can be the lowest cost option (bearing in mind the assumptions made when identifying the weekly cost, as noted above).

PLEASE NOTE: The table reflects the weekly cost of each size and tenure homes only, **not the cost associated with raising a deposit, ability to access a mortgage, and excludes ground rent and service charges.**

Source:

Latest data released June 2013. Individual sources as follows:

Local authority rent TSA CORE, April 2009 to March 2010.

Housing Association rent: HCA RSR data, Jan 2011 to Dec 2011.

Intermediate Rent: 80% of the median rent, Feb 2012 to Jan 2013.

Private rent; Weekly cost of median rent for advertised properties in the local area, Feb 2012 to Jan 2013.

Buying: Hometrack, Feb 2012 to Jan 2013.

HomeBuy: The weekly cost of buying a 40% share through HomeBuy derived from median house prices from Hometrack. Excludes ground rent & service charge, Feb 2012 to Jan 2013.

New build from Hometrack where the property was sold or valued in the same year it was built, Feb 2012 to Jan 2013.

Table 22: Comparing weekly cost by district tenure and size (rounded)

	Local Authority rent	Housing Association rent	Intermediate rent @ 80% median private 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									
1 bed	60	78	138	173	159	190	131	231	280
2 bed	73	89	183	229	203	247	170	317	331
3 bed	87	100	220	275	282	335	227	357	392
East Cambridgeshire									
1 bed	-	75	97	121	89	97	65	-	-
2 bed	-	89	115	144	122	144	97	149	159
3 bed	-	100	146	183	180	208	140	192	207
Fenland									
1 bed	-	66	78	98	57	74	50	-	-
2 bed	-	73	98	122	75	86	58	-	-
3 bed	-	79	115	144	133	150	101	144	159
Huntingdonshire									
1 bed	-	67	86	107	75	88	61	98	98
2 bed	-	78	110	137	115	135	92	136	137
3 bed	-	86	129	161	171	196	134	223	242
South Cambridgeshire									
1 bed	66	74	120	150	141	173	117	126	151
2 bed	76	89	142	178	151	167	121	184	216
3 bed	82	100	166	207	235	271	183	237	260
Forest Heath									
1 bed	-	64	92	115	88	110	74	-	-
2 bed	-	75	115	144	114	135	93	138	138
3 bed	-	83	162	203	159	186	127	183	194
St Edmundsbury									
1 bed	-	63	98	122	104	123	85	133	133
2 bed	-	74	120	150	131	139	95	150	150
3 bed	-	82	146	183	178	208	140	229	239
East of England									
1 bed	60	67	101	126	104	133	90	123	144
2 bed	70	78	128	160	135	169	115	150	179
3 bed	80	87	152	190	182	231	156	209	242
England									
1 bed	52	60	124	155	127	173	119	150	205
2 bed	67	70	134	167	156	222	151	159	236
3 bed	73	75	146	183	153	208	140	179	217

About Hometrack

Hometrack is a privately owned, independent property analytics business. The company is widely regarded for its products and services and for its in-house expertise and the breadth and depth of its proprietary data.

Hometrack has a unique view of the housing market with a client base spanning the entire property market. Its intelligence systems and analytics reports are used by 90% of UK mortgage lenders, the top house builders, over a third of local authorities and government agencies, by some of the country's largest housing associations and institutional investors.

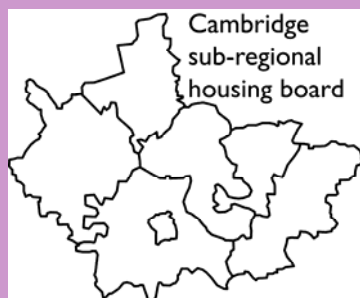
Hometrack's Housing Intelligence System (HIS) is an online market intelligence system designed to inform decision making and strategy. It gives instant access to a wide range of data and analysis at both a regional and local area level. To read the latest commentary and analysis visit <http://www.hometrack.co.uk/our-insight/commentary-and-analysis>

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Our next edition...

We plan to publish our next Housing Market Bulletin in December 2013, based on September 2013 data.



Maps for our area

Map 19 shows the East of England, shaded in orange with a blue outline. Map 20 shows the seven districts in the Cambridge housing sub-region:

- Cambridge
- East Cambridgeshire
- Fenland
- Huntingdonshire
- South Cambridgeshire
- Forest Heath
- St Edmundsbury

About Edition 18

This Bulletin acts as a supplement to our Strategic Housing Market Assessment (SHMA) which can be found at

www.cambridgeshireinsight.org.uk/housing/current-version

Where can I find Bulletins?

All Housing Market Bulletins can be found at

www.cambridgeshireinsight.org.uk/Housingmarketbulletin

Cambridgeshire Insight provides a web space for all kinds of information on housing, health, the economy, Cambridgeshire's demography, the 2011 Census and much more.

It's well worth a visit!

**Cambridgeshire
Insight**
Informing Cambridgeshire

Map 19: The East of England



Map 20: The districts in our sub-region



Map 21: Geography of the sub-region



Key to colour scheme throughout

Cambridge	East Cambridgeshire
South Cambridgeshire	Forest Heath
Fenland	Huntingdonshire
St Edmundsbury	

SUGGESTIONS? PLEASE CONTACT

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We really do want your ideas and input, to make this Bulletin as useful as possible

Thank you!